



2706 WHITEHORSE ROAD | GREENVILLE, SC

±34,000 SF – 88,650 SF AVAILABLE FOR LEASE
±3 - 5 AC OUTDOOR STORAGE AND RAIL ACCESS AVAILABLE FOR LEASE

Sale Price \$5,250,000
Call for Lease Rate

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PROPERTY OVERVIEW

SPECIFICATIONS



HVAC
Infrastructure in Place



COLUMN SPACING
Clear Span



DOCK DOORS
3 (8'x10')



OFFICE
±7,000 SF



INTERSTATE ACCESS

±0.3 MILES TO I-185

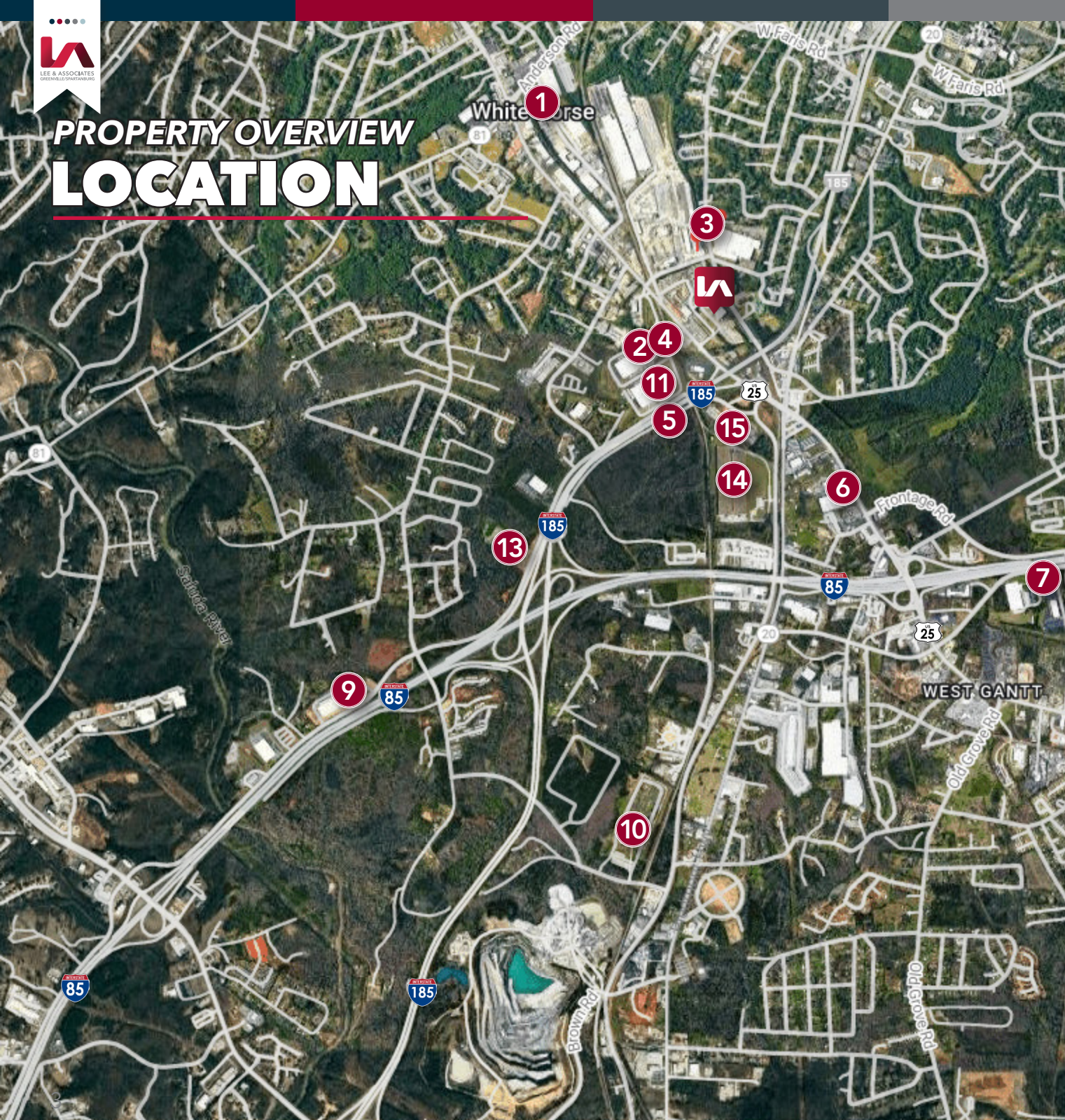


±1.2 MILES TO I-85

Total Available SF	±88,650 SF
Total Building SF	±92,000 SF (under roof)
Outdoor Storage	±5 Acres
Tax Map #	WG11000100102
County	Greenville
City Limits	No
Zoning	C-2 (Ownership Pursuing I-1)
Year Built	2000
Construction Type	Metal & CMU
Roof	TPO and metal roof systems
Warehouse SF	±81,650
Office SF	±7,000 SF
Ceiling Height	21' - 43' Clear
Docks	3 (Three) 8' x 10'
Drive-In	3 (Three) (2 Oversized) (1 Conventional)
Column Spacing	Clear Span
Lighting	LED
Sprinklers	Dry System
Parking	50+ Positions
Utilities	All
Special Features	HVAC Infrastructure in Place



PROPERTY OVERVIEW LOCATION



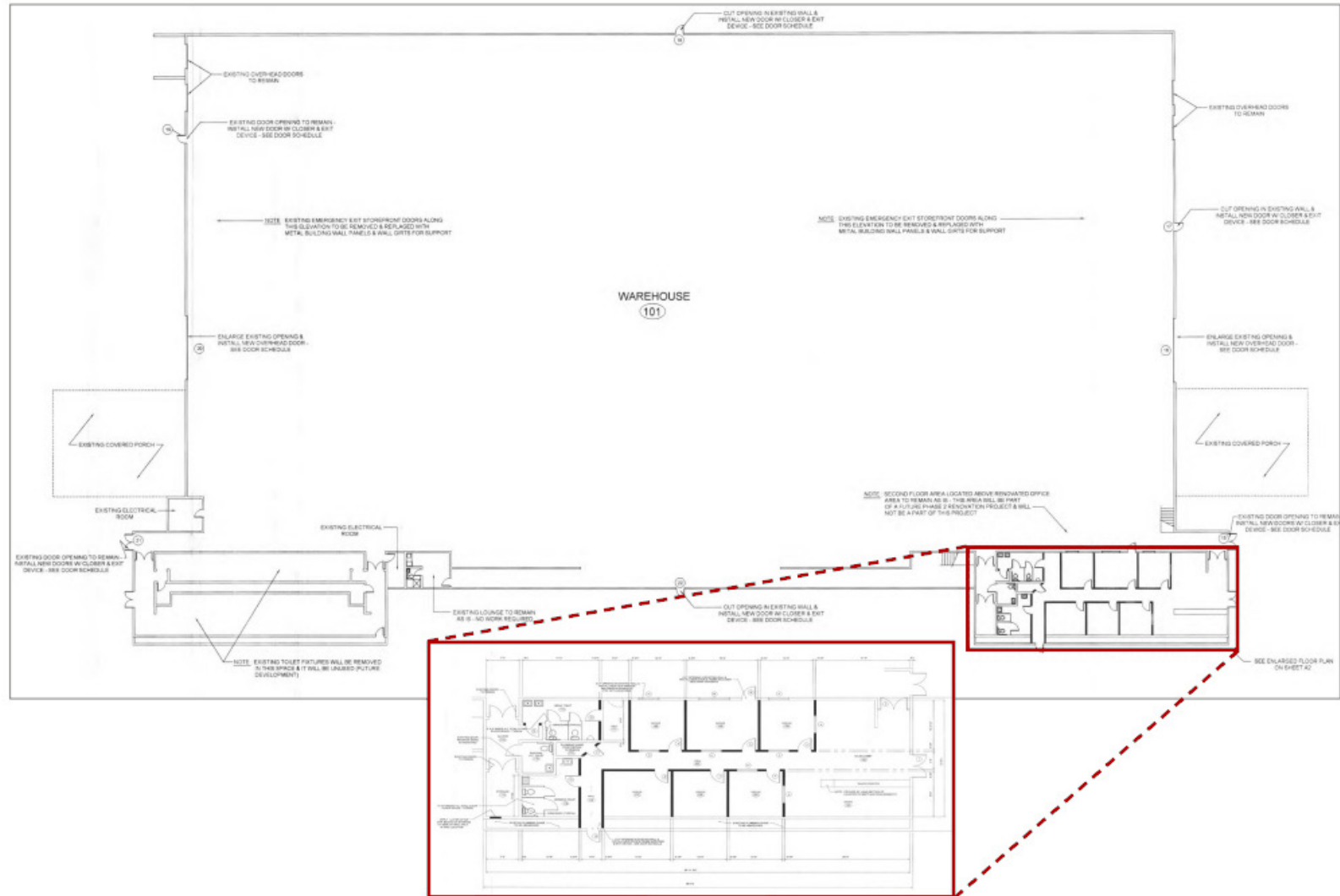
NOTABLE BUSINESSES

- 1.....SRS Building Supplies
- 2..... Colgate – Palmolive
- 3..... Metromont
- 4..... Prodigy Cabinetry
- 5..... Gindre Copper
- 6.....Prettl Automotive
- 7..... Adidas
- 8..... Nissan
- 9..... Amazon
- 10..... Southeastern Freight
- 11..... Access Lighting
- 12..... Yokohama
- 13.....ACL Air Shop
- 14..... UTI
- 15..... 84 Lumber

DISTANCE TRACKER

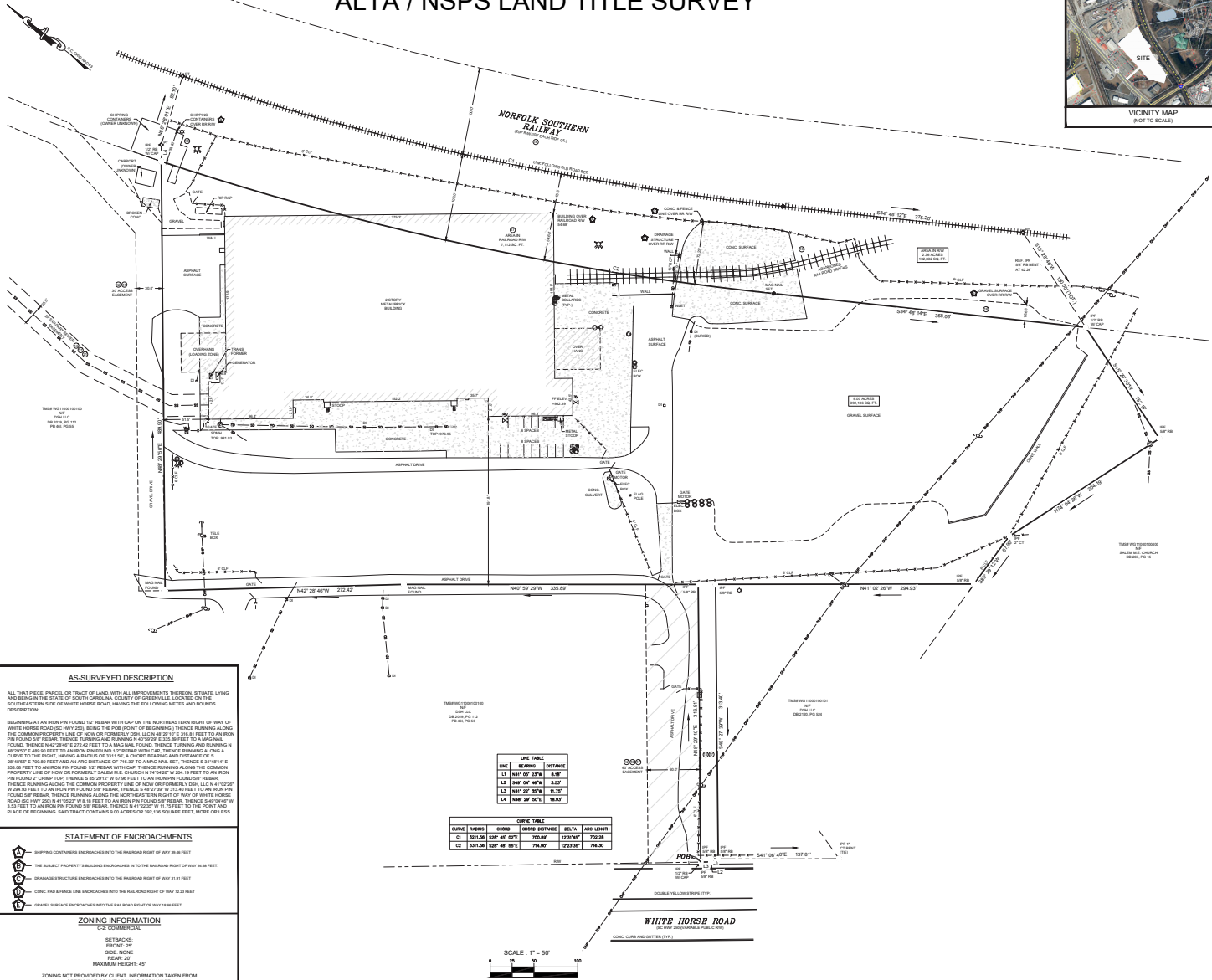
- Downtown Greenville4.7 miles
- GSP Int'l Airport.....15.6 miles
- BMW Manufacturing17.0 miles
- SC Inland Port Greer20.2 miles
- Downtown Spartanburg...35.6 miles
- Charlotte105 miles
- Atlanta142 miles

PROPERTY OVERVIEW FLOOR PLAN



PROPERTY OVERVIEW SURVEY

ALTA / NSPS LAND TITLE SURVEY



PROPERTY OVERVIEW PHOTOS





LEARN MORE GIVE US A CALL



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