

# LEASE

## INDUSTRIAL WAREHOUSE BUILDING

35 Batesville Ct Greer, SC 29650



**AVAILABLE**  
**LEASE RATE**

+/-30,000 SF  
\$4.25/SF NNN

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**T. Cox**  
864 250 4043



**COLDWELL BANKER**  
**COMMERCIAL**  
CAINE

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### OFFERING SUMMARY

Lease Rate: \$4.25/SF (NNN)

Building Size: +/-30,000 SF

Available SF: +/-30,000 SF

Lot Size: +/-2.7 Acres

Year Built: 1997

Renovated: 2007

Zoning: I1

Market: Greenville/Spartanburg

Submarket: I-385/Woodruff Rd./Hwy. 14

### PROPERTY OVERVIEW

+/-30,000 SF Industrial Warehouse Building for Lease

### PROPERTY HIGHLIGHTS

- Available 2/1/24
- Only 2 miles to I-85 via Hwy. 14 or Pelham Rd.
- +/- 1,900 SF Conditioned Office Area
- Reception area, 4 private offices, conference room, storage room, 3 restrooms
- Fire Suppression Sprinkler System Throughout
- 4 Dock High Doors (8' x 10')
- 1 Drive-In Door (14' x 16')
- 1 Roll-up Door (8' x 9')
- +/- 20' Ceiling Height
- LED Lighting in Warehouse
- 4 Ceiling Suspended Gas Heaters
- 3 Phase Power

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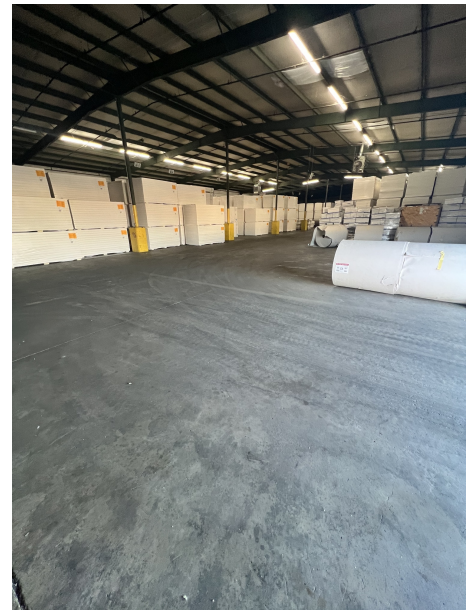
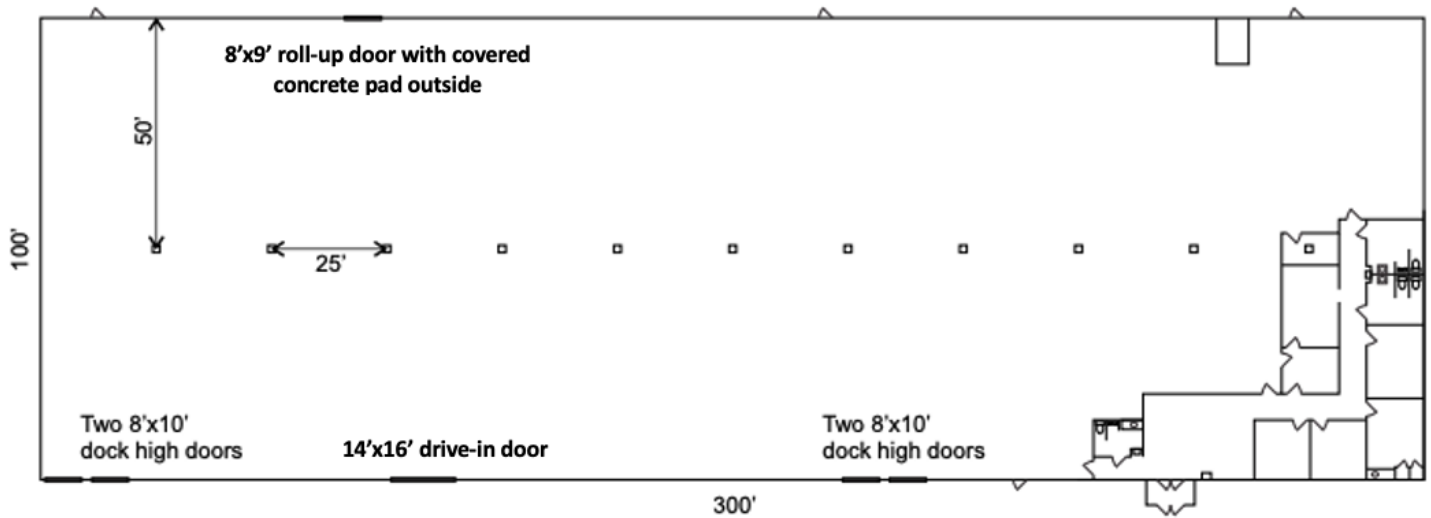
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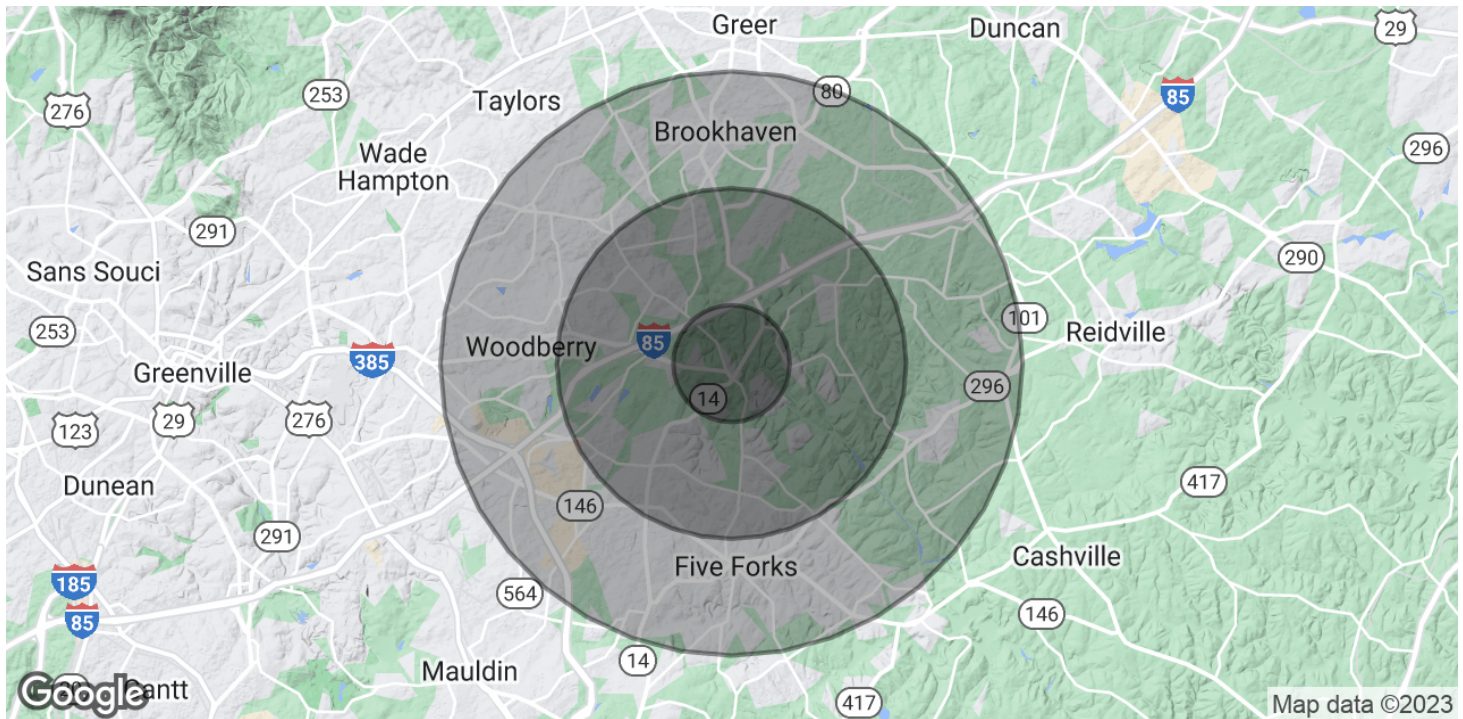
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,658	32,289	105,969
Average Age	43.4	41.6	39.6
Average Age (Male)	43.9	42	38.6
Average Age (Female)	44.7	42	41.3

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	854	12,865	41,940
# of Persons per HH	3.1	2.5	2.5
Average HH Income	\$142,065	\$113,726	\$103,519
Average House Value	\$397,103	\$370,771	\$290,936

\* Demographic data derived from 2020 ACS - US Census

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