

120 & 220 Hidden Corner Court Greenville, SC 29601

3 Acre Redevelopment Site on Swamp
Rabbit Trail with 28k SF Industrial Building

Property Type	Industrial, Redevelopment
Status	For Sale
Sale Price	\$2,950,000
Acreage	+/- 3.1 Acre(s)
Square Feet	+/- 28,000 Square Feet
Zoning	I-1
County	Greenville
Tax Map	0139000200101, 0139000200100, 0139000200200, 0139000200300



AGENT CONTACT



GARY KIRBY

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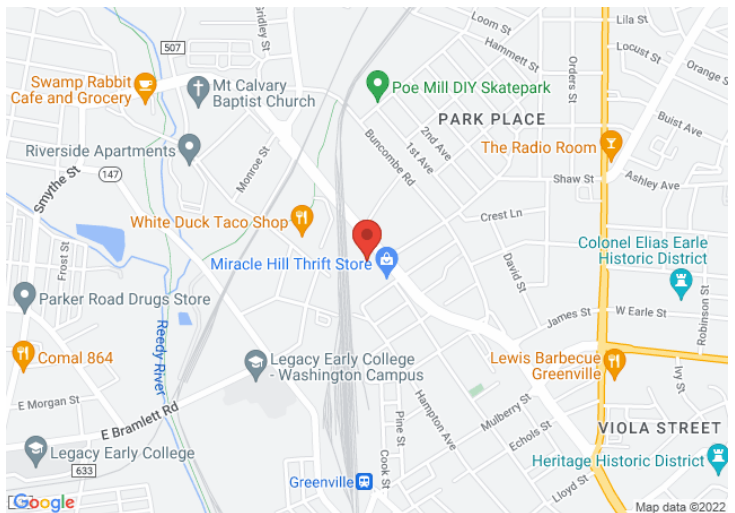
O: 864-242-4200

M: 864-650-5556



PROPERTY FEATURES

- Redevelopment Site Located in Greenville County .5 mile from Unity Park and Downtown Greenville
- 28K SF Building: 22,000 SF enclosed | 6,500 SF able to enclose
- 17.5' ceiling | 8" reinforced concrete walls | 8" concrete floors
- (5) 10x10' dock doors | (4) roll up doors | (1) blocked door | (1) 3x7' door
- Covered dock along rail spur line
- 3 phase power and sprinklered
- 8" water main 50 feet from building | (2) water service meters on site | 550 SC DOT constructed drive with 8" asphalt
- 24' concrete pipe | (5) catch basins | (3) grated drainage inlets

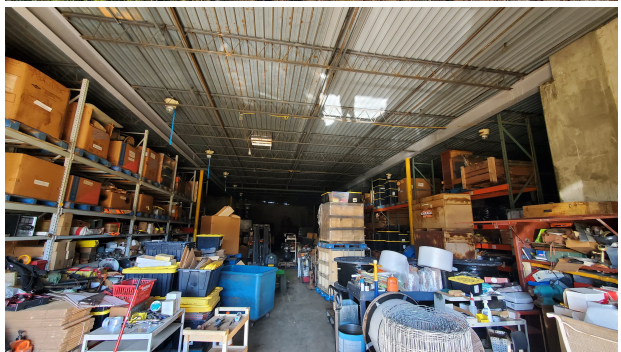


*All information contained herein has been obtained from sources deemed reliable,
but we cannot guarantee it. It is also subject to change without notice.*

340 Rocky Slope Road, Suite 302, Greenville, SC 29607

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PHOTOS



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PROPERTY LOCATION



RECENT DEVELOPMENTS

1	CHAPEL	.2 MILE
2	HAMPTON STATION	.5 MILE
3	THE VILLAGE AT POE MILL	.5 MILE
4	RIVERSIDE APARTMENTS	.6 MILE
5	MULBERRY AT PINKNEY TOWNHOMES	.6 MILE
6	WATER TOWER APARTMENTS	.6 MILE
7	THE LOFTS AT GREENVILLE	1.1 MILE

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