

LOCATION: 1 Brozzini Court, Suite B
COMMUNITY: Greenville
COUNTY: Greenville
STATE: South Carolina

Description

BUILDING AREA: 5,370 Office Square Feet
 42,630 Mfg / Warehouse Square Feet

 48,000 Total Square Feet

SITE: 4.0 Acres

YEAR BUILT: 1999

CONDITION: Excellent

PREVIOUS USE: New Building

CONSTRUCTION: Floor: Concrete
 Walls: Concrete Panels
 Columns: 40' x 40'
 Roof: Rubber

CLEAR HEIGHT: Eaves: 24'
 Center: 24'

SPRINKLER: 100% ESFR

HEAT PORTION: To Suit

AIR CONDITION: 100%

LIGHTING: To Suit

TRUCK DOCKS: 11 **DRIVE IN DOORS:** 1

Taxes and Zoning

TAX DISTRICT: 195
MILLAGE RATE: 255.60 (2011)
FIRE DISTRICT: Boiling Springs
FIRE RATING: 1
ZONING: I-1, Industrial

Sales

SALE PRICE: Lease Only
LEASE PRICE: \$4.75/SF (NNN)
AVAILABLE: Immediately
CONTACT: Randall Bentley
 Lee & Associates
 864-704-1040



Utilities

WATER: GVL Water System

GAS: Piedmont Natural Gas

SEWER: Metro

ELECTRICITY: Duke Energy
 800 Amp; 480 - 3 phase

Transportation and Access

INTERSTATE ACCESS: I-85 1.0 Miles

ALTERNATE HIGHWAY: SC 14 1.0 Miles

COMMERCIAL AIRPORT: GSP International 4.0 Miles

CIVIL AIRPORT: GVL Downtown Airport 8.1 Miles

NEAREST PORT: Charleston 204 Miles

RAIL ACCESS: None

Comments

Easy access to I-85 and GSP Airport. Maximum contiguous space is 72,000 SF.

For Additional Information Contact:

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