



Available Industrial Building  
**Henry R. Perkins Warehouse**  
 60,000 Square Feet

**LOCATION:** 125 Michelin Court, off Harris Road  
**COMMUNITY:** Greenville  
**COUNTY:** Greenville  
**STATE:** South Carolina



**Description**

**BUILDING AREA** 800 Office Square Feet  
 59,200 Mfg / Warehouse Square Feet  
 60,000 Total Square Feet

**SITE:** 15.5 Acres  
**YEAR BUILT:** 1989  
**CONDITION:** Excellent  
**PREVIOUS USE:** Warehouse

**CONSTRUCTION:** Floor: Concrete 5"  
 Walls: Brick on Concrete (Insulated)  
 Columns: 40' x 60'  
 Roof: Single-Ply (Insulated)

**CLEAR HEIGHT:** Eaves: 22'-23'  
 Center

**SPRINKLER:** 100% Wet  
**HEAT PORTION:** 100%  
**AIR CONDITION.:** 9,600 SF  
**LIGHTING:** High Pressure Sodium  
**TRUCK DOCKS:** 12 **DRIVE-IN DOORS:** 3

**Taxes and Zoning**

**TAX DISTRICT:** 100  
**MILLAGE RATE:** 267.1 (2009)  
**FIRE DISTRICT:** South Greenville  
**FIRE RATING:** 5/9  
**ZONING:** I-1

**Sales**

**SALE PRICE:**  
**LEASE PRICE:** \$3.40/SF/NNN  
**AVAILABLE:** Immediately  
**CONTACT:** John Scott / Rip Major  
 Grubb & Ellis / The Furman Company  
 864-242-5151

**Utilities**

**WATER:** Greenville Water System  
**GAS:** Piedmont Natural Gas  
**SEWER:** None  
 Septic Tank  
**ELECTRICITY:** Duke Energy

**Transportation and Access**

**INTERSTATE ACCESS :** I-185 0.5 Miles  
**ALTERNATE HIGHWAY:** I-85 5 Miles  
**COMMERCIAL AIRPORT:** GSP International 16 Miles  
**CIVIL AIRPORT:** SC-TAC 2 Miles  
**NEAREST PORT:** Charleston 205 Miles  
**RAIL ACCESS:** Adjacent to property; no spur

**Comments**

Possibility to expand to 500,000 SF

**For Additional Information Contact:**

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 Greenville, SC 29601

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# Henry R. Perkins Warehouse Location Map – 125 Michelin Court

