

INDUSTRIAL PROPERTY FOR LEASE



148 River Street Ste 222  
Greenville, SC 29601  
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athena.inc

**±33,200 SF  
INDUSTRIAL  
BUILDING  
FOR LEASE**

120 McDougall Ct  
Greenville, SC 29607

**LUKE ANASTASI**  
864.664.3900  
contact@athena.inc



# PROPERTY SUMMARY

120 McDougall Court, Greenville, SC 29607

INDUSTRIAL PROPERTY FOR  
LEASE



## PROPERTY HIGHLIGHTS

- $\pm 33,200$  SF of warehouse space
- Ceiling heights up to 25' with a 20' clear height
- Equipped with 9 dock doors and 4 drive-in doors
- Fully sprinklered for fire safety
- 3-phase power for industrial and heavy use

## SCHEDULED RENOVATIONS

- New Roof
- Exterior Painting
- Asphalt Replacement
- New Warehouse Heaters
- Overhead Door Repairs
- New Office Space

## OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Available SF:	$\pm 33,200$ SF
Building Size:	$\pm 33,200$ SF
Lot Size:	$\pm 2.2$ Acres
Tax ID:	M008040100311
County:	Greenville
Zoning:	I-1

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# LOCATION MAP

120 McDougall Court, Greenville, SC 29607

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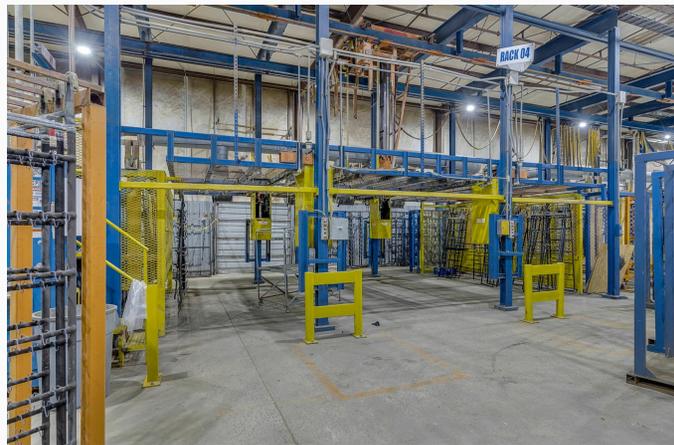
Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, City of Greenville GIS, Landsat / Copernicus, Maxar Technologies

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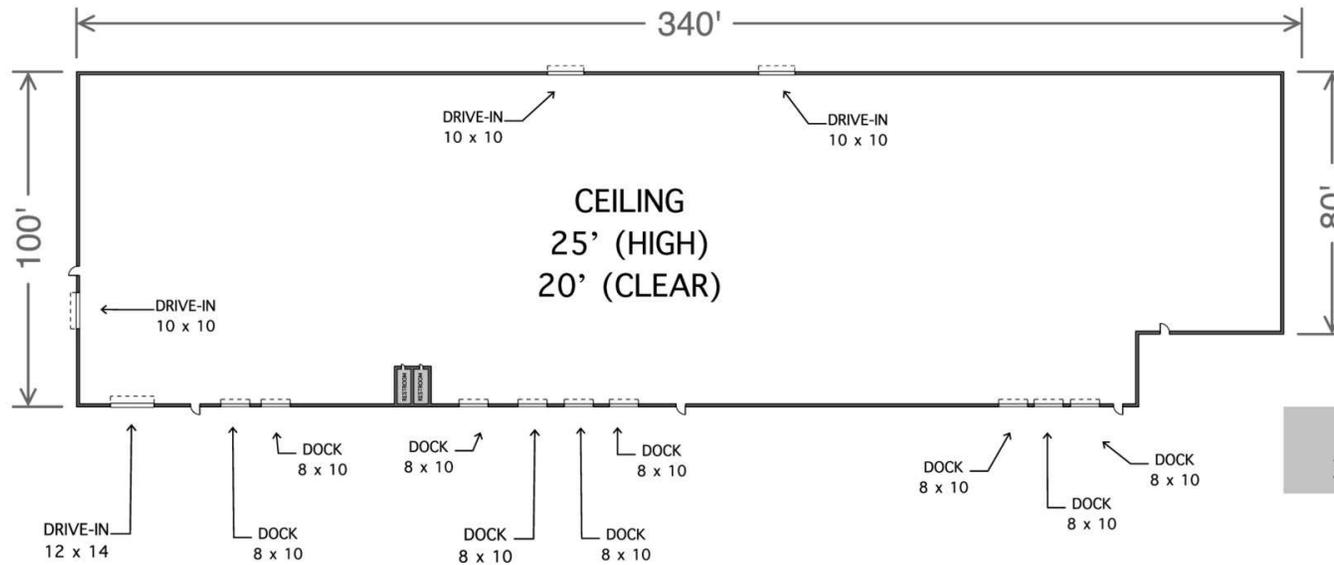


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# FLOOR PLAN

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# DEMOGRAPHICS MAP & REPORT

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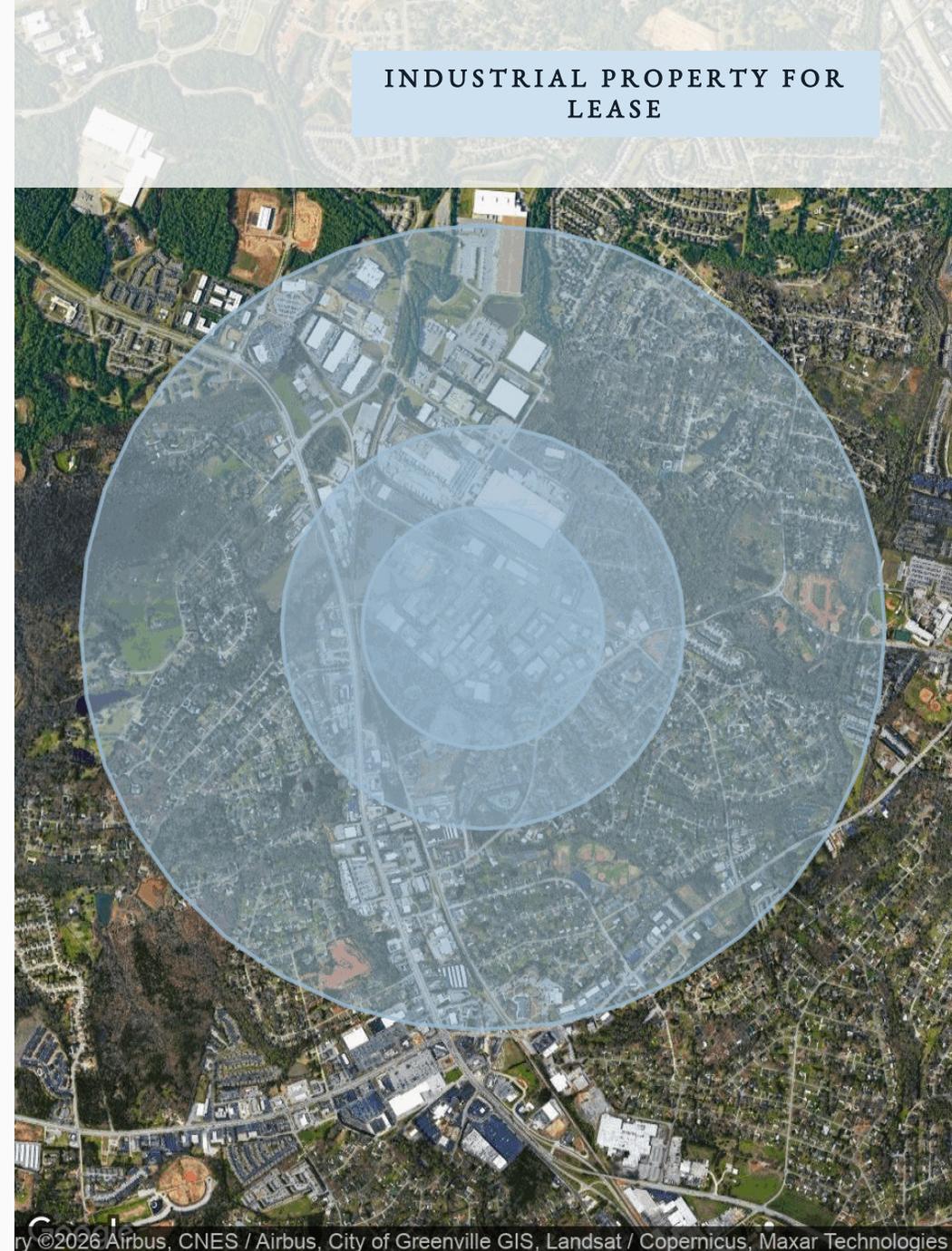
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	425	1,549	6,663
Average Age	46	43	41
Average Age (Male)	43	41	39
Average Age (Female)	48	44	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	235	793	3,104
# of Persons per HH	1.8	2	2.1
Average HH Income	\$85,330	\$87,992	\$94,163
Average House Value	\$268,675	\$254,367	\$268,983

Demographics data derived from AlphaMap



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