



Wilson Kibler

COMMERCIAL REAL ESTATE

3054 & 3056 Fork Shoals Rd,
Simpsonville, SC 29680

Scott Snedigar

Principal
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Givens Stewart, SIOR

Managing Partner
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Property Overview



Sale Price: \$8,000,000

Property Details

- ±133,500 total SF
- ±9 total AC
- Additional Acreage is available for laydown
- Zoned: S-1
- Contact Broker for additional financial information

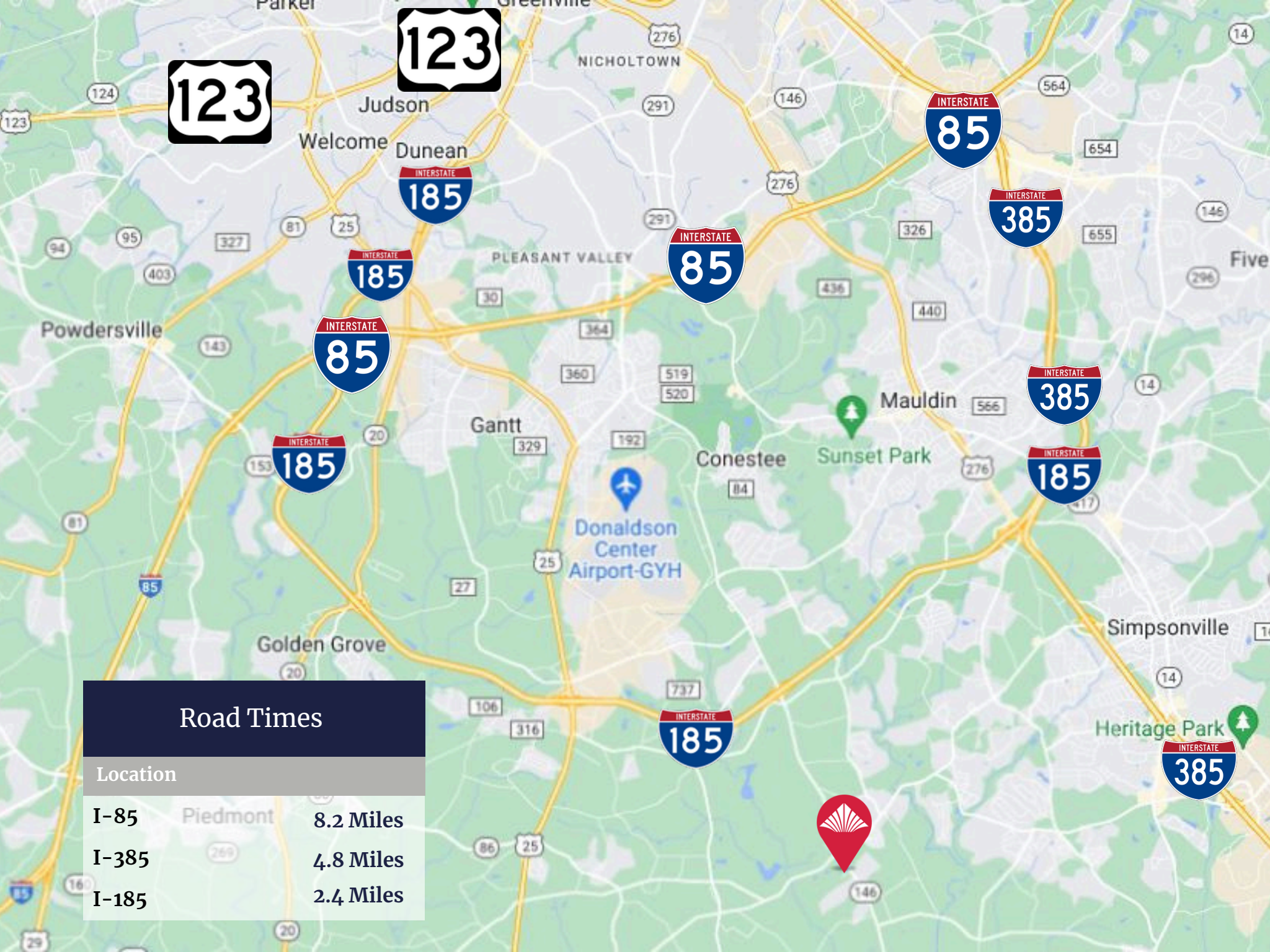
3054 Fork Shoals Rd.

- ±60,000 SF Industrial Building
- Two (2) Drive-in Door 14'x14'
- Six (6) Truck Doors 8'x10'
- Ceiling Height: 22' Peak 14' 6" Eave
- Column Spacing 65'x30'
- Fully Sprinkled
- For Lease: \$4.75/NNN

3056 Fork Shoals Rd.

- ±73,500 SF Industrial Building
- One (1) Drive-in Door 8'x10'
- Six (6) Truck Doors 8'x10'
- Ceiling Height: 22' Peak 14' 6" Eave
- Column Spacing 65'x30'
- ±1,500 SF of Office Space
- Fully Sprinkled
- Fully Leased





Road Times

Location

I-85	8.2 Miles
I-385	4.8 Miles
I-185	2.4 Miles

LIDIA P. ADAMS
2412-3247

REFERENCES:
TAX MAP SES.1-1-26.3 & 26.7
DEED 1618 - 1543
DEED 1327 - 354

SCALE 1" = 100'



λ	σ_{λ}
L1	1.394132°E
L2	1.394132°E
L3	1.394132°E
L4	1.394132°E
L5	1.394132°E
L6	1.394132°E
L7	1.394132°E
L8	1.394132°E
L9	1.394132°E
L10	1.394132°E
L11	1.394132°E
L12	1.394132°E
L13	1.394132°E
L14	1.394132°E
L15	1.394132°E
L16	1.394132°E
L17	1.394132°E
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L36	1.394132°E
L37	1.394132°E
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L41	1.394132°E
L42	1.394132°E
L43	1.394132°E
L44	1.394132°E
L45	1.394132°E
L46	1.394132°E
L47	1.394132°E
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L92	1.394132°E
L93	1.394132°E
L94	1.394132°E
L95	1.394132°E
L96	1.394132°E
L97	1.394132°E
L98	1.394132°E
L99	1.394132°E
L100	1.394132°E

DATA
 PARCEL A: ZONED: S-1
 PARCEL B: ZONED: PART S-1 & PART R-R1
 SOURCE: GREENVILLE COUNTY ZONING

ADDRESS
3054 & 3056 FORK SHOALS
SIMPSONVILLE, S.C. 29680

FLOOD_ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF AUGUST 18, 2024, THE PROPERTY SURVEYED AND SHOWN HEREON DOES NOT LIE WITHIN A FLOOD HAZARDOUS AREA PER COMMUNITY MAP NO. 45048 PANEL NUMBER 4706.

EXCEPTIONS / EASEMENTS
NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. GIP II LLC.2014

1. SUBMITTAL IN FAVOR OF SAGE POWER COMPANY, DATED 05/11/2014, RECORDED IN DEED BOOK 213, PAGE 275. APPROVED RECORDS FOR DESIGN AND MAINTENANCE OF TRANSMISSION LINES, ELEC. AND NECESSARY APPURTENANCES.
2. SUBMITTAL IN FAVOR OF SAGE POWER COMPANY, DATED 05/11/2014, RECORDED IN DEED BOOK 213, PAGE 275. APPROVED RECORDS FOR DESIGN AND MAINTENANCE OF TRANSMISSION LINES, ELEC. AND NECESSARY APPURTENANCES.
3. SUBMITTAL IN FAVOR OF SAGE POWER COMPANY, DATED 05/11/2014, RECORDED IN DEED BOOK 213, PAGE 275. APPROVED RECORDS FOR DESIGN AND MAINTENANCE OF TRANSMISSION LINES, ELEC. AND NECESSARY APPURTENANCES.
4. SUBMITTAL IN FAVOR OF SOUTHERN POWER COMPANY, DATED 11/06/1922, RECORDED IN DEED BOOK 10, PAGE 10. APPROVED RECORDS FOR DESIGN AND MAINTENANCE OF ELECTRIC TRANSMISSION LINES, ELEC. AND NECESSARY APPURTENANCES.
5. SUBMITTAL IN FAVOR OF SOUTHERN POWER COMPANY, DATED 01/15/1923, RECORDED IN DEED BOOK 10, PAGE 10. APPROVED RECORDS FOR DESIGN AND MAINTENANCE OF ELECTRIC TRANSMISSION LINES, ELEC. AND NECESSARY APPURTENANCES.
6. SUBMITTAL IN FAVOR OF SOUTHERN POWER COMPANY, DATED 01/15/1923, RECORDED IN DEED BOOK 10, PAGE 10. APPROVED RECORDS FOR DESIGN AND MAINTENANCE OF ELECTRIC TRANSMISSION LINES, ELEC. AND NECESSARY APPURTENANCES.
7. SUBMITTAL IN FAVOR OF SOUTHERN POWER COMPANY, DATED 01/15/1923, RECORDED IN DEED BOOK 10, PAGE 10. APPROVED RECORDS FOR DESIGN AND MAINTENANCE OF ELECTRIC TRANSMISSION LINES, ELEC. AND NECESSARY APPURTENANCES.
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9. SUBMITTAL IN FAVOR OF SOUTHERN POWER COMPANY, DATED 01/15/1923, RECORDED IN DEED BOOK 10, PAGE 10. APPROVED RECORDS FOR DESIGN AND MAINTENANCE OF ELECTRIC TRANSMISSION LINES, ELEC. AND NECESSARY APPURTENANCES.
10. SUBMITTAL IN FAVOR OF SAGE POWER COMPANY, DATED 12/12/1928, RECORDED IN DEED BOOK 220, PAGE 44. APPROVED RECORDS FOR DESIGN AND MAINTENANCE OF TRANSMISSION LINES, ELEC. AND NECESSARY APPURTENANCES.
11. SUBMITTAL IN FAVOR OF SAGE POWER COMPANY, DATED 05/11/2014, RECORDED IN DEED BOOK 213, PAGE 275. APPROVED RECORDS FOR DESIGN AND MAINTENANCE OF TRANSMISSION LINES, ELEC. AND NECESSARY APPURTENANCES.
12. SUBMITTAL IN FAVOR OF SAGE POWER COMPANY, DATED 05/11/2014, RECORDED IN DEED BOOK 213, PAGE 275. APPROVED RECORDS FOR DESIGN AND MAINTENANCE OF TRANSMISSION LINES, ELEC. AND NECESSARY APPURTENANCES.

REFERENCE PLAT
This is not a subdivision. This plat is for reference purposes only and is not to be used to create new lots or roads.

THIS PLAT IS NOT A SUBDIVISION AS
DEFINED BY THE GREENVILLE COUNTY
LAND DEVELOPMENT REGULATIONS
02.07.15 [Signature]
Date Authorized Representative of
Greenville County Planning Commission

**"ALTA / ACSM LAND TITLE SURVEY
FOR
GIP II LLC"**

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5(A), 7(A)(8)(B1), 8, 9, 11 (B), 12, 13, 14, 17, 18, 19, 20(A), AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 6, 2014.

DATE OF PLAT: 7 Jan. 2015 MTC
MACK & CHAMBERLAIN DIS 1001

SURVEYORS WRITTEN DESCRIPTION PARCEL A

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, CONTAINING 3.19 ACRES AS SHOWN ON A PLAT ENTITLED, "ALTA / ACSM LAND TITLE SURVEY FOR G P II LLC", PREPARED BY CHAPMAN SURVEYING CO. INC., DATED NOVEMBER 6, 2014, AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

Commencing at Nail located on the western right of way of Fork Shoals Road, 1400' more or less, south of the intersection of said road and West Georgia Road, said nail being the POINT OF BEGINNING; thence along said right of way S 35°41'32" E, a distance of 50.13' to a 1/2" rebar; thence S 57°05'58" W, a distance of 514.14' to a spike in asphalt; thence N 42°51'17" W, a distance of 531.46' to a 1/2" rebar; thence along the Paladyn Properties LLC line N 72°11'31" E, a distance of 281.05'; to a 1" open top pipe; thence along the Mackey line S 42°54'16" E, a distance of 406.40' to a 1" open top pipe; thence with the Mackey line N 57°05'27" E, a distance of 261.62' to the POINT OF BEGINNING.

SURVEYORS WRITTEN DESCRIPTION PARCEL B

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, CONTAINING 25.67 ACRES AS SHOWN ON A PLAT ENTITLED, "ALTA / ACSN LAND TITLE SURVEY FOR G I P II LLC", PREPARED BY CHAPMAN SURVEYING CO. INC., DATED NOVEMBER 6, 2014, AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

[illegible]

DOI: 10.1002/for