

INDUSTRIAL PROPERTY FOR LEASE



148 River Street Ste 222
Greenville, SC 29601
864.664.3900
athena.inc

±20,000 SF INDUSTRIAL BUILDING FOR LEASE

122 McDougall Ct
Greenville, SC 29607

LUKE ANASTASI
864.664.3900
contact@athena.inc



PROPERTY SUMMARY

122 McDougall Ct, Greenville, SC 29607

INDUSTRIAL PROPERTY FOR
LEASE



PROPERTY HIGHLIGHTS

- $\pm 18,350$ SF of warehouse space
- $\pm 1,650$ SF of office space
- Heights of 30' and clear height of 24'
- 4 dock doors and 3 drive-in doors
- 3-phase power for industrial and heavy use
- ± 0.50 acres of fenced Laydown space
- Multiple renovations in 2022

SCHEDULED RENOVATIONS

- New Roof & Exterior Paint
- Asphalt Replacement
- New HVAC Systems (Heaters and Office AC)
- Overhead Door Renovations

OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Available SF:	$\pm 20,000$ SF
Building Size:	$\pm 20,000$ SF
Lot Size:	± 1.54 Acres
Tax ID:	M008040100309
County:	Greenville
Zoning:	I-1

LUKE ANASTASI

864.664.3900
contact@athena.inc



athena.inc

LOCATION MAP

122 McDougall Ct, Greenville, SC 29607

INDUSTRIAL PROPERTY FOR
LEASE



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

LUKE ANASTASI

864.664.3900
contact@athena.inc



athena.inc



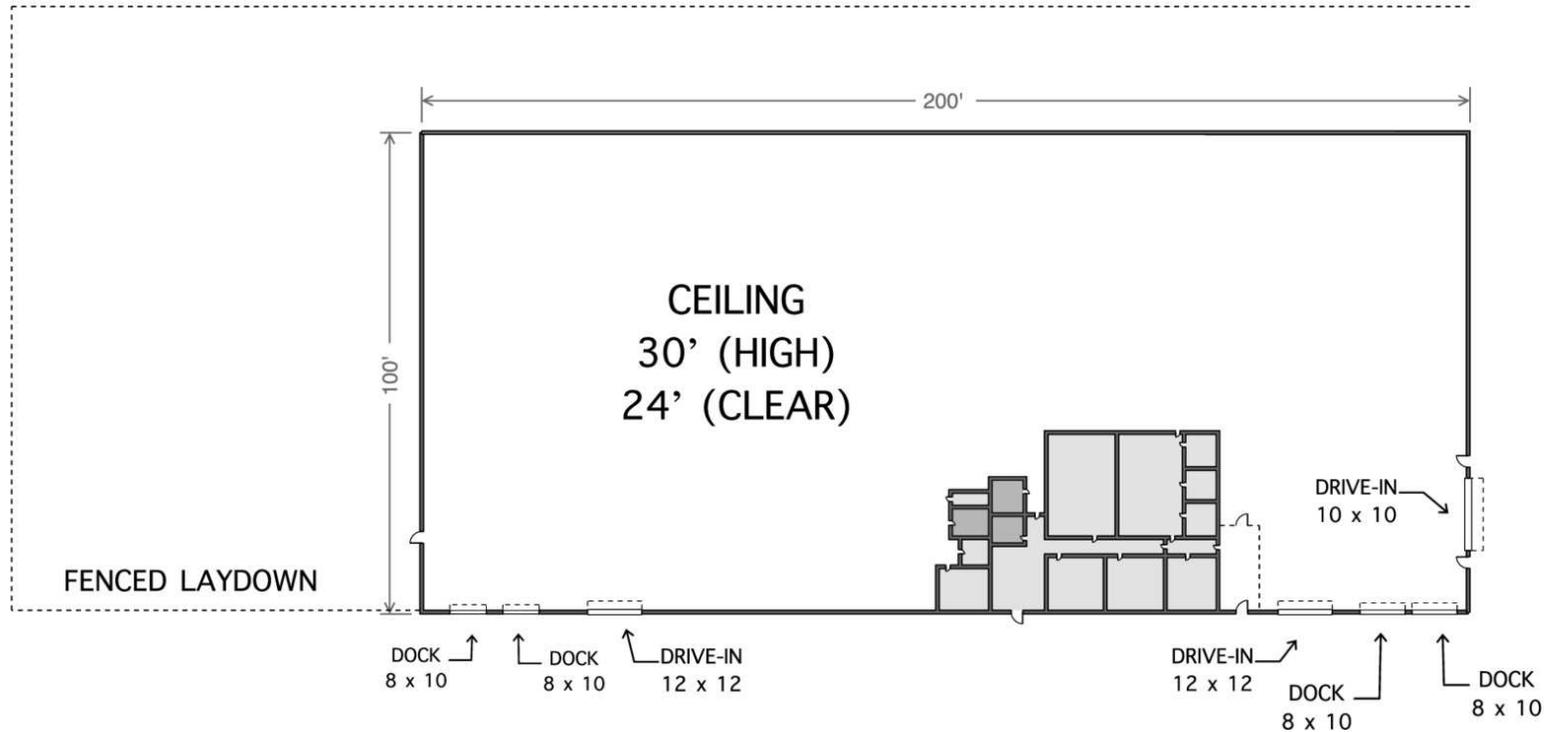
LUKE ANASTASI
864.664.3900
contact@athena.inc

 **Athena**
athena.inc

FLOOR PLAN

122 McDougall Ct, Greenville, SC 29607

INDUSTRIAL PROPERTY FOR
LEASE



OFFICE
BATHROOMS

OFFICE
1,650 +/- SQFT

WAREHOUSE
18,350 +/- SQFT

TOTAL
20,000 +/- SQFT

LUKE ANASTASI

864.664.3900
contact@athena.inc



athena.inc

DEMOGRAPHICS MAP & REPORT

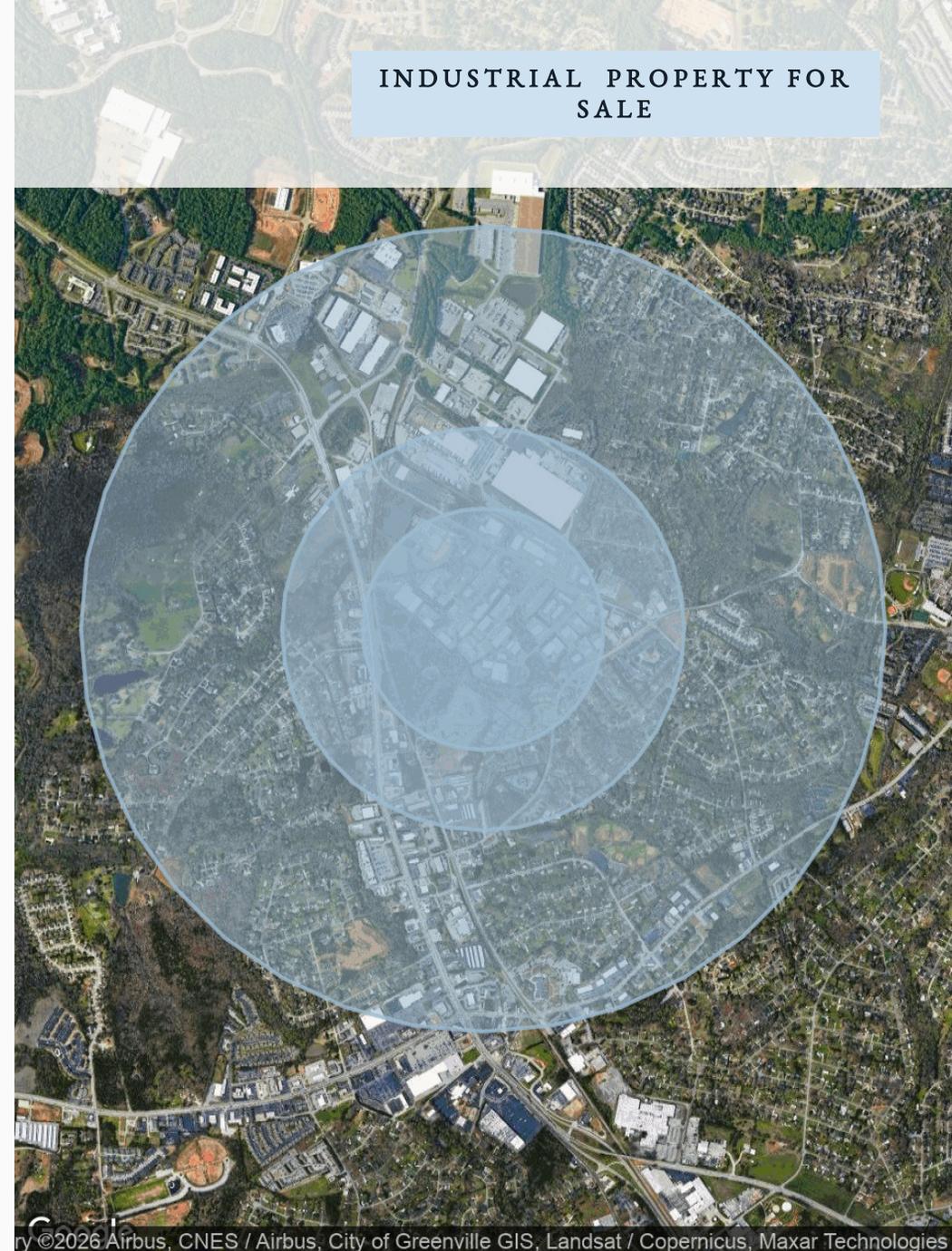
122 McDougall Ct, Greenville, SC 29607

INDUSTRIAL PROPERTY FOR
SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	421	1,446	6,322
Average Age	47	43	41
Average Age (Male)	44	41	39
Average Age (Female)	50	45	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	237	747	2,946
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$83,143	\$86,720	\$93,004
Average House Value	\$267,279	\$250,402	\$266,577

Demographics data derived from AlphaMap



LUKE ANASTASI

864.664.3900
contact@athena.inc

This document is provided by Athena, Inc. for advertising and informational purposes only. All property information provided in this packet is obtained from reliable sources; however, no guarantee is made regarding its accuracy. Buyers, sellers, and renters are required to conduct their own due diligence and verification. The broker assumes no liability of any kind.



athena.inc