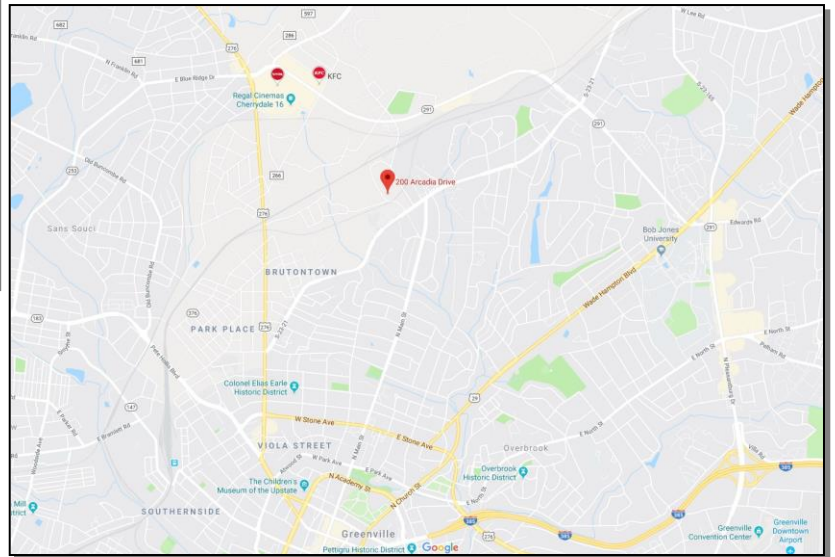


FOR SALE



CARDINAL

COMMERCIAL PROPERTIES™



200 Arcadia Dr. Greenville, SC 29609

SQUARE

FEET: **34,475 +/- sf**

ACREAGE: **1.64+/-**

COUNTY: **GREENVILLE**

SALES PRICE: ~~\$1,200,000~~

\$1,100,000

LEASE RATE: ~~\$5.00/sf~~

\$4.25/sf (MG)

- Excellent industrial flex building with 30,475+/- sf warehouse and 4,000+/- sf finished office space.
- Office space consists of 7 offices, reception area, 2 restrooms, conference room and large bullpen area.
- Masonry and steel construction.
- Public water, sewer, natural gas and 3 Phase 208V 400 amp electrical service at the building.
- Property is zoned I-1 by Greenville County.
- 16' +/- clear ceiling height.
- 4 dock level doors and 1 grade level door.
- Building is equipped with wet fire suppression system.
- New TPO roof installed in 2015.
- Warehouse has suspended gas heaters and T8 & T12 fluorescent lighting.
- Secured/fenced outdoor storage area.

**FOR MORE
INFORMATION
CONTACT**

**Robert Brissie, CCIM
Broker-in-Charge**

864-559-8227

Rob@CardinalCommercialProperties.net

CardinalCommercialProperties.net

Information contained in this marketing brochure has been obtained from sources that are deemed reliable. We have no reason to doubt the accuracy contained herein but do not guarantee it. All information should be verified prior to purchase or lease. All properties are subject to change or withdrawal without prior notice.