

For Lease

±46,200 SF

Nalley Warehouse



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



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Floorplan and Property Details

Old Rail Spur				Old Rail Spur				Old Rail Spur			Old Rail Spur		
20'	Covered Loading Platform			Covered Loading Platform			Covered Loading Platform			Covered Loading Platform			
ΪI	10' x 10'			10' × 10'			10' × 10'			10' x 10'			
\neg		Roll-up			Roll-up			Roll-up			Roll-up		
- 11		Door			Door			Door			Door		
- 11	60'												
110'	×	×	×	×	×	×	×	×	×	×	×	×	
- 11		23,100 SF			23,100 SF			23,100 SF			23,100 SF		
- 11	50'												
,		10' x 10'			10' × 10'			10' x 10'			10' x 10'		
′ +H		Openning			Openning			Openning			Openning		
- 11		· -			-			AVAIL ADI	_		-		
- 11	50'							AVAILABL					
110'	52.5' x	×	×	×	×	×	×	×	×	×	×	×	
ΤΠ		23,100 SF		"	23,100 SF	-		23,100 SF		"	23,100 SF	-	
- 11	60'												
- 11							1,300 SF						
- 11		Roll-up Door			Roll-up Door	1,300 SF Office	Office	Roll-up Door			Roll-up Door		
-		10' × 10'			10' × 10'			10' × 10'			10' × 10'		
20'	Covered Loading Platform			Covered Loading Platform			Covered Loading Platform			Covered Loading Platform			
-	Old Rail Spur			Old Rail Spur				Old Rail Spur			Old Rail Spur		
	Fenced-In Truck Court			Fenced-In Truck Court				Fenced-In Truck Court			Fenced-In Truck Court		
H		210'		4									
				!									
H						840'							

Rutherford Rd Rutherford Rd Rutherford Rd

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						