



Available Industrial Building
Matrix Spec Building 3
 85,000 Square Feet

LOCATION: 1515 Old Grove Rd
COMMUNITY: Greenville
COUNTY: Greenville
STATE: South Carolina

Description

BUILDING AREA Office Square Feet
 85,000 Mfg / Warehouse Square Feet
 85,000 Total Square Feet

SITE: 10 Acres (Add'l 10.56 AC Available)
YEAR BUILT: 2007
CONDITION: Excellent
PREVIOUS USE: New Building

CONSTRUCTION: Floor: To Suit Occupant
 Walls: Concrete Panels (Insulated)
 Columns: 52' x 40'
 Roof: Rubber (Insulated)

CLEAR HEIGHT: Eaves: 28'3"
 Center 30'3"

SPRINKLER: To Suit
HEAT PORTION: To Suit Occupant
AIR CONDITION.: To Suit Occupant
LIGHTING: To Suit Occupant
TRUCK DOCKS: 3 **DRIVE-IN DOORS:** 1

Taxes and Zoning

TAX DISTRICT: 100
MILLAGE RATE: 267.40 (2010)
FIRE DISTRICT: South Greenville
FIRE RATING: 3
ZONING: I-2, Industrial Park

Sales

SALE PRICE: Negotiable
LEASE PRICE: Negotiable
AVAILABLE: Immediately
CONTACT: Charles Whitmire
 The Whitmire Co.
 864-232-9900



Utilities

WATER: Greenville Water System
GAS: Piedmont Natural Gas
SEWER: ReWa
ELECTRICITY: Duke Energy

Transportation and Access

INTERSTATE ACCESS : I-185 1 Miles
ALTERNATE HIGHWAY: I-85 3 Miles
COMMERCIAL AIRPORT: GSP International 16 Miles
CIVIL AIRPORT: SC-TAC 1 Miles
NEAREST PORT: Charleston 206 Miles
RAIL ACCESS: None

Comments

Expandable to 250,000 SF. Located within The Matrix Park.

For Additional Information Contact:

Greenville Area Development Corporation
 233 North Main, Suite 250
 Greenville, SC 29601

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