

LOCATION: 8100 White Horse Road
COMMUNITY: Greenville, SC
COUNTY: Greenville
STATE: South Carolina

Description

BUILDING AREA: 8,000 Office Square Feet
 75,000 Mfg / Warehouse Square Feet

 83,000 Total Square Feet

SITE: 6.7 Acres

YEAR BUILT: 1960

CONDITION: Good

PREVIOUS USE: Manufacture of display cases

CONSTRUCTION: Floor: Concrete
 Walls: Brick on Conc. Blk
 Columns: 30'x60' / 24'x48' T
 Roof: Single Ply

CLEAR HEIGHT: Eaves: 12' - 14'
 Center: 12' - 14'

SPRINKLER: 100% Wet

HEAT PORTION: 80%

AIR CONDITION: 8,000 Sq.Ft.

LIGHTING: Fluorescent

TRUCK DOCKS: 3 **DRIVE IN DOORS:** 1

Taxes and Zoning

TAX DISTRICT: 308
MILLAGE RATE: 311.20 (2010)
FIRE DISTRICT: Berea Fire District
FIRE RATING: 3
ZONING: S-1, Services

Sales

SALE PRICE: \$1,200,000
LEASE PRICE: \$1.50/SF NNN
AVAILABLE: Immediately
CONTACT: Rob Howell
 Windsor Aughtry
 864-271-9855



Utilities

WATER: Greenville Water System 24"

GAS: Piedmont Natural Gas

SEWER: ReWa 8"

ELECTRICITY: Duke Energy

Transportation and Access

INTERSTATE ACCESS: I-385 6.0 Miles

ALTERNATE HIGHWAY: US 25 0.0 Miles

COMMERCIAL AIRPORT: GSP International 17.0 Miles

CIVIL AIRPORT: GVL Downtown Airport 11.5 Miles

NEAREST PORT: Charleston 212 Miles

RAIL ACCESS: None

Comments

Building is available for lease or sale. Single tenant currently occupies 21,000 SF of manufacturing/warehouse space. Tenant could be out in 60 days if building is purchased.

For Additional Information Contact:

Greenville Area Development Corporation
 jhoward@greenvillecounty.org

Phone: 864-235-2008

Fax: 864-235-9030

Evolution Building Location Map – 8100 Whitehorse Road (US 25 Bypass)

