

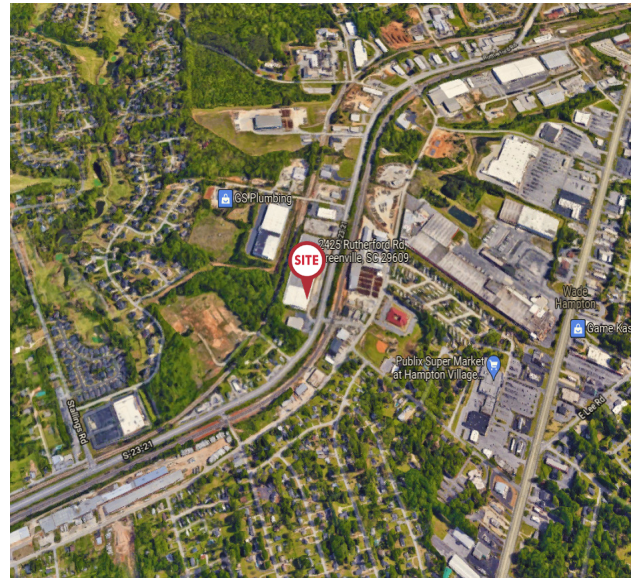


2425 Rutherford Road | Unit C

Greenville, South Carolina 29609

PROPERTY HIGHLIGHTS

- ± 46,200 Square Feet
- ± 1,300 SF Office
- Central Greenville County location
- ± 4 miles to I-385, ± 8 miles to I-85
- ±12 miles to GSP Airport
- ± 5 miles to Downtown Greenville
- Covered docking platform
- Dry sprinkler system
- Zoned I-1; Greenville County
- Available Immediately
- **Lease Rate: \$4.00/SF/NNN**



For more information:

Hunter Garrett, CCIM, SIOR

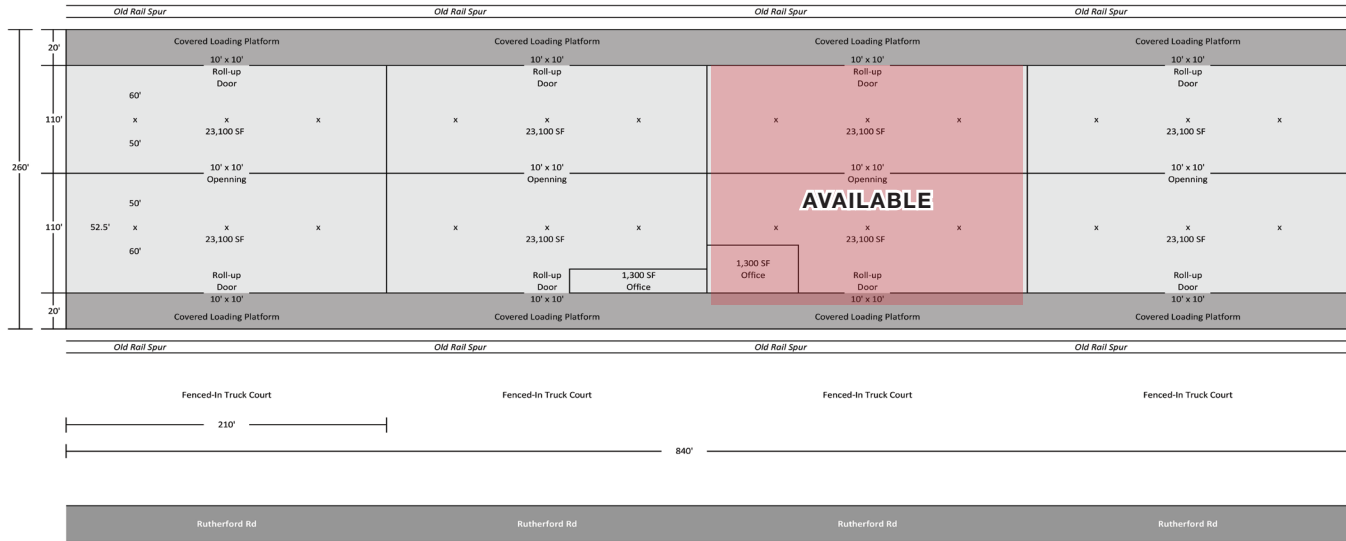
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2425 Rutherford Rd, Greenville, SC
For Illustration Purposes Only - Not Exactly to Scale

Property Name:	Nalley Warehouse
Property Description:	Class C - Industrial Warehouse
Property Address:	2425 Rutherford Road, Greenville, SC 29609
Tax Map #:	P021000200601
Building Size (Total):	±184,800 SF
Available Space:	±184,800 SF
Warehouse:	±182,200 SF
Office:	±2,600 SF
Lot Size:	±10.00 Acres
Year Built:	1981
Building Dimensions:	840' x 260' (including loading platforms)
Construction:	Concrete
Roof:	Membrane
Zoning:	I-1; Greenville County
City Limits:	No
Ceiling Height:	14' minimum under girders
Column Spacing:	52.5'
Signage:	Available
Lighting:	Fluorescent
# of Docks:	4 external (front of building), 4 external (rear of building with minimal access)
Parking:	60 spaces (.17/1,000 SF)
Cranes:	None
Gas:	Piedmont Natural Gas - 6"
Water:	Greenville Water - 12"
Sewer:	None
Power:	Duke Energy - 12,470 V
Heat:	Yes
Air-Conditioning:	No
Sprinklers:	Dry system