

Available Industrial Building
Greenville Commerce Center
 204,000



LOCATION: 575 Mauldin Road
COMMUNITY: Greenville, SC
COUNTY: Greenville
STATE: South Carolina

Description

BUILDING AREA: 25,000 Office Square Feet
 179,000 Mfg / Warehouse Square Feet

 204,000 Total Square Feet

SITE: 54.0 Acres
YEAR BUILT: 1991, additions in 1994 & 1996
CONDITION: Excellent
PREVIOUS USE: Electronics

CONSTRUCTION: Floor: Reinf. Concrete 6"
 Walls: Tilt-Up
 Columns: 50' x 66' (Steel)
 Roof: Membrane

CLEAR HEIGHT: Eaves: 26' in 54,000 SF
 Center: 28' to 30' in Remainder

SPRINKLER: 100% Wet
HEAT PORTION: 100%
AIR CONDITION: Office only
LIGHTING: Metal Halide
TRUCK DOCKS: **DRIVE IN DOORS:**



Utilities

WATER: Greenville Water District 10"
GAS: Piedmont Natural Gas 8"
SEWER: ReWa 12"

ELECTRICITY: Duke Energy
 4160v / 477 / 208v

Taxes and Zoning

TAX DISTRICT: 510
MILLAGE RATE: 304.80 (2010)
FIRE DISTRICT: City of Greenville
FIRE RATING: 2
ZONING: I-1, Industrial

Sales

SALE PRICE: \$10,900,000
LEASE PRICE: \$3.25/SF NNN
AVAILABLE: Immediately
CONTACT: Ford Borders / Grice Hunt
 NAI Earle Furman
 864-232-9040

Transportation and Access

INTERSTATE ACCESS: I-85 0.0 Miles
ALTERNATE HIGHWAY: US 25 1.0 Miles
COMMERCIAL AIRPORT: GSP International 8.0 Miles
CIVIL AIRPORT: Donaldson Field 5.0 Miles
NEAREST PORT: Charleston 201 Miles
RAIL ACCESS: None

Comments

Easy access to I-85. Space available from 50,000 SF. Can add multiple dock doors.

For Additional Information Contact:

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Greenville Commerce Center, Portion Building Location Map

