

AVAILABLE INDUSTRIAL BUILDING



1116 Tanner Road
Greenville, SC 29615

113,908 SF

LOCATION DESCRIPTION

Tax Map ID(s): P022000100300
Municipality: Unincorporated
Zoning: I-1
Surrounding: North: Single-Family Residential
Land Use: South: Heavy Industrial
 East: Heavy Industrial West: Single-Family Residential

PRICING INFORMATION

Transaction Type: For Sale
Sale Price: Annual \$8,000,000
Lease Rate:

BUILDING INFORMATION

Tenancy: Single Tenant (Multiple Buildings)
Year Built: Building 1950s to 1996
Condition: Total Not yet assessed
Building Area: 113,808 SF
Site Size: 77.9 Acres
Wall Material: Xææ•Á[{ Á!É} * ä ^^!áÁc^|Á æ@æææ ä^áÁ
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UTILITIES

Water Provider: Greenville Water System
Wastewater Provider: Væ[[i • Áæ^æ äÁ!^, ^!ÁÖæ dæc
Natural Gas Provider: Piedmont Natural Gas
Electric Provider: Duke Energy
Telecomm. Provider: T ~ |æ |^æ & äæ * ÁT&TÁ! æææ äÁ c@!•

TRANSPORTATION

Road Serving Bldg: Tanner Road (2 Lanes)
Runway Access: No
Rail Access: CSX at site with two rail spurs
Nearest Intermodal: Inland Port of Greer (11.8 miles)
Nearest Interstate: I-385 (4.7 miles)
Nearest Sea Port: Charleston (216 miles)
Nearest Int'l Airport: Greenville-Spartanburg Intl Airport (11.6 miles)
 Charlotte Douglas Intl Airport (89 miles)

SPACE INFORMATION

Available Space:
 Warehouse, Shop, Locker Areas & Offices: 45,316 SF
 Morez Plant: 16,800 SF
 Offices & Labs: 16,119 SF (total floor area)
 Solvent Storage & Waste Water Treatment: 6,680 SF
 Reactor Building: 1,035 SF; Two Mezzanine Floors: 2,070 SF
 Research Building: 800 SF
 Boiler Room No. 1: 1,563 SF
 Boiler Room No. 2: 1,400 SF
 Plant No. 4: 5,600 SF
 Plant No. 5: 8,200 SF
 Plant No. 6: 4,610 SF; 660 SF Mezzanine
 Blend Building: 1,062 SF
 Buildings 6A & 6B: 1,723 SF
Ceiling Heights: 14' to 32' (warehouses/plants)
Floors: 6" to 8" reinforced with spread footings (warehouses/plants)
Doors: Unknown
Sprinklers: 100%
HVAC: Varies building to building; contact for details
Lighting: Most lighting mercury vapor



Source of Property Information: Greenville Area Development Corporation

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