



**Available Industrial Building**  
**17 Hyland Drive**  
**55,000 Square Feet**

**LOCATION:** 17 Hyland Drive, off Pelham Road  
**COMMUNITY:** Greenville  
**COUNTY:** Greenville  
**STATE:** South Carolina

**Description**

**BUILDING AREA** 5,480 Office Square Feet  
 49,520 Mfg / Warehouse Square Feet  
 55,000 Total Square Feet

**SITE:** 5.4 Acres  
**YEAR BUILT:** 1998  
**CONDITION:** Very good  
**PREVIOUS USE:** Warehouse

**CONSTRUCTION:** Floor: Concrete 6"  
 Walls: Metal (Insulated)  
 Columns: 40' x 50'  
 Roof: Metal (Insulated)

**CLEAR HEIGHT:** Eaves: 24'  
 Center 27'

**SPRINKLER:** 100% ESFR  
**HEAT PORTION:** 100% (Suspended gas heaters)  
**AIR CONDITION.:** Office only  
**LIGHTING:** To Suit  
**TRUCK DOCKS:** 4 **DRIVE-IN DOORS:** 3



**Utilities**

**WATER:** GVL Water System  
**GAS:** Piedmont Natural Gas  
**SEWER:** ReWa / Metro sewer  
 8" Main  
**ELECTRICITY:** Duke Energy

**Transportation and Access**

**INTERSTATE ACCESS :** I-85 1 Miles  
**ALTERNATE HIGHWAY:** I-385 3.5 Miles  
**COMMERCIAL AIRPORT** GSP International 4 Miles  
**CIVIL AIRPORT:** GVL Downtown Airport 9 Miles  
**NEAREST PORT:** Charleston 200 Miles  
**RAIL ACCESS:** Not available

**Taxes and Zoning**

**TAX DISTRICT:** 207  
**MILLAGE RATE:** 255.30 (2010)  
**FIRE DISTRICT:** Pelham Batesville  
**FIRE RATING:** 3  
**ZONING:** I-1, Industrial  
 Within airport environs area

**Sales**

**SALE PRICE:** \$1,952,500  
**LEASE PRICE:** \$3.15 to \$3.55/SF NNN  
**AVAILABLE:** 30 Days  
**CONTACT:** Randall Bentley  
 Lee & Associates  
 864-704-1040

**Comments**

Very good multi-tenant industrial space near airport and BMW. May be subdivided into two 27,500 SF spaces. Additional docks available. 60 parking spaces.

**For Additional Information Contact:**

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 Greenville, SC 29601

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# 17 Hyland Drive - Building Location Map

