



Available Industrial Building

# Hart Graphics

77,064 Square Feet

**LOCATION:** 800 SE Main Street, SC Hwy 14  
**COMMUNITY:** Simpsonville  
**COUNTY:** Greenville  
**STATE:** South Carolina



## Description

**BUILDING AREA** 10,800 Office Square Feet  
66,264 Mfg / Warehouse Square Feet  

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77,064 Total Square Feet

**SITE:** 13.4 Acres  
**YEAR BUILT:** 1981  
**CONDITION:** Excellent  
**PREVIOUS USE:** Printing - Hart Graphics

**CONSTRUCTION:** Floor: Concrete 6"-12"  
Walls: Concrete  
Columns: 30 x 60  
Roof: Built-up rubber

**CLEAR HEIGHT:** Eaves: 24'  
Center

**SPRINKLER:** 100% Wet  
**HEAT PORTION:** 100%  
**AIR CONDITION.:** 100%  
**LIGHTING:** Fluorescent

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

## Utilities

**WATER:** Greenville Water System  
**GAS:** Piedmont Natural Gas  
**SEWER:** Western Carolina  
**ELECTRICITY** Duke Energy  
480 volts / 4000 AMPS  
**TELECOMM.:**

## Transportation and Access

**INTERSTATE ACCESS :** I-385 0.25 Miles  
**ALTERNATE HIGHWAY:** I-85 8 Miles  
**COMMERCIAL AIRPORT** GSP International 24 Miles  
**CIVIL AIRPORT:** GVL Downtown Airport 14.5 Miles  
**NEAREST PORT:** Charleston 192 Miles  
**RAIL ACCESS:** CSX  
1 Spur to Building

## Taxes and Zoning

**TAX DISTRICT:** 899  
**MILLAGE RATE:** 281.10 (2010)  
**FIRE DISTRICT:** Simpsonville  
**FIRE RATING:** 3/9  
**ZONING:** I-1, Industrial

## Sales

**SALE PRICE:** \$2,595,000  
**LEASE PRICE:** \$3.25 (NNN)  
**AVAILABLE:** Immediately  
**CONTACT:** Kevin Bentley  
Lee & Associates  
864-704-1040

## Comments

Excellent rail served building within close proximity to I-385. Spur to building - with 3 boxcar doors to warehouse. In addition, there is another 10,800 SF of 2nd floor space that is open and unfinished and could be used for office or warehouse space. Roof is 8 years old.

### For Additional Information Contact:

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# Hart Graphics Location Map

