



Available Industrial Building

# Furman Plant

161,367 Square Feet

**LOCATION:** I-385, Frontage Rd. at Harrison Bridge Rd.  
**COMMUNITY:** Fountain Inn  
**COUNTY:** Greenville  
**STATE:** South Carolina



## Description

**BUILDING AREA** 2,116 Office Square Feet  
 159,251 Mfg / Warehouse Square Feet  
 161,367 Total Square Feet

**SITE:** 15 Acres

**YEAR BUILT:** 1965 (Additions 1995 & 1997)

**CONDITION:** Average

**PREVIOUS USE:** Textile Manufacturing

**CONSTRUCTION:** Floor: Concrete 5"-8"  
 Walls: Concrete Panels, Me  
 Columns: 100'x32',32'x43',25'x4  
 Roof: Rubber, Metal

**CLEAR HEIGHT:** Eaves: 16'-18'  
 Center 32'

**SPRINKLER:** 100%

**HEAT PORTION:** 100%

**AIR CONDITION.:** All except 25,170 sq. ft. warehouse

**LIGHTING:** Fluorescent,Metal Halide

**TRUCK DOCKS:** 7 **DRIVE-IN DOORS:** 1

## Taxes and Zoning

**TAX DISTRICT:** 697

**MILLAGE RATE:** 259.10 (2009)

**FIRE DISTRICT:** Fountain Inn

**FIRE RATING:** 5/9

**ZONING:** I-1, Industrial

## Sales

**SALE PRICE:** \$4,500,000

**LEASE PRICE:** For Sale Only

**AVAILABLE:** Immediately

**CONTACT:** Richard "Butch" Genoble  
 Gibbs International  
 864-439-8752

## Utilities

**WATER:** Greenville Water System 12"

**GAS:** Piedmont Natural Gas

**SEWER:** Western Carolina Regional Sewer

**ELECTRICITY** Duke Energy  
 4160 Volts

## Transportation and Access

**INTERSTATE ACCESS :** I-385 0.1 Miles

**ALTERNATE HIGHWAY:** I-85 10 Miles

**COMMERCIAL AIRPORT** GSP International 15 Miles

**CIVIL AIRPORT:** GVL Downtown Airport 13 Miles

**NEAREST PORT:** Charleston 194 Miles

**RAIL ACCESS:**

## Comments

Great Interstate visibility and access.

### For Additional Information Contact:

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# Delta Mills Furman Plant - Building Location Map

