



**Available Industrial Building**  
**200 Smith Road**  
**21,728 Square Feet**

**LOCATION:** 200 Smith Road, South of Pelham Rd  
**COMMUNITY:** Greenville  
**COUNTY:** Greenville  
**STATE:** South Carolina



**Description**

**BUILDING AREA** 4,080 Office Square Feet  
 17,648 Mfg / Warehouse Square Feet  
 21,728 Total Square Feet

**SITE:** 2 Acres

**YEAR BUILT:** 1983

**CONDITION:** Average

**PREVIOUS USE:** Warehouse

**CONSTRUCTION:** Floor: Concrete  
 Walls: Metal (Insulated)  
 Columns: 50' x 20'  
 Roof: Metal (Insulated)

**CLEAR HEIGHT:** Eaves: 18'4" - 19'7"  
 Center: 23' - 24'

**SPRINKLER:** 100%

**HEAT PORTION:** 100%

**AIR CONDITION.:** Office Only

**LIGHTING:** Sodium Vapor

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

**Taxes and Zoning**

**TAX DISTRICT:** 195  
**MILLAGE RATE:** 249.70 (2009)  
**FIRE DISTRICT:** Boiling Springs  
**FIRE RATING:** 1  
**ZONING:** S-1, Services

**Sales**

**SALE PRICE:** \$729,000  
**LEASE PRICE:** \$3.45/SF NNN  
**AVAILABLE:** Immediately  
**CONTACT:** Michael Joseph  
 Prudential Commercial / C. Dan Joyner  
 864-233-7724 Ext. 370

**Utilities**

**WATER:** City of Greenville  
**GAS:** Piedmont Natural Gas  
**SEWER:** ReWa  
**ELECTRICITY:** Duke Energy  
 3-Phase, 600 amp

**Transportation and Access**

**INTERSTATE ACCESS :** I-85 1 Miles  
**ALTERNATE HIGHWAY:** I-385 3 Miles  
**COMMERCIAL AIRPORT:** GSP International 4 Miles  
**CIVIL AIRPORT:** GVL Downtown Airport 8.5 Miles  
**NEAREST PORT:** Charleston 200 Miles  
**RAIL ACCESS:** None

**Comments**

Easy access to I-85.

**For Additional Information Contact:**

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 233 North Main, Suite 250  
 Greenville, SC 29601

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# Cliff Heritage Building Location Map

