

ARROWHEAD INDUSTRIAL PARK

GREENVILLE, SOUTH CAROLINA 29605



FOR LEASE

- **Property Type:** Industrial
- **Submarket:** Donaldson Center
- **Total Site:** ± 6.513 AC
- **Zoning:** I-1

TMS #	SF	RATE	TYPE	UNIT
0400010100114	± 15,000 - 30,625 SF	Contact Broker	NNN	Subdividable



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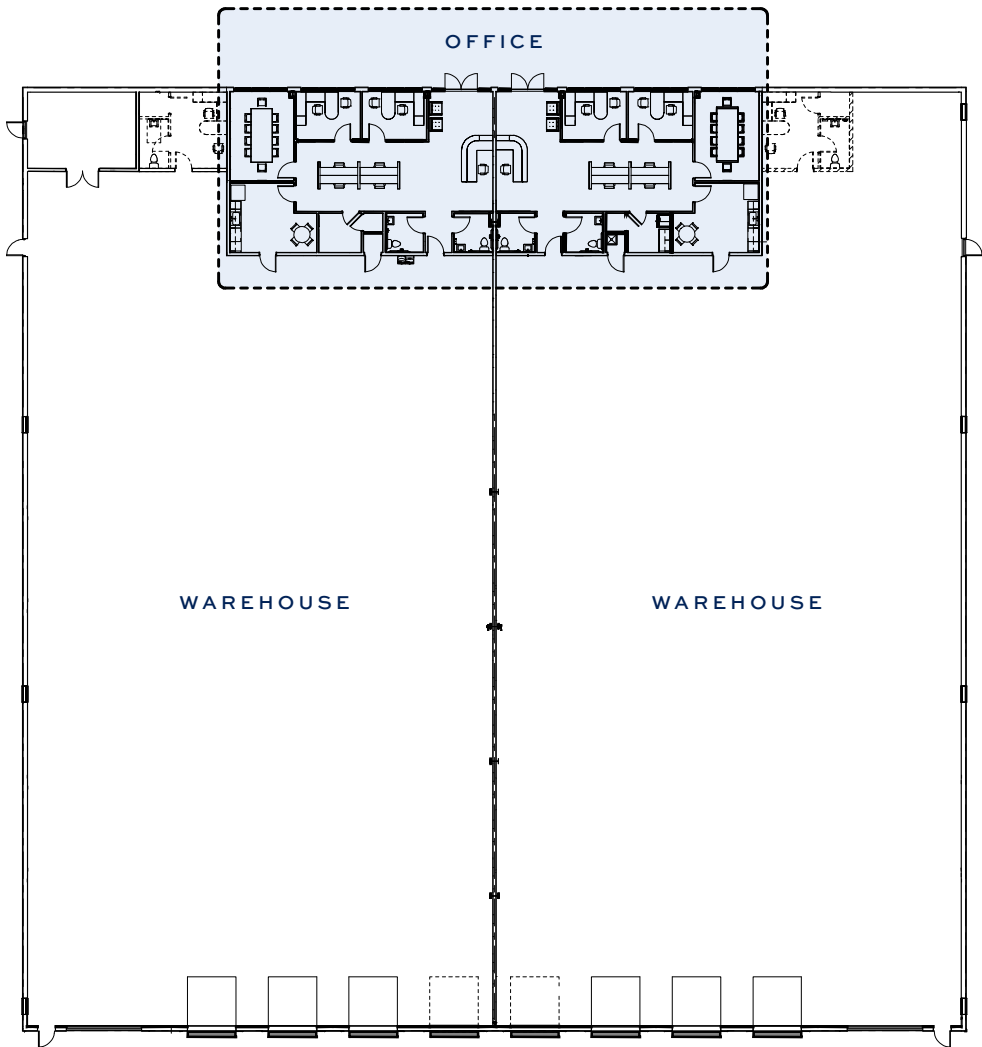
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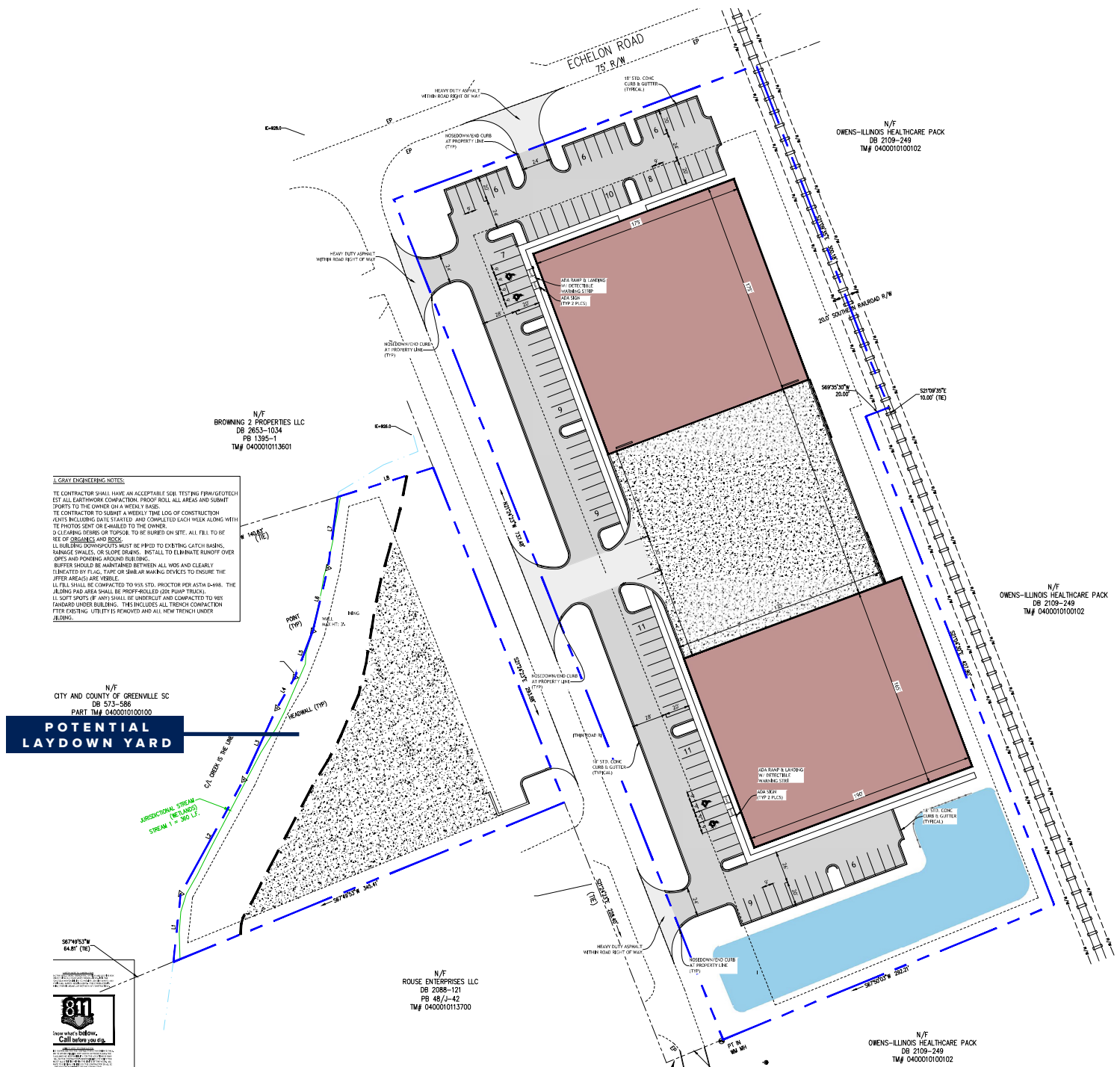
BUILDING SPECIFICATIONS

Parking	103 spaces
Docks	6 (Potential to expand to 8)
Drive-in Doors	2 (15'x14')
Laydown Potential	1.30 - 4.30 AC
Ceiling Height	32'
Floor Thickness	6" 4,000 PSI
Office Space	4 Offices
Bathrooms	4
Power	480 3 Phase

PHASE I BUILDING PLAN



OPTION 1

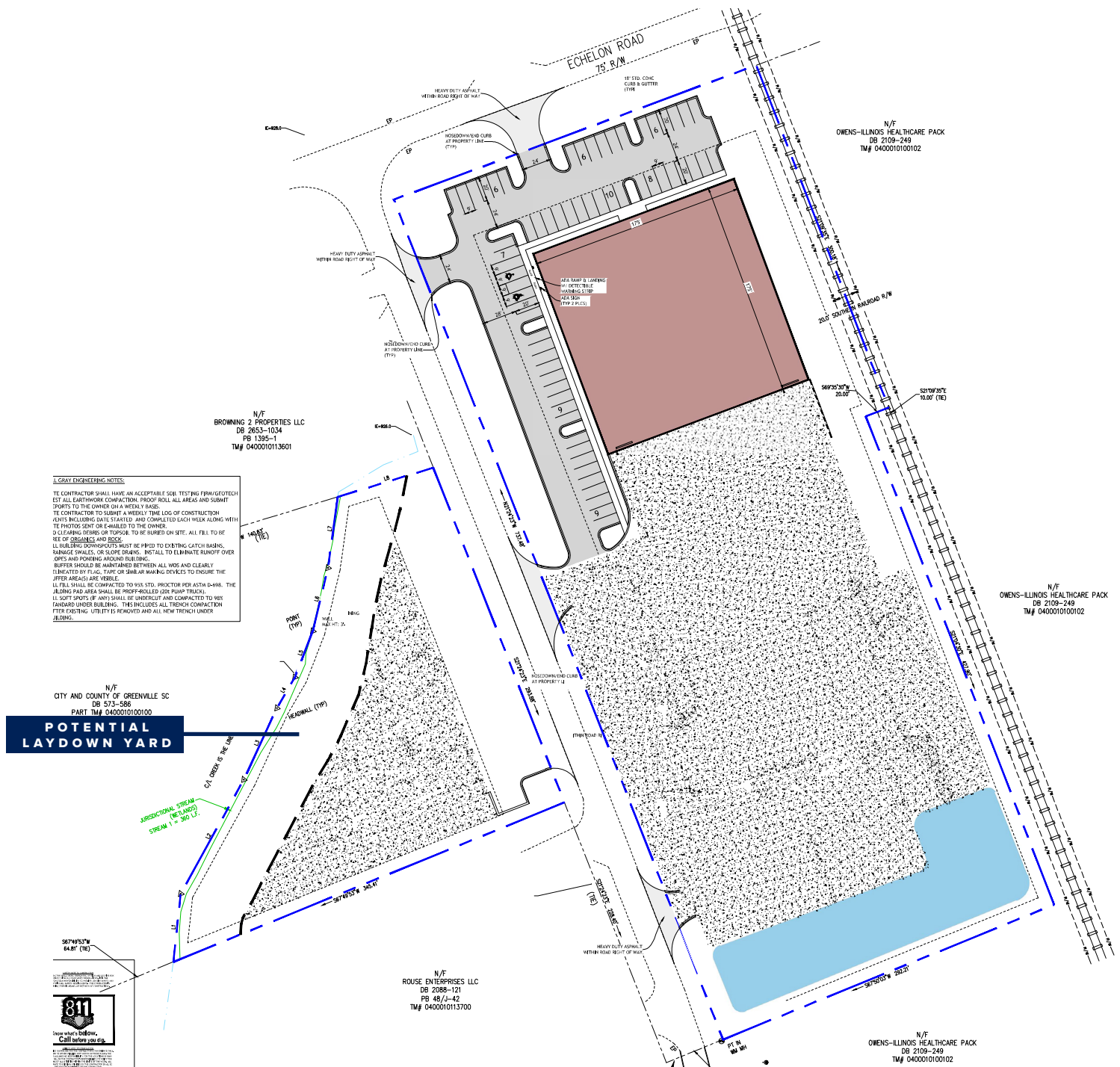


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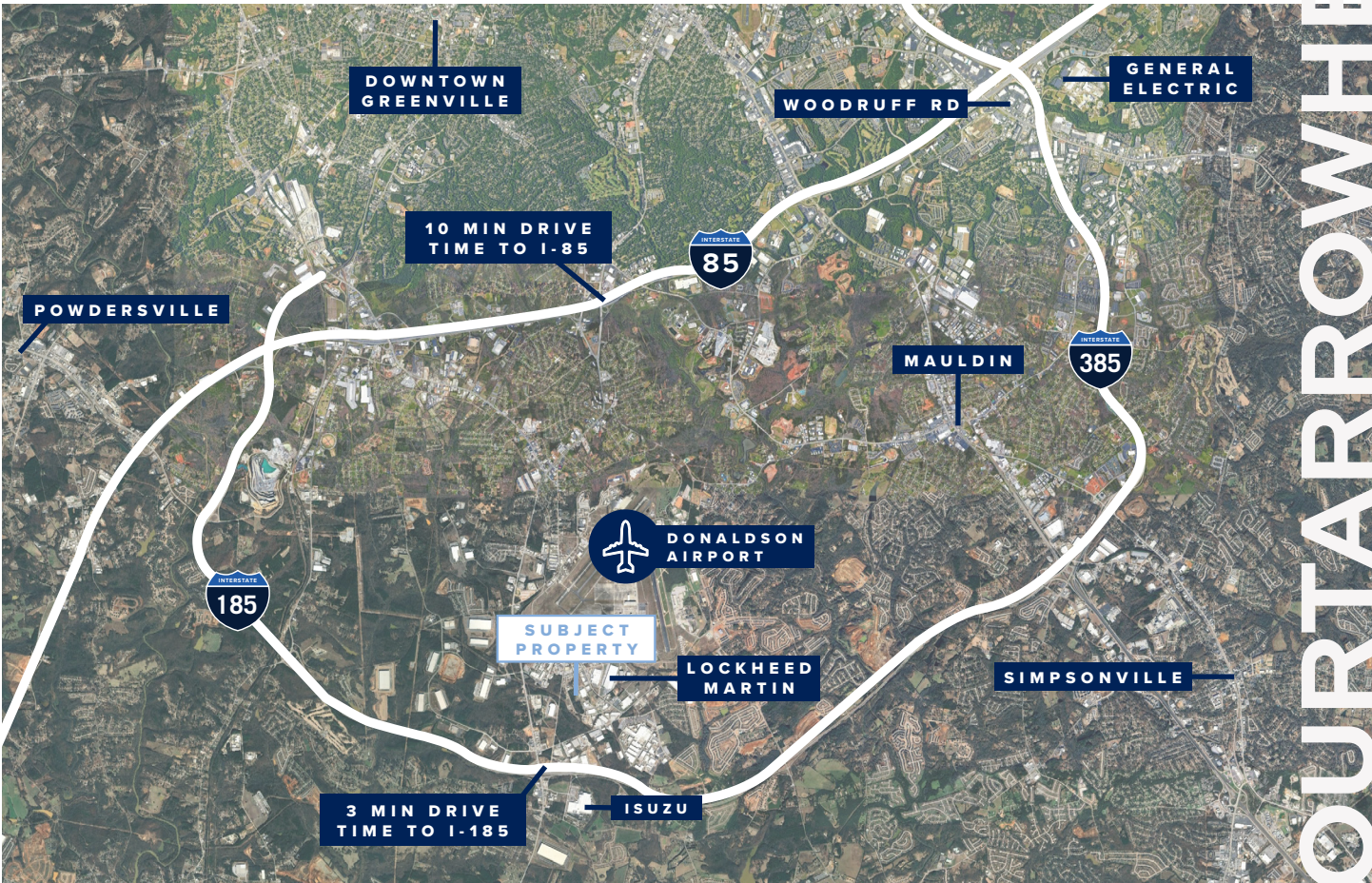
OPTION 2



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MARKET OVERVIEW



DEMOGRAPHICS

	10 MILES	15 MILES	20 MILES
Population	345,738	582,275	764,849
Daytime Population	400,402	622,243	782,753
Businesses	14,346	20,313	24,946
Labor Force	176,102	297,337	378,715
Average HH Income	\$103,666	\$100,891	\$97,052