



Available Industrial Building
US Foods - Freezer Building
 68,000 Square Feet

LOCATION: 219/217 Commerce Road
COMMUNITY: Greenville, SC
COUNTY: Greenville
STATE: South Carolina



Description

BUILDING AREA 6,000 Office Square Feet
 62,000 Mfg / Warehouse Square Feet
 68,000 Total Square Feet

SITE: 4.5 Acres
YEAR BUILT: 1962 / 1964
CONDITION: Good
PREVIOUS USE: Food Distribution

CONSTRUCTION: Floor: Concrete 6"
 Walls: Brick on Block (Insulated)
 Columns:
 Roof: (Insulated)

CLEAR HEIGHT: Eaves: 21'8"
 Center

SPRINKLER: None
HEAT PORTION: Office Only
AIR CONDITION.: Office Only
LIGHTING: Metal Halide
TRUCK DOCKS: 8 **DRIVE-IN DOORS:** 0

Taxes and Zoning

TAX DISTRICT: 235
MILLAGE RATE: 314.20 (2009)
FIRE DISTRICT: Parker Fire District
FIRE RATING: 3
ZONING: S-1, Services

Sales

SALE PRICE: \$938,400
LEASE PRICE: Sale Only
AVAILABLE: Immediately
CONTACT: Jon A. Good, SIOR
 NAI Earle Furman, LLC
 864-232-9040

Utilities

WATER: Greenville Water System 8"
 Line along Commerce Rd

GAS: Piedmont Natural Gas

SEWER: Parker Sewer District 8"

ELECTRICITY: Duke Energy
 12,470 Volts

Transportation and Access

INTERSTATE ACCESS : I-85 1.8 Miles
ALTERNATE HIGHWAY: US 25 Bypass 0.1 Miles
COMMERCIAL AIRPORT: GSP International 16.5 Miles
CIVIL AIRPORT: SC-TAC 4.9 Miles
NEAREST PORT: Charleston Miles
RAIL ACCESS: CSX
 2 Rail Doors

Comments

Also includes 24,000 SF of cooler space

For Additional Information Contact:

Greenville Area Development Corporation
 233 North Main, Suite 250
 Greenville, SC 29601

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US Foods – Freezer Building Location Map

217/219 Commerce Drive

