

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

**TRINITY
PARTNERS**

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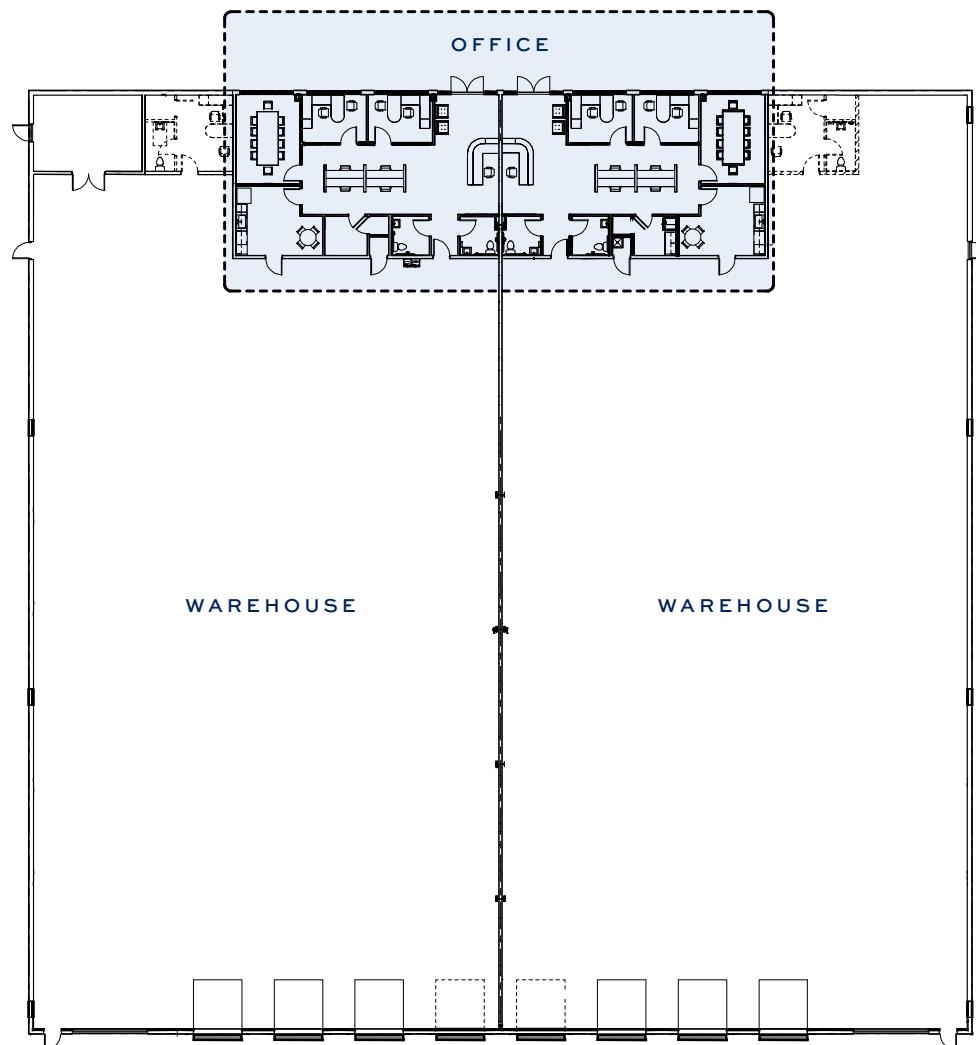
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The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

BUILDING SPECIFICATIONS

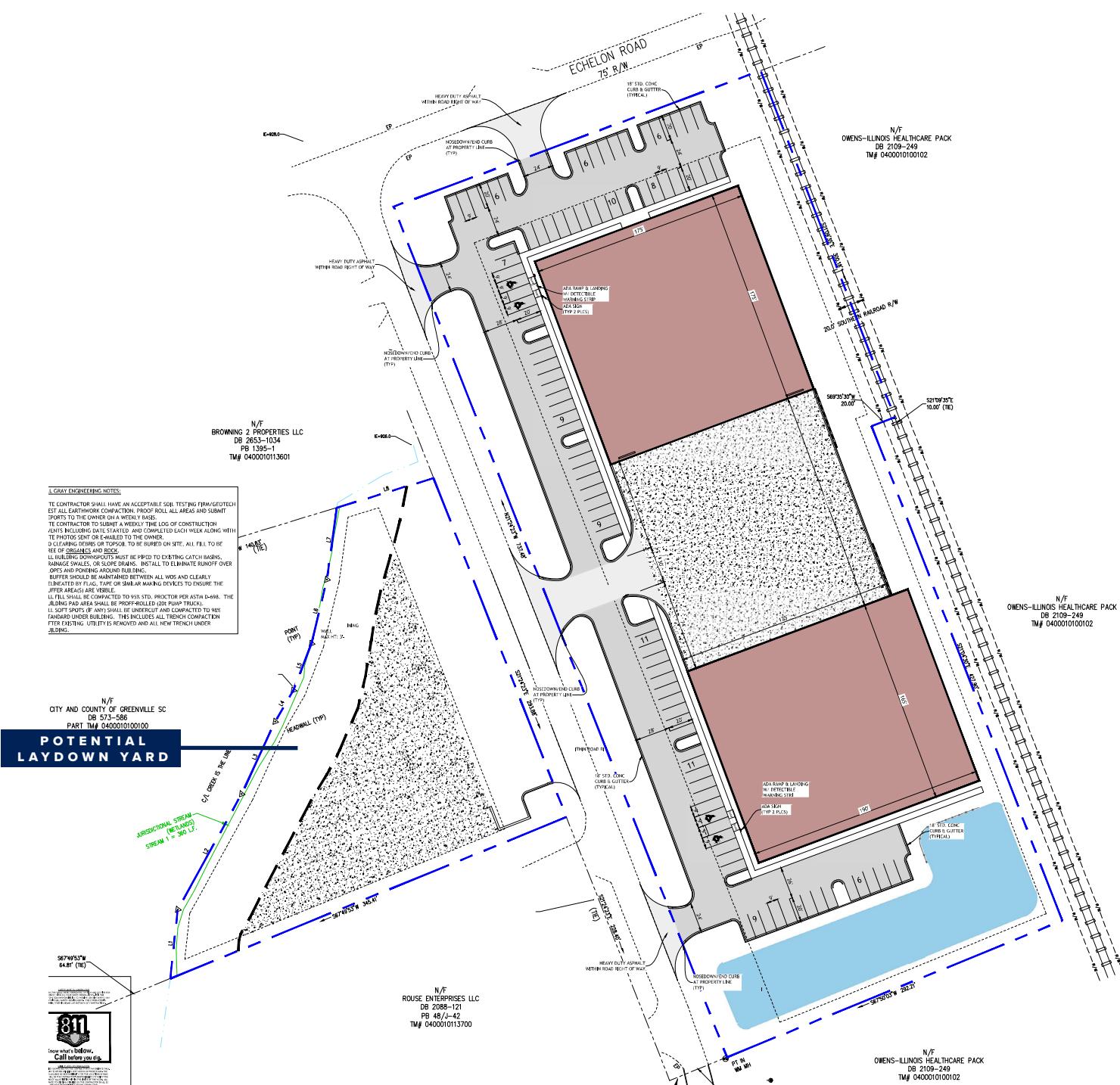
Parking	103 spaces
Docks	6 (Potential to expand to 8)
Drive-in Doors	2 (15'x14')
Laydown Potential	1.30 - 4.30 AC
Ceiling Height	32'
Floor Thickness	6" 4,000 PSI
Office Space	4 Offices
Bathrooms	4
Power	480 3 Phase

PHASE I BUILDING PLAN



SITE PLAN

OPTION 1



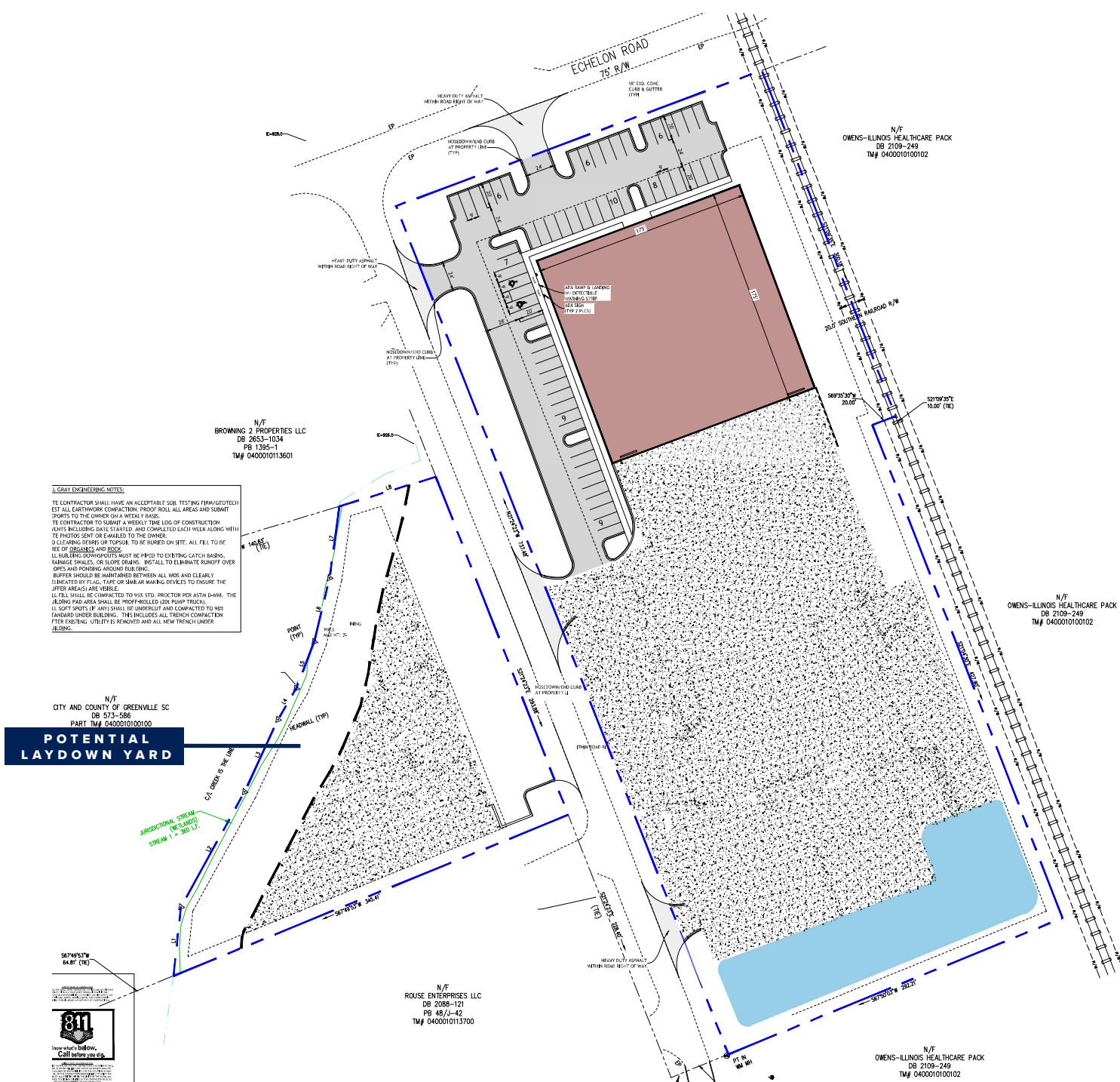
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SITE PLAN

OPTION 2

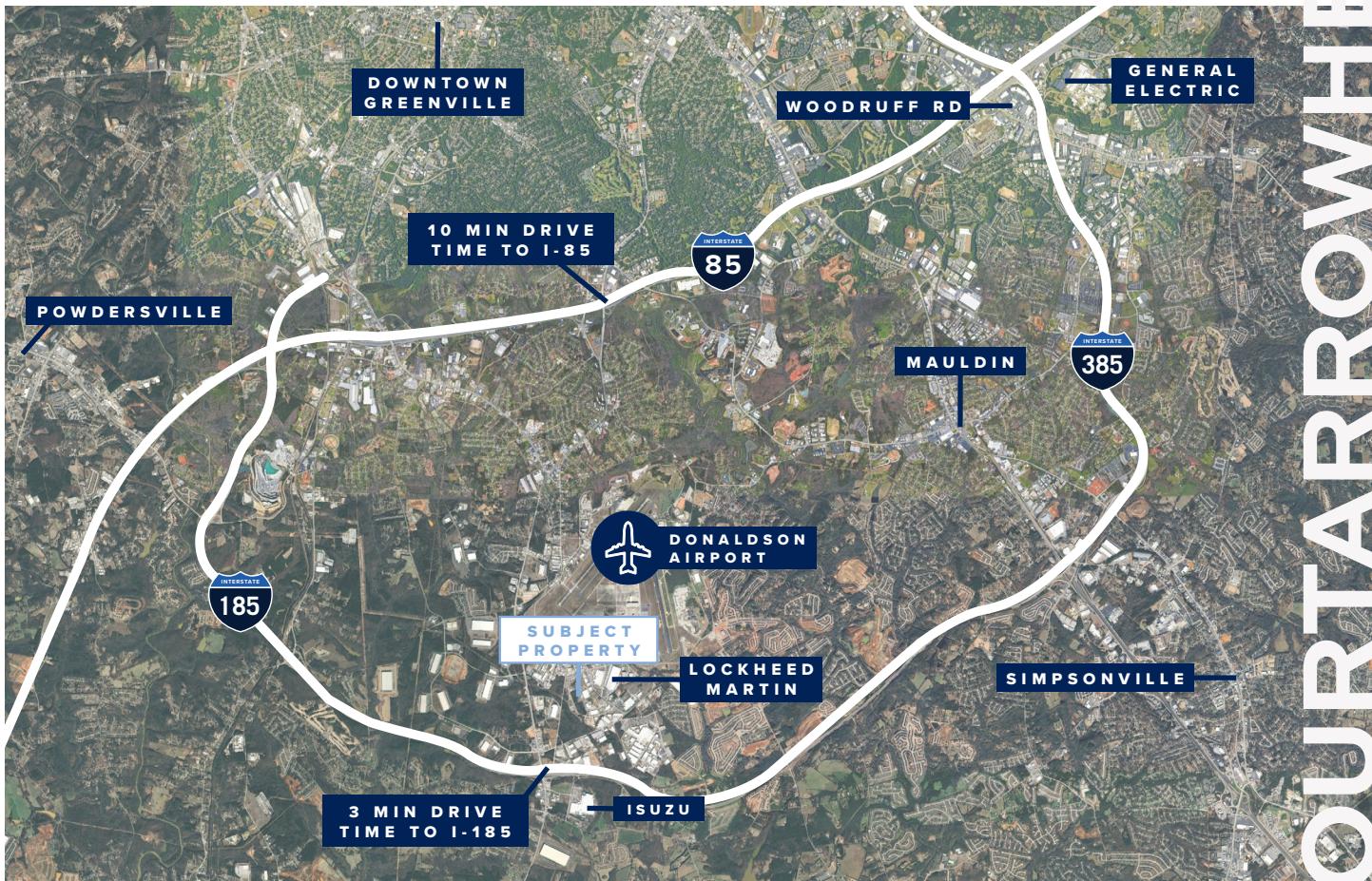
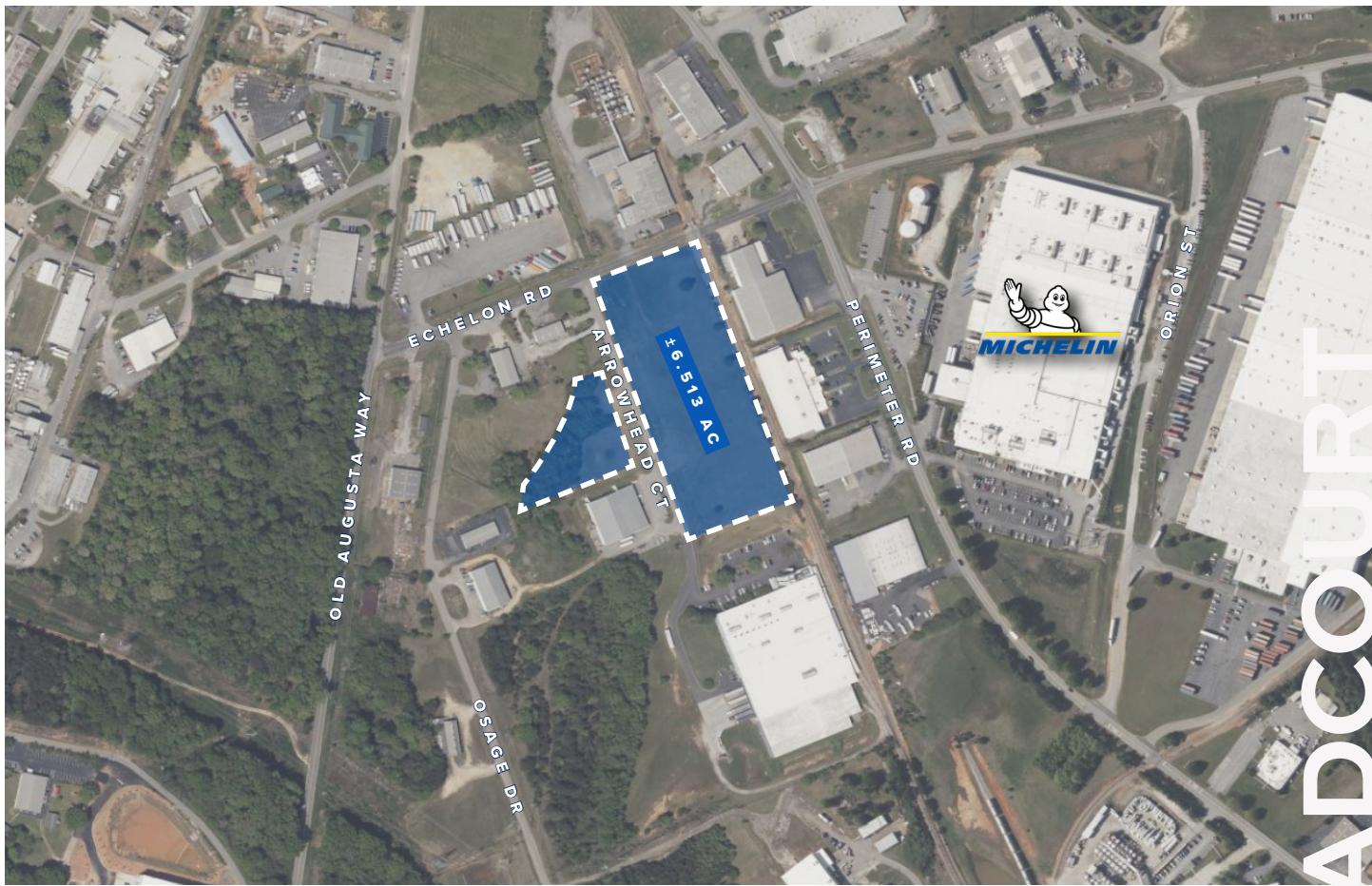


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MARKET OVERVIEW

DRIVE TIMES

Downtown Greenville	9 mi
Spartanburg, SC	34 mi
Asheville, NC	74 mi
Columbia, SC	99 mi
Charlotte, NC	106 mi
Atlanta, GA	148 mi
Charleston, SC	208 mi
Savannah, GA	240 mi



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