



Nalley Warehouse

2425 Rutherford Road, Greenville, SC 29609

Property Features

- Located just off of Wade Hampton Boulevard
- Sub-dividable; contact broker for details
- Fenced-in lot
- Zoned I-1; Greenville County
- Tax Map #: P021000200601
- Covered docks
- 100% sprinkled
- 60 parking spaces

Lease Rate: \$2.25/SF/NNN



Hunter Garrett, CCIM, SIOR

864 232 9040 x5934 hgarrett@naief.com

John Staunton, SIOR

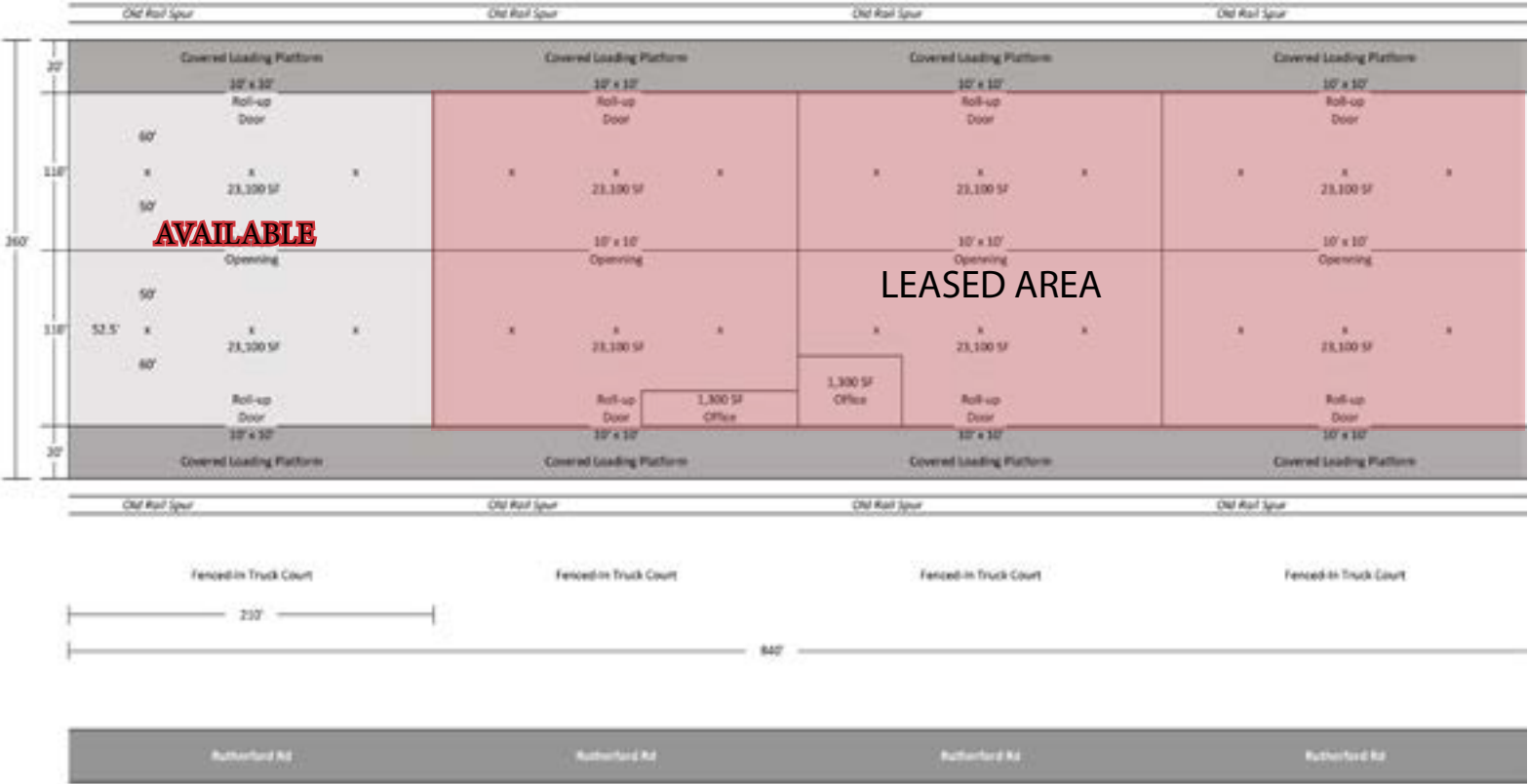
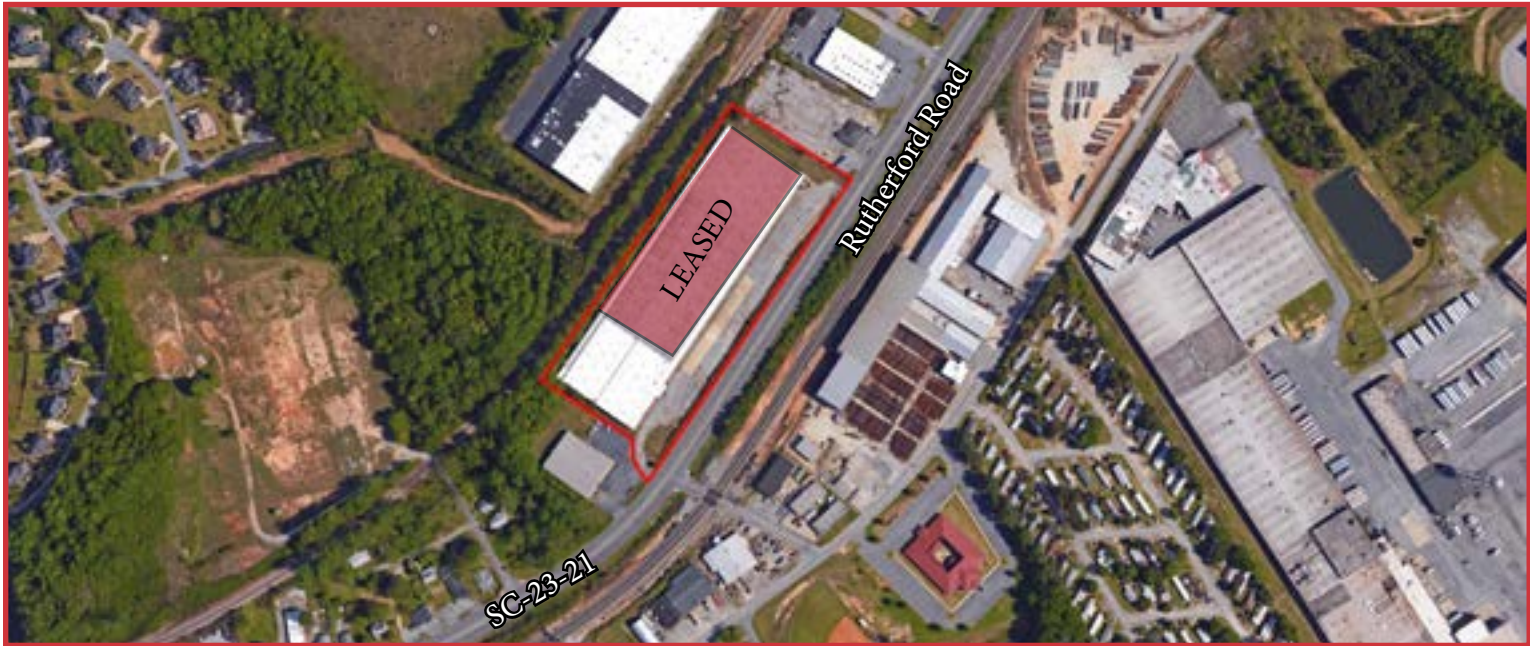
864 232 9040 x5990 john@naief.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

101 E Washington Street Suite 400
Greenville, South Carolina 29601
864 232 9040

naiearlefurman.com

Property Name:	Nalley Warehouse
Property Description:	Class C - Industrial Warehouse
Property Address:	2425 Rutherford Road, Greenville, SC 29609
Tax Map #:	P021000200601
Building Size (Total):	±184,800 SF
Available Space:	±46,200 SF
Warehouse:	±46,200 SF
Office:	TBD
Lot Size:	±10.00 Acres
Year Built:	1981
Building Dimensions:	840' x 260' (including loading platforms)
Construction:	Concrete
Roof:	Membrane
Zoning:	I-1; Greenville County
City Limits:	No
Ceiling Height:	14' minimum under girders
Column Spacing:	52.5'
Signage:	Available
Lighting:	Fluorescent
# of Docks:	4 external (front of building), 4 external (rear of building with minimal access)
Parking:	60 spaces (.17/1,000 SF)
Cranes:	None
Gas:	Piedmont Natural Gas - 6"
Water:	Greenville Water - 12"
Sewer:	None
Power:	Duke Energy - 12,470 V
Heat:	Yes
Air-Conditioning:	No
Sprinklers:	Dry system



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 For Illustration Purposes Only - Not Exactly to Scale

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