



Brookfield Corporate Center 8 Acres

Location

LOCATION: I-385 / Butler Road
COMMUNITY: Mauldin
COUNTY: Greenville
STATE: South Carolina

Description

TOTAL ACRES IN PARK: 145 Acres
REMAINING ACRES IN PARK: 24.7 Acres
SMALLEST TRACT: 5 Acres
LARGEST TRACT : 8 Acres
INTERSTATE VISIBILITY: Yes
CAN PROPERTY BE SUBDIVIDED?: Yes
CURRENT USE: Developing Office/BusinessPark
SURROUNDING AREA: Commercial, Residential
TOPOGRAPHY: Gentle slope
MIN ELEVATION: 875
MAX ELEVATION: 963
SOIL TYPE: Cecil,Appling,Cataula



Utilities

WATER: GVL Water System 10"
 Located on Brookfield Parkway
GAS: Piedmont Natural Gas 6"
 Gas available
SEWER: ReWa / Gilder Creek 24"
ELECTRICITY: Co-op;Duke
 Customer Choice; Dist. on site

Taxes and Zoning

ZONED INDUSTRIAL: No, S-1
ZONING RESTRICTIONS: Protective Covenants
TAXMAP: Tax Sheets: 546.1, 547.3
TAX DISTRICT: 799
MILLAGE RATE: 270.30 (2009)
FOREIGN TRADE ZONE: No
FIRE DISTRICT: Mauldin Fire Dept.
FIRE RATING: 3

Transportation and Access

PRIMARY INTERSTATE: I-385 0.1 Miles
SECONDARY INTERSTATE: I-85 2 Miles
ALTERNATE HIGHWAY: SC 146 0.75 Miles
PRIMARY AIRPORT: GSP International Airport 7 Miles
CIVIL AIRPORT: GVL Downtown Airport 6 Miles
PORT: Charleston 203 Miles
RAIL: None

Sales

MIN. PRICE ACRE: \$175,000 / ac
MAX. PRICE PER ACRE
LEASE: N
SOURCE: Glen Garrett, Easlan Capital
 Bill Burgess, NAI Earle Furman

Comments

Tenants include Ahold, Verizon Wireless, Jacobs-Sirrine, and Met Life Insurance.

For Additional Information Contact:

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Brookfield Corporate Center Location Map

