

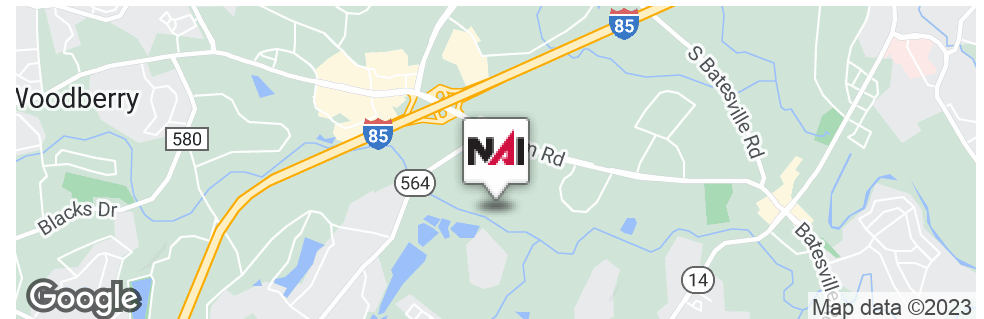


108 Brozzini Court

Greenville, South Carolina 29615

Property Highlights

- ±22,500 SF Industrial Building
- ±2,700 SF of Office
- ±1.99 Acres
- Gated Truck Court with Heavy Duty Asphalt
- Estimated NNN expenses: \$1.53/SF
- Lease rate: \$6.95/SF NNN
- Available January 1, 2024



For More Information

John Baldwin, IV, CCIM

O: 864 678 5982

jbaldwin@naiearlefurman.com



Lease Rate **\$6.95 SF/NNN**

Property Overview

Building Size:	±22,500 SF
Office Space:	±2,700 SF
Lot Size:	±1.99 Acres
Gated Truck Court	with Heavy Duty Asphalt
Parking Spaces:	23
Zoning:	I-1 Greenville County

Property Highlights

- (2) Office restrooms
- (1) Warehouse restroom
- 27' clear under beam at center
- 25' clear under beam at the eave
- Free Span
- (3) 8x8 Dock Doors
- (1) 10x12 Drive In Door
- (2) 16x12 roll up doors opening to covered city dock area
- 6" 3,000 psi concrete slab
- 3 phase power, 200 amp
- Wet Sprinkler System
- Gas Heated Warehouse Area

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.