

712 N. MAIN STREET MAULDIN, SC 29662

FOR SALE ±72,893 SF



NAI Earle Furman
101 E. Washington St, Ste 400 | Greenville, SC 29601
www.naiearlefurman.com

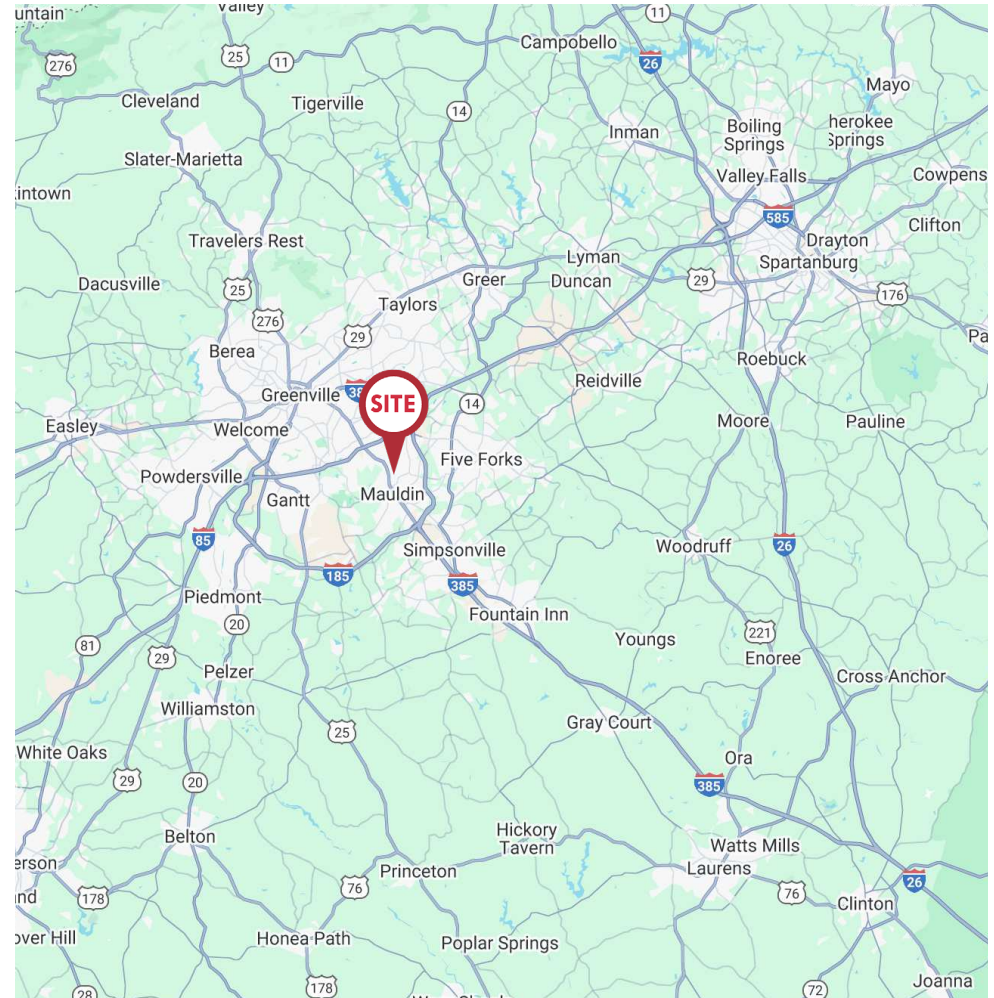
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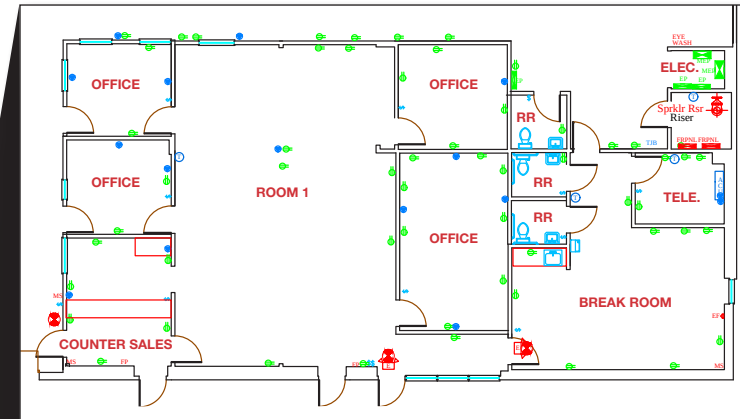
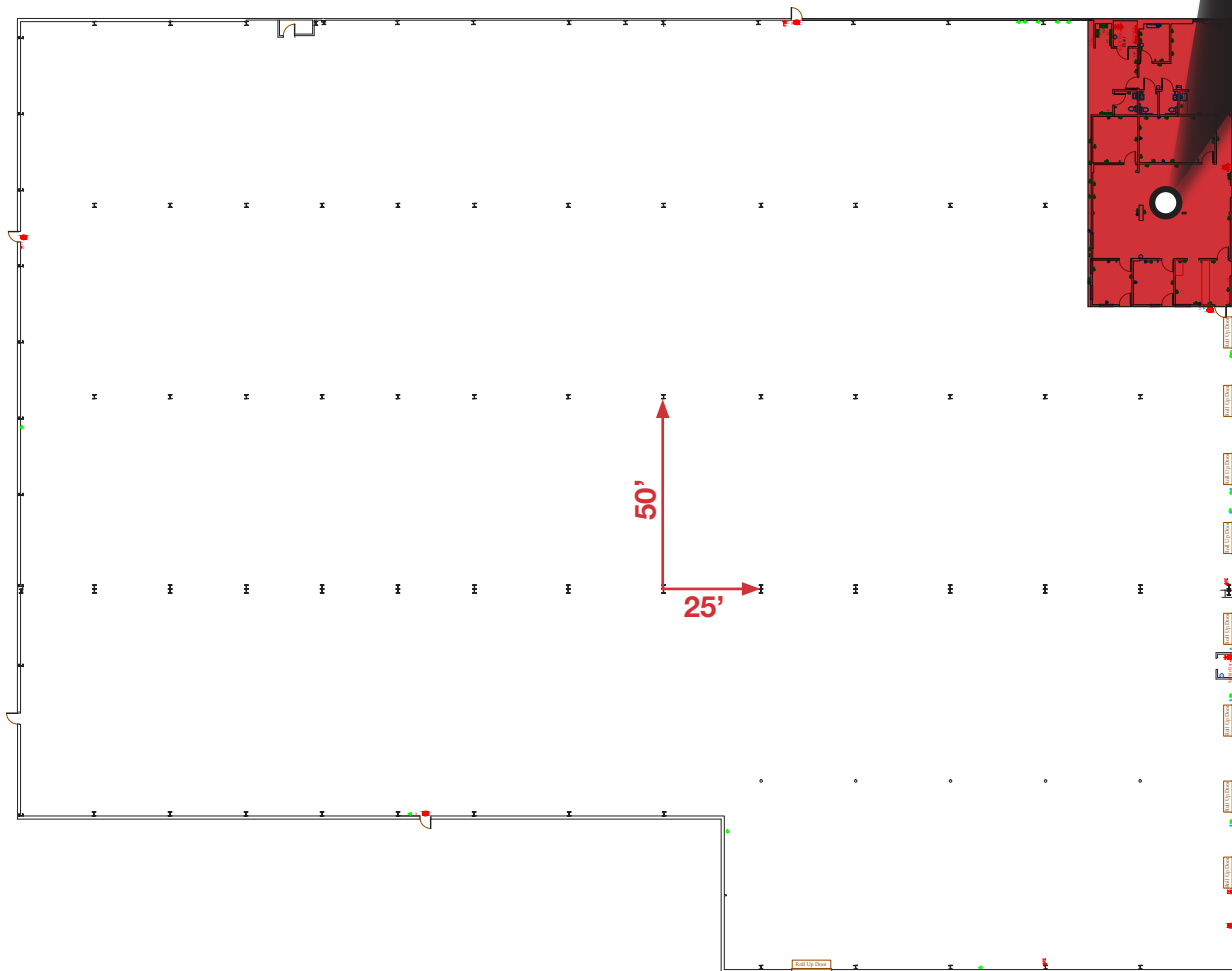
BUILDING	±72,893 SF warehouse (front-load)
WAREHOUSE SPACE	±70,344 SF
OFFICE SPACE	±2,549 SF
LOT SIZE	±4.2 acres
YEAR BUILT	1989
CONSTRUCTION	Steel framed/metal
ROOF	Standing seam metal
CEILING HEIGHTS	22' to 25'
LIGHTING	Motion activated T-5
POWER	800 Amps, 480V, 3-Phase
SPRINKLER	Fully sprinklered / ESFR
COLUMN SPACING	25' x 50'
DOCK DOORS	8 (8' x 10') w/EOD
DRIVE-IN DOORS	1 (12' x 14')
AUTO PARKING	±32 spaces
UTILITIES	Duke Energy, Greenville Water, Septic
COUNTY INFO	Greenville County TM M008040100325
ZONING	I-1, City of Mauldin



LOCATION

- ±2 miles from I-85
- ±3 miles from I-385
- ±11 miles from GSP International Airport
- ±15 miles from SC Inland Port Greer

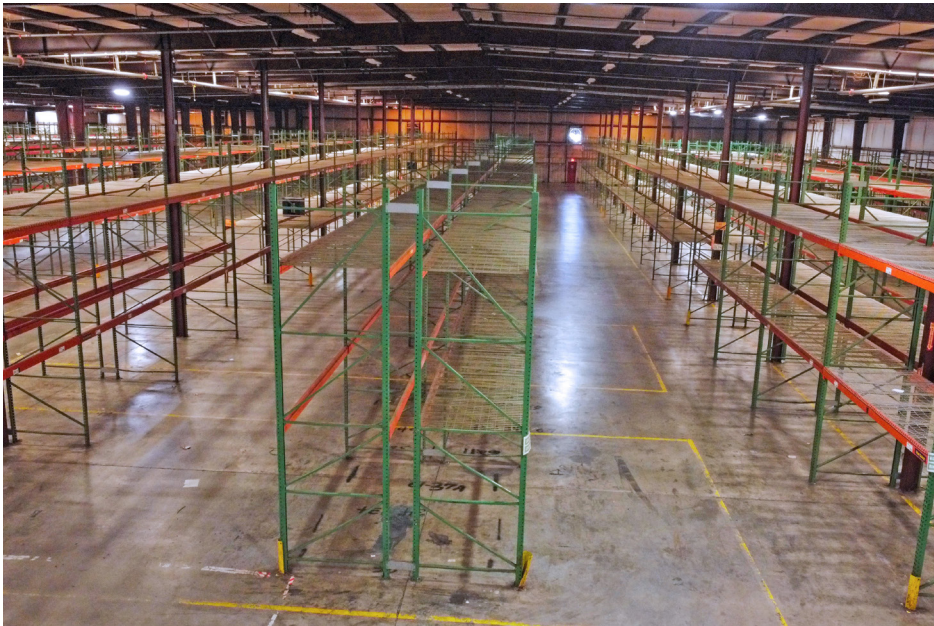
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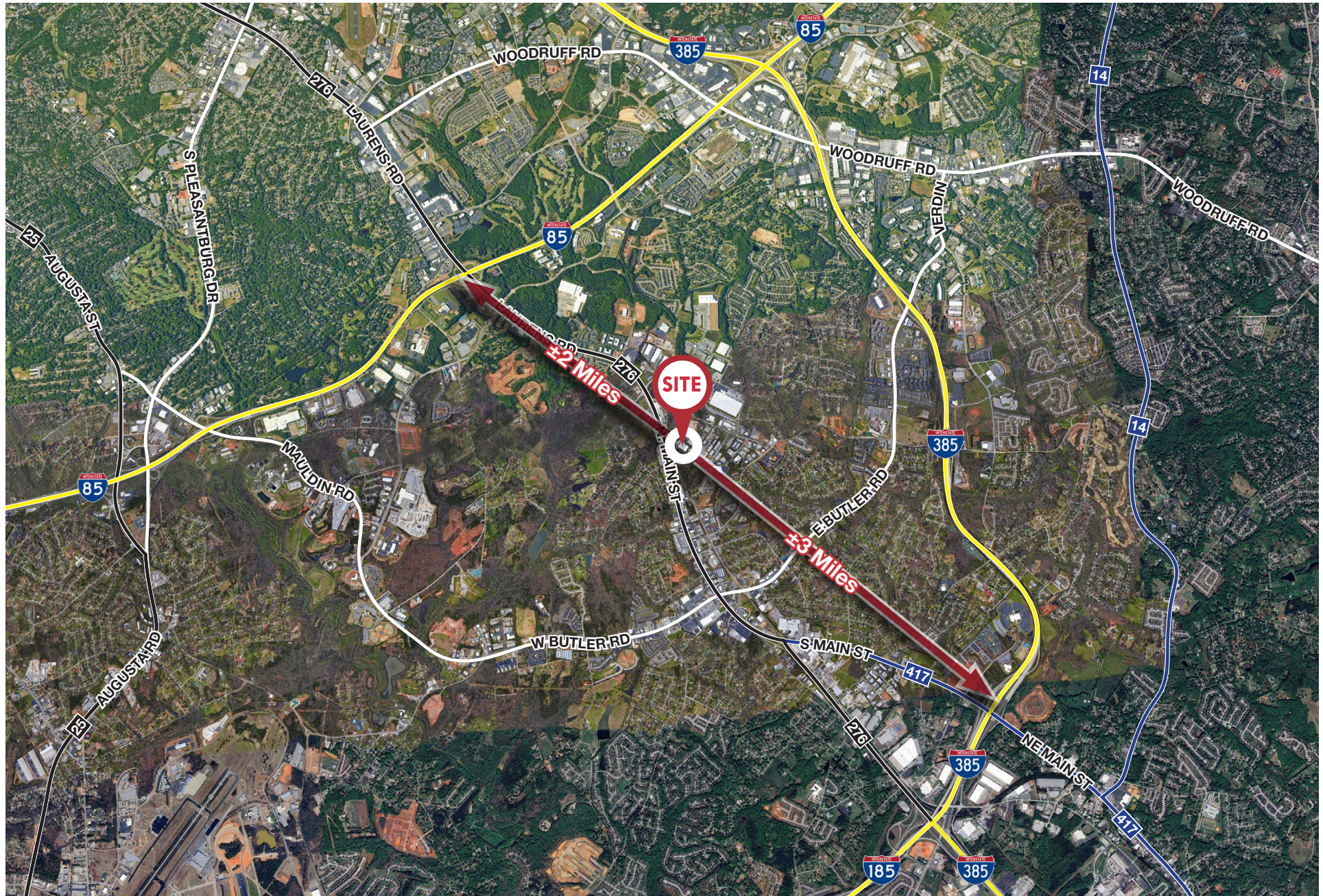


Floor plan may not be to scale and is for illustrative purposes only.



Approximation of the property boundary shown. For exact property boundary, please refer to the Greenville County tax map.





FOR ADDITIONAL
INFORMATION,
CONTACT THE
SALES TEAM



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