



WAREHOUSE SPACE FOR LEASE

±8,831 SF - ±361,500 SF

400  
BON AIR STREET

MAULDIN, SC 29662

SITE # 2110

**CBRE**

## PROPERTY DETAILS

400 Bon Air Street is located in an excellent industrial area, only 1 mile from Mauldin's city center and 3 miles from I-385 and I-85.

Available: ±8,831 - ±361,500 SF

Ample surface parking (400+ spaces)

Trailer parking available (3.75 AC)

Rail access via Carolina Piedmont Railroad

### Property Details:

- + 9 Dock Doors
- + 3 Drive-in Doors
- + 25' x 50' Column Spacing
- + 12' Ceiling Height
- + Heated
- + Heavy power: 4,000 AMPS, 480V, 3 Phase

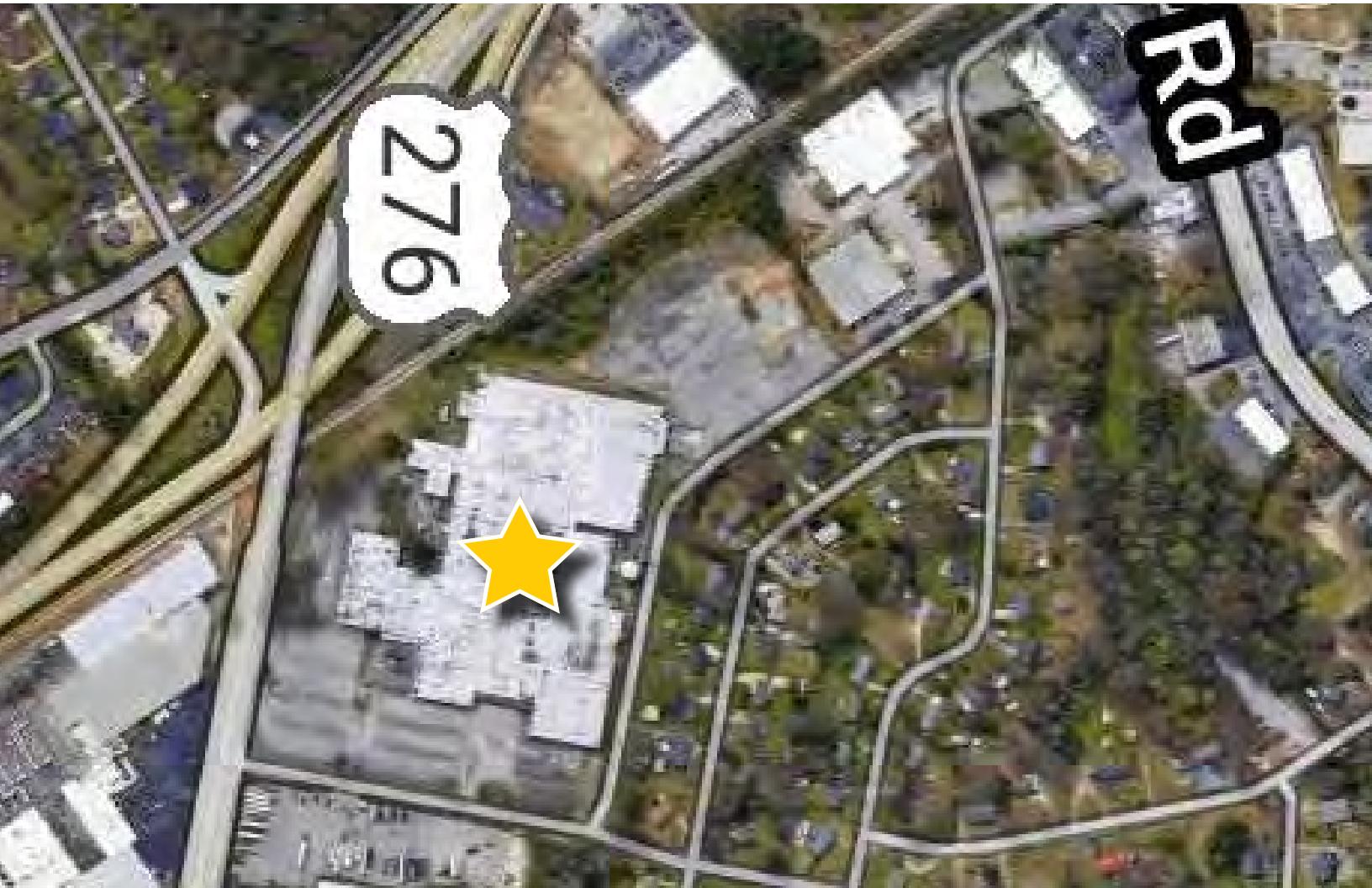


### Lease Rate:

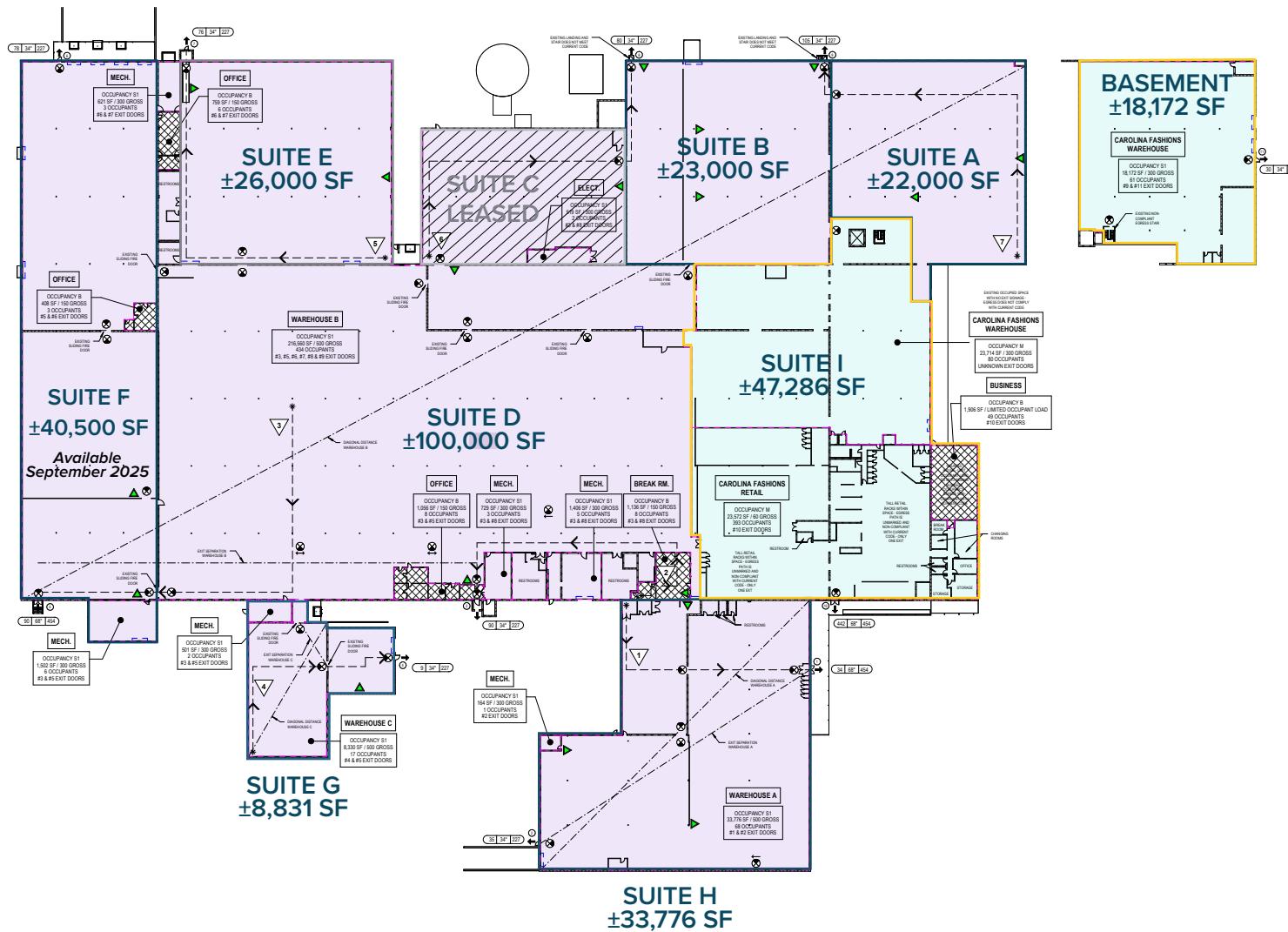
\$4.00 - \$5.00/SF NNN

### Trailer Parking Available:

\$3,500/acre/month



## FLOOR PLAN





## CONTACT US

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