



Available Industrial Building
Matrix Business Center, portion
62,500 Square Feet

LOCATION: Matrix Parkway
COMMUNITY Greenville
COUNTY: Greenville
STATE: South Carolina



Description

BUILDING AREA Office Square Feet
Mfg / Warehouse Square Feet

62,500 Total Square Feet

SITE: Acres

YEAR BUILT: 2007

CONDITION: Excellent

PREVIOUS USE: New Construction

CONSTRUCTION: Floor: Concrete 6"
Walls: Precast
Columns: 50' x 50'
Roof: Single Ply

CLEAR HEIGHT: Eaves: 20'
Center: 24'

SPRINKLER: ESFR

HEAT PORTION: To Suit Occupant

AIR CONDITION.: To Suit Occupant

LIGHTING: To Suit Occupant

TRUCK DOCKS: 8 **DRIVE-IN DOORS:** 2

Utilities

WATER: Greenville Water System 12"
Looped System

GAS: Piedmont Natural Gas

SEWER: WCRSA 8"

ELECTRICITY Duke Energy
3-phase power

Transportation and Access

INTERSTATE ACCESS : I-185 1 Miles

ALTERNATE HIGHWAY: I-85 4 Miles

COMMERCIAL AIRPORT GSP International 16 Miles

CIVIL AIRPORT: Donaldson Center 1 Miles

NEAREST PORT: Charleston 210 Miles

RAIL ACCESS: None

Taxes and Zoning

TAX DISTRICT: 100

MILLAGE RATE: 264.70 (2008)

FIRE DISTRICT: South Greenville

FIRE RATING: 3

ZONING: I-2, Industrial Park

Sales

SALE PRICE: Lease Only

LEASE PRICE: See Comments

AVAILABLE: Immediately

CONTACT: Charlie Whitmire
The Whitmire Company
864-232-9900

Comments

Space available from 7,500 SF to 62,500 SF in Matrix Park.
Lease price is negotiable based upon tenant upfit.

For Additional Information Contact:

Greenville Area Development Corporation
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