

# ±92,000 SF Available

Prime Last Mile Infill Location

*New Renovations Underway!*

214 Industrial Drive  
Greenville, SC 29607  
Site #2509

Contact Broker for Pricing

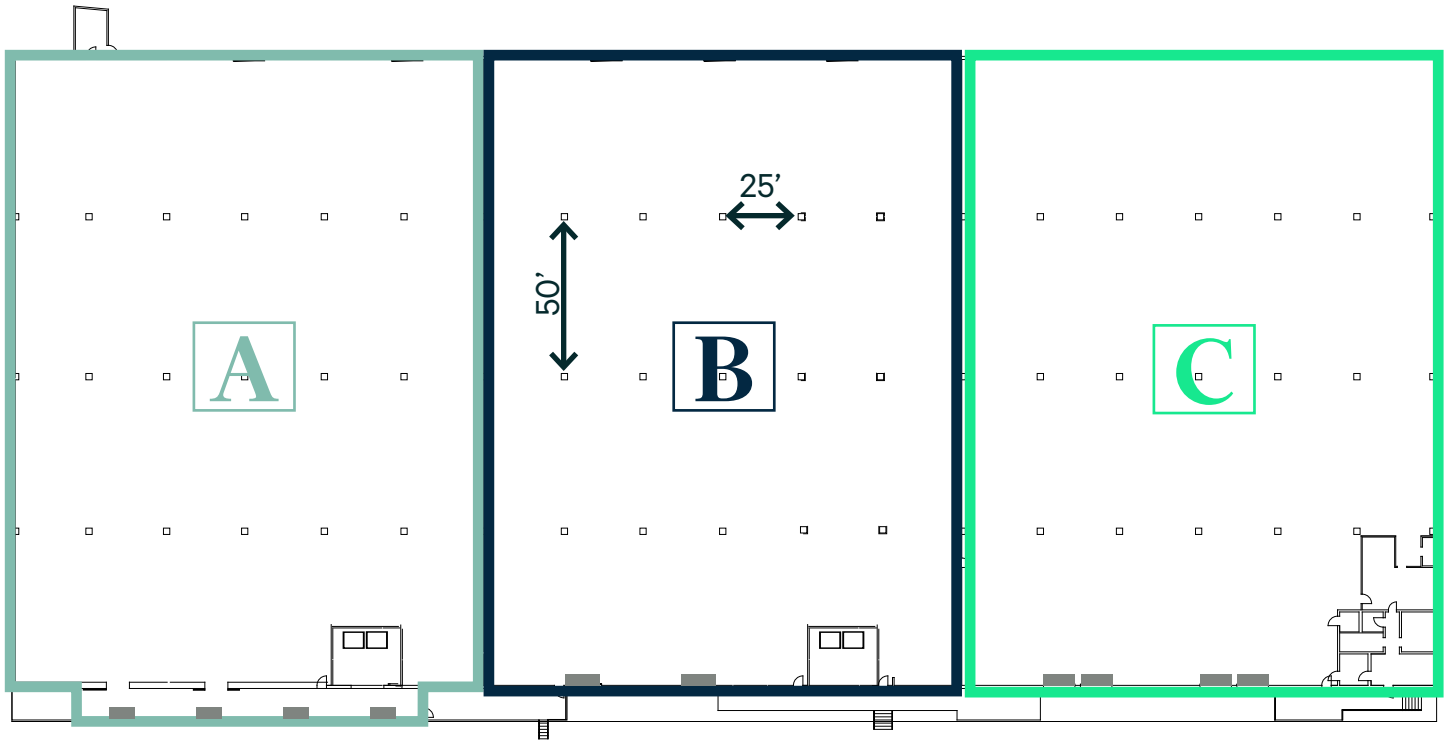


## Contact Us

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# Property Details

- + Building Size: ±92,000 SF
- + Minimum Divisibility: ±30,000 SF
- + White boxed interior throughout
- + Lot Size: 2.60 Acres
- + Building Dimensions: 200' x 450'
- + Column Spacing: 25' x 50'
- + All dock doors will have new seals
- + Clear Height: 18'
- + New LED Motion Sensor
- + Auto Parking: ±20
- + Fire Protection: Fully sprinkled, Wet
- + Utilities:
  - Water: ReWa
  - Sewer: ReWa
  - Gas: Piedmont Natural Gas
  - Electric: Duke Energy

## Option A:

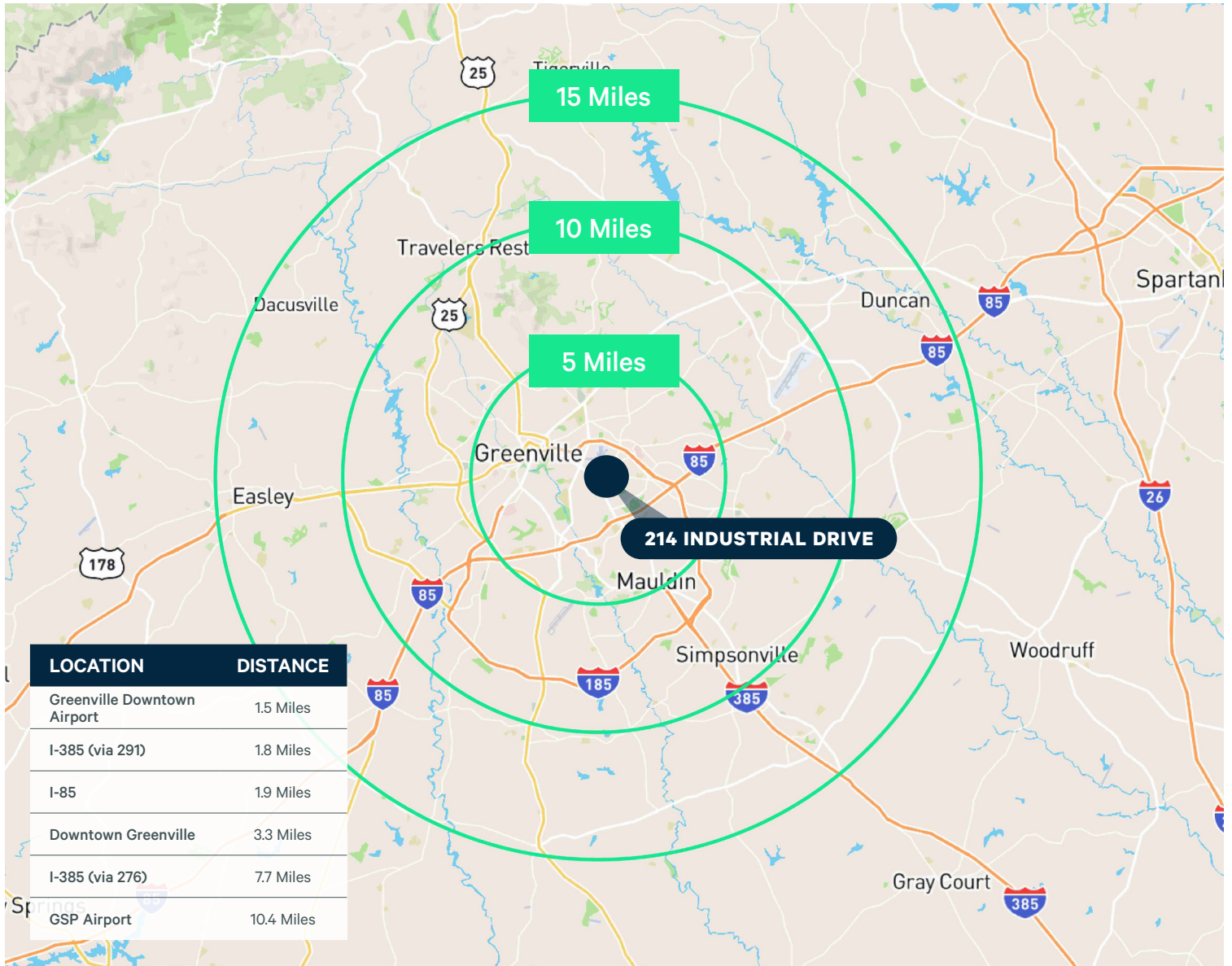
- + Suite Size: 32,000 SF
- + New Office Space: ±500 SF
- + Dock Doors: 4

## Option B:

- + Suite Size: 30,000 SF
- + New Office Space: ±500 SF
- + Dock Doors: 2

## Option C:

- + Suite Size: 30,000 SF
- + New Office Space: ±1,250 SF
- + Dock Doors: 4



|          | Population | Daytime Population | Labor Force | Bachelor's Degree or Higher | Average HH Income | Businesses |
|----------|------------|--------------------|-------------|-----------------------------|-------------------|------------|
| 5 Miles  | 183,045    | 268,567            | 96,366      | 37,859                      | \$102,620         | 12,225     |
| 10 Miles | 466,436    | 522,902            | 237,750     | 88,361                      | \$104,156         | 19,813     |
| 15 Miles | 669,491    | 711,832            | 336,686     | 117,024                     | \$102,807         | 24,856     |

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