



BINSWANGER

1735 ST. JULIAN PLACE, SUITE 303, COLUMBIA, SC 29204
803-413-7169 • E-MAIL: SKIRCHIN@BINSWANGER.COM



49 DONKLE ROAD GREENVILLE, SOUTH CAROLINA

146,000 square feet
on 8.10 acres

REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS: Atlanta, GA • Charlotte, NC • Chicago, IL • Columbia, SC • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA
Los Angeles, CA • Melville, NY • Meriden, CT • Miami, FL • Minneapolis, MN • Montreal, QC • Morristown, NJ • Nashville, TN • Natick, MA
New York, NY • North Haledon, NJ • Owings Mills, MD • Oxford, MS • Philadelphia, PA • Phoenix, AZ • Tampa, FL • Toledo, OH • Toronto, ON
Valencia, CA • Vienna, VA • Bangkok • Bogota • Buenos Aires • Caracas • Copenhagen • Haarlem • Hamburg • Lima • London
Manila • Mexico City • Mumbai • Paris • San Juan • Santiago • Sao Paulo • Seoul • Shanghai • Singapore • Tel Aviv • Tokyo • Warsaw

Worldwide Coverage
North America • South America
Europe • Middle East
Asia • Australia
www.binswanger.com



BINSWANGER

1735 ST. JULIAN PLACE, SUITE 303, COLUMBIA, SC 29204
803-413-7169 • E-MAIL: SKIRCHIN@BINSWANGER.COM

49 DONKLE ROAD GREENVILLE, SC 29609 GREENVILLE COUNTY






SIZE:	Approximately 146,000 square feet
NUMBER OF BUILDINGS:	One single story industrial building
GROUND:	Approximately 8.19 acres
CONSTRUCTION:	Floors: Reinforced concrete Walls: Precast concrete Roof: White TPO Columns: Steel H beam
DATE OF CONSTRUCTION:	1969
DIMENSIONS:	Approximately 225' x 640'
CONDITION OF PROPERTY:	Very Good
CEILING HEIGHTS:	20"9" – 23'5" clear
COLUMN SPACING:	Primarily 20' x 100'
POWER:	Supplied by Duke Energy, 480V/400A and 800A panels
NATURAL GAS:	Supplied by Piedmont Natural Gas,
WATER:	Supplied by Greenville Water, 8" main line, 1" meter to the building
SEWER:	Supplied by septic system
SPRINKLER SYSTEM:	100% dry system
LIGHTING:	T5 fluorescent and sky lights

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

REGIONAL • NATIONAL • INTERNATIONAL REAL ESTATE

REGIONAL OPERATIONS: Atlanta, GA • Charlotte, NC • Chicago, IL • Columbia, SC • Dallas, TX • Denver, CO • Detroit, MI • King of Prussia, PA
Los Angeles, CA • Melville, NY • Meriden, CT • Miami, FL • Minneapolis, MN • Montreal, QC • Morristown, NJ • Nashville, TN • Natick, MA • New York, NY
Newport Beach, CA • North Haledon, NJ • Owings Mills, MD • Oxford, MS • Philadelphia, PA • Phoenix, AZ • Tampa, FL • Toledo, OH • Toronto, ON
Valencia, CA • Vienna, VA • Washington, D.C. • Bangkok • Bogota • Buenos Aires • Caracas • Copenhagen • Hamburg • Haarlem • Lima • London
Madrid • Manila • Mexico City • Mumbai • San Juan • Sao Paulo • Santiago • Seoul • Shanghai • Singapore • Tel Aviv • Tokyo • Warsaw

Worldwide Coverage
North America • South America
Europe • Middle East
Asia • Australia
www.binswanger.com

OFFICE FACILITIES:	2,000 square feet of heated and cooled space with 7 private offices, reception area and a restroom
PARKING:	Paved and striped parking for approximately 72 vehicles
HVAC:	Office heated and cooled. Warehouse heated via suspended gas fired heaters
TRUCK LOADING:	Twenty-two 8' x 10' dock high doors with lights, fourteen with pit levelers One 8' x 10' drive in ramp
RAIL:	Rail provided by CSX borders the back of the building. Rail currently not active but can be returned
FORMER USE:	Warehousing
SECURITY:	Alarm system and fenced truck court area
TRANSPORTATION:	<ul style="list-style-type: none"> Located 5 miles north of I-385 Located 10 miles from I-85 via I-385 Located 12 miles northwest of the Greenville-Spartanburg International Airport Located 98 miles southwest of the Charlotte Douglas International Airport Located 11 miles west of BMW via 4 lane highways 101 and 29
ZONING:	I-1 Industrial
2018 TAXES:	\$32,890.89 Tax map #: P021000100403
OPERATING EXPENSES:	Taxes = \$0.22 PSF Insurance = \$0.11 PSF Maintenance = \$0.05 PSF

