

Industrial For Lease | ±40,000 SF

2701 E. Phillips Road, Greer, SC 29650

Lease Rate: \$6.95 / SF (NNN)



CONCEPTUAL RENDERING

HIGHLIGHTS

- Conveniently Located only ±0.7 Miles from I-85, the Southeast's Major Freight Corridor
- 100% ESFR Sprinkler System
- 24' Ceiling Height
- Twenty-Six (26) Parking Spaces
- Three (3) Dock High Doors & One (1) Drive-In Door
- Proposed Warehouse Lighting: LED
- Includes Allowance for ±1,500 SF of Office Space

DETAILS

TAX #: 0530050103300

BUILDING SIZE: 40,000 SF

WAREHOUSE: To-Suit

OFFICE: To-Suit

ZONING: I-1; Industrial (GSP Airport Environs

COUNTY: Greenville

CITY LIMITS: Annex in City of Greer

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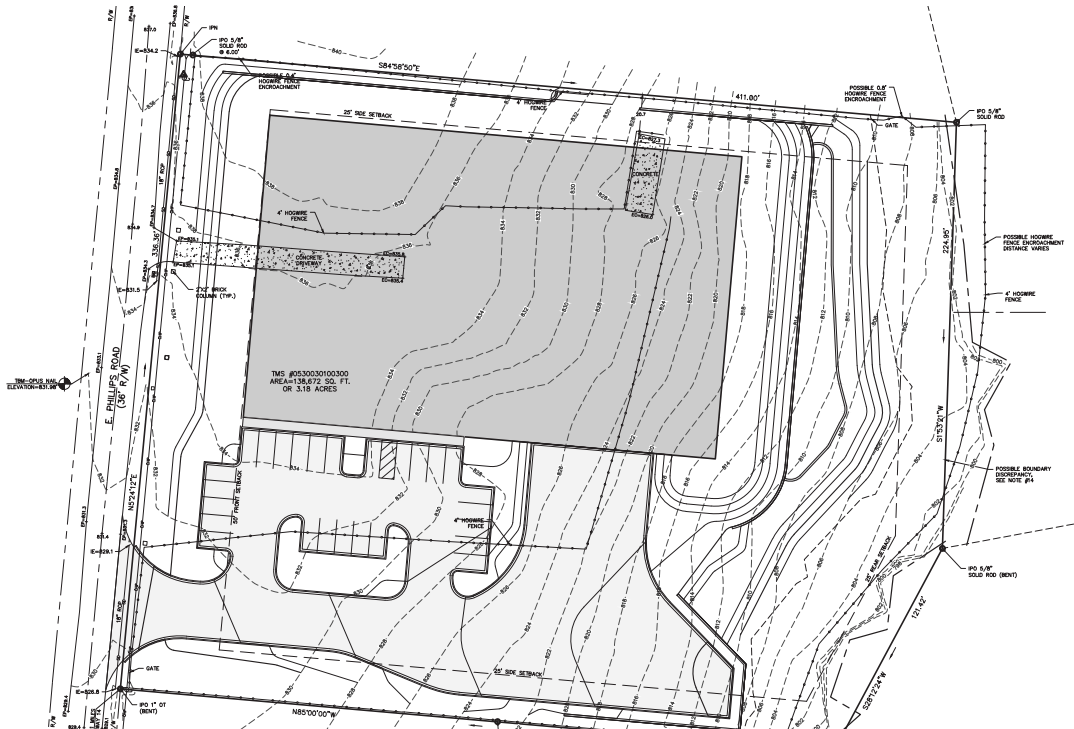
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COMMERCIAL REAL ESTATE SERVICES

BUILDING SPECIFICATIONS

TAX MAP#: 0530030100300	FLOORS: 6" Concrete
ZONING: I-1; Industrial	COLUMN SPACING: 50' x 50' (60' Speed bay)
CITY LIMITS: Greer (Annexed)	CEILING HEIGHT: 24' Clear
COUNTY: Greenville	# GLD: One (1)
BUILDING SIZE (TOTAL): 40,000 SF	GLD SIZE: 12'x14'
WAREHOUSE: 38,500 SF	GAS: Greer CPW
OFFICE SPACE: 1,500 SF	WATER: Greer CPW
LOT SIZE: 3.18 AC	POWER: Duke Energy
# OF RESTROOMS: TBD	SEWER: Greer CPW
BUILDING DIMENSIONS: 160' x 250'	
YEAR BUILT: 2022	
CONSTRUCTION: Steel Frame / Pre-cast	
ROOF: TPO	



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POPULATION	3 MILE	5 MILE	10 MILE
2021 Population	29,300	102,665	367,192
2026 Population Projection	31,476	110,104	394,341
Annual Growth 2010-2021	1.9%	1.8%	1.8%
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2021 Households	11,533	39,819	145,822
2026 Household Projection	12,393	42,685	156,385
Annual Growth 2010-2021	1.6%	1.5%	1.4%
Avg Household Income	\$126,478	\$112,765	\$95,108
Median Household Income	\$98,476	\$85,870	\$71,608

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