



Available Industrial Building

Hampton Park 2

160,000 Square Feet

LOCATION: 2819 Wade Hampton Blvd
COMMUNITY: Greenville
COUNTY: Greenville
STATE: South Carolina

Description

BUILDING AREA 8,500 Office Square Feet
151,500 Mfg / Warehouse Square Feet
160,000 Total Square Feet
SITE: 57 Acres
YEAR BUILT: 1985
CONDITION: Good / Excellent
PREVIOUS USE: Grocery Warehouse
CONSTRUCTION: Floor: Concrete 6"
Walls: Brick/Tilt-Up Conc.
Columns: 35' x 40' (varies) (Steel)
Roof: Built Up
CLEAR HEIGHT: Eaves: 22' to 30'
Center:
SPRINKLER: 100% ESFR
HEAT PORTION: All but cold storage areas
AIR CONDITION.: Cold Storage / Freezer Areas
LIGHTING: Fluorescent / Metal Halide
TRUCK DOCKS: 13 DRIVE-IN DOORS: 1



Utilities

WATER: Greenville Water System
GAS: Piedmont Natural Gas
SEWER: Wade Hampton / ReWa
ELECTRICITY Duke Energy
Transformer substation on site.

Transportation and Access

INTERSTATE ACCESS : I-385 4 Miles
ALTERNATE HIGHWAY: US 29 0 Miles
COMMERCIAL AIRPORT GSP International 12 Miles
CIVIL AIRPORT: GVL Downtown Airport 5 Miles
NEAREST PORT: Charleston 207 Miles
RAIL ACCESS: Norfolk Southern

Taxes and Zoning

TAX DISTRICT: 271
MILLAGE RATE: 285.30 (2010)
FIRE DISTRICT: Wade Hampton Fire District
FIRE RATING: 2
ZONING: S-1, Services

Sales

SALE PRICE: Negotiable
LEASE PRICE: \$2.75/SF (NNN)
AVAILABLE: Immediately
CONTACT: Brian J. Young, CCIM
CBRE / The Furman Co.
864-527-6053

Comments

Part of former Winn Dixie Distribution Center. Space can be subdivided into 50,000 and 100,000 SF sections. There is also a separate 20,000 SF garage area and office, and a second warehouse distribution building on the 57 acres. Building is expandable.

For Additional Information Contact:

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Hampton Park Building Location Map – 2819 Wade Hampton Blvd (US 29)

