

FOR LEASE OR SALE

130 Industrial Drive Greenville, SC 29607

NAI Earle Furman



Office | 4,000 - 17,839 SF

- Currently an office/inpatient treatment/conference two story building
- Can be leased as a whole or separated into multiple suites
- Fully renovated 2013
- Residential treatment on 2nd floor and conference/office on 1st floor
- Elevator, sprinkler and backup generator (250kw)
- 21 on site parking spaces (additional leased spaces available)
- Zoned: S-1 Greenville County
- Lease rate: \$18.00/SF NNN
- Sale price: \$2,999,000



✉ **Keith Jones, CCIM, SIOR**
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✉ **McNeil Epps**
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No Warranty, Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Partial Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

📍 **101 E Washington St**
Greenville, SC 29601
naief.com

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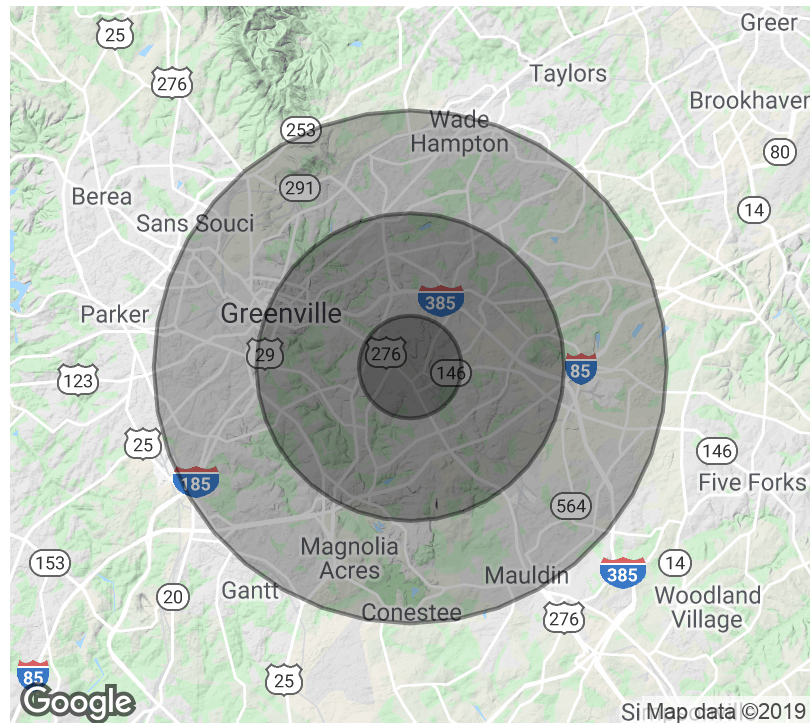
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,872	54,557	144,545
Median age	33.3	35.4	37.3
Median age (Male)	33.2	33.6	35.7
Median age (Female)	32.7	37.5	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,864	23,181	62,237
# of persons per HH	2.1	2.4	2.3
Average HH income	\$63,054	\$69,623	\$64,952
Average house value	\$210,423	\$243,861	\$220,151

* Demographic data derived from 2010 US Census



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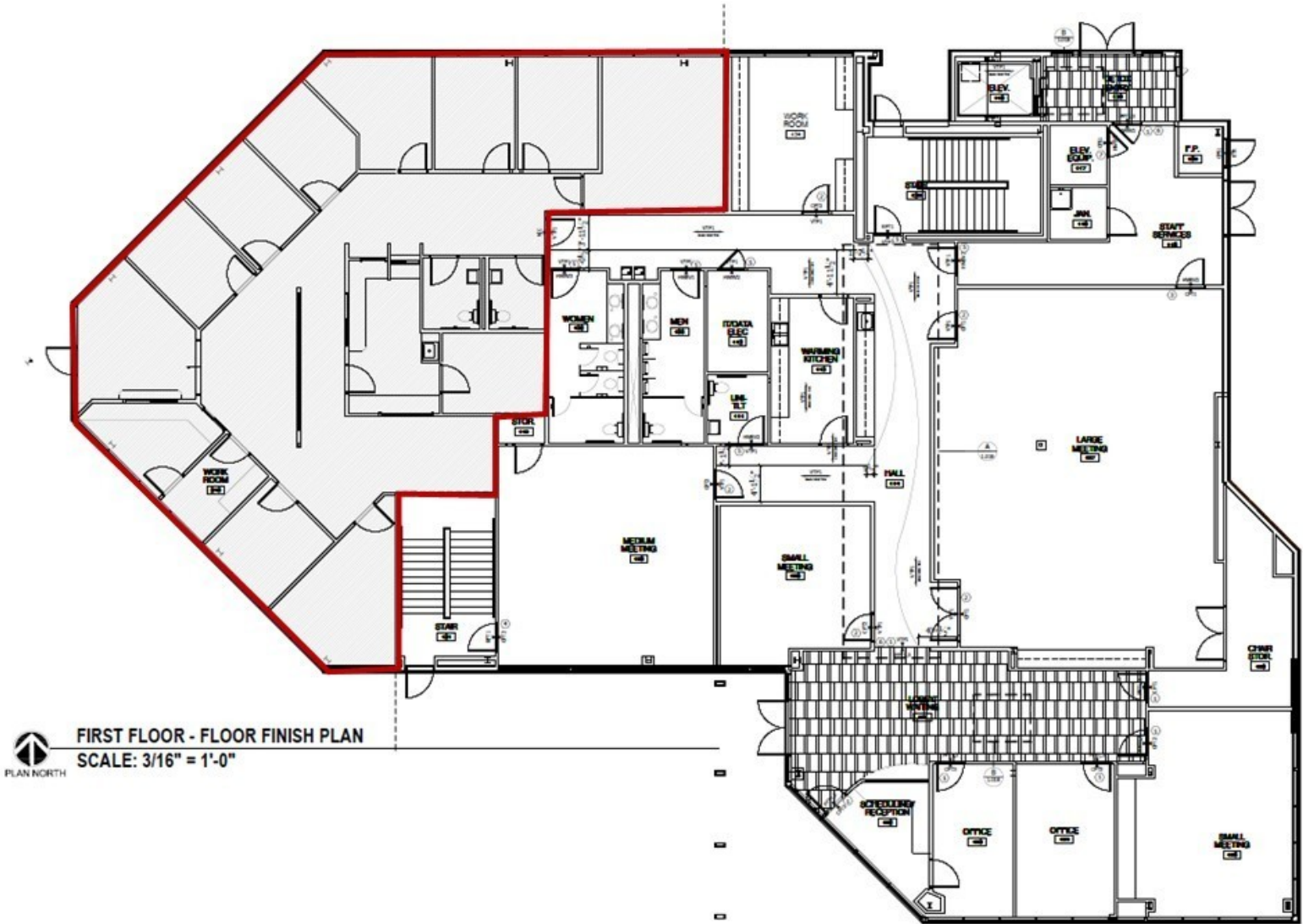
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4,000 SF POTENTIAL SUBDIVISION



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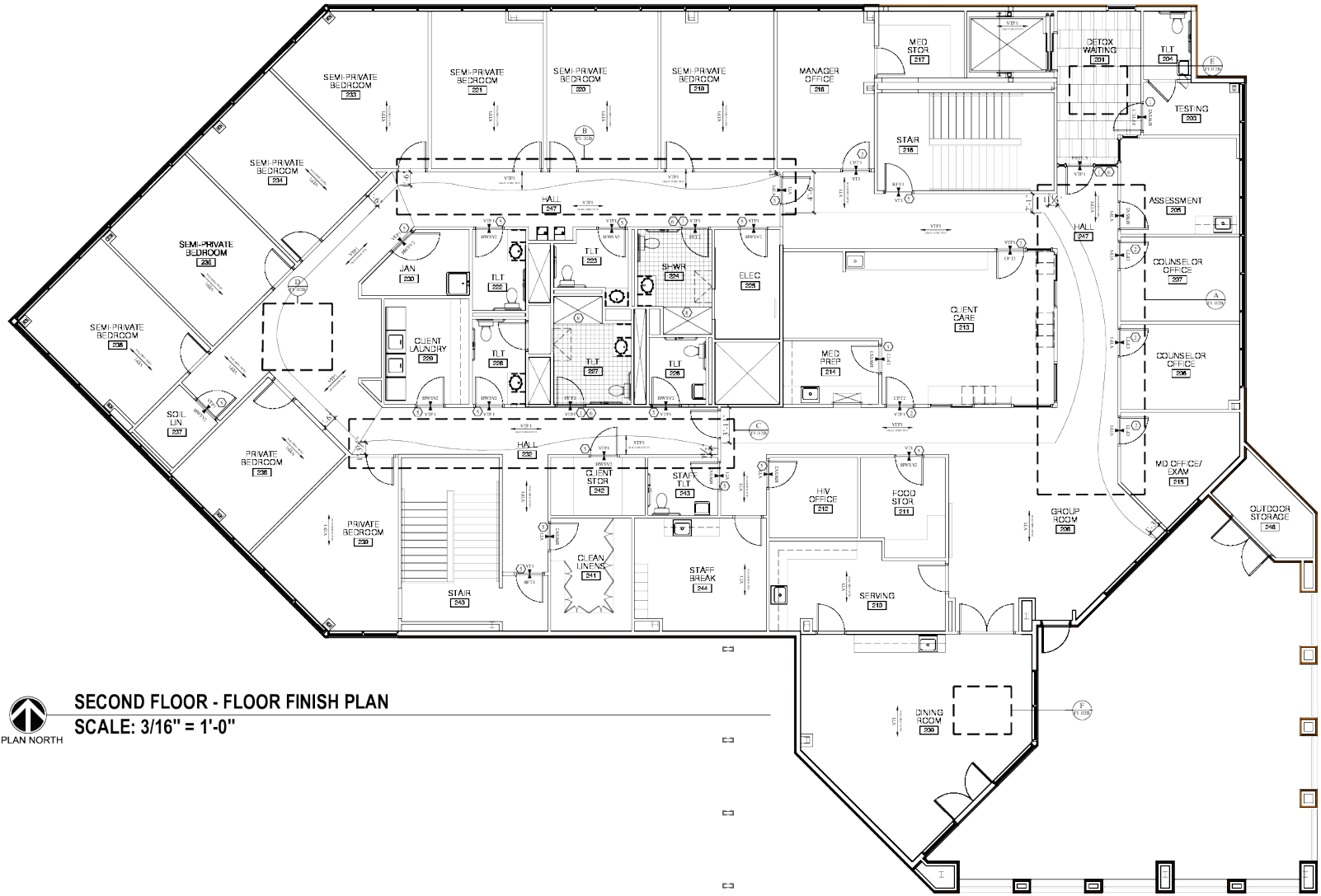
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SECOND FLOOR - FLOOR FINISH PLAN

SCALE: 3/16" = 1'-0"

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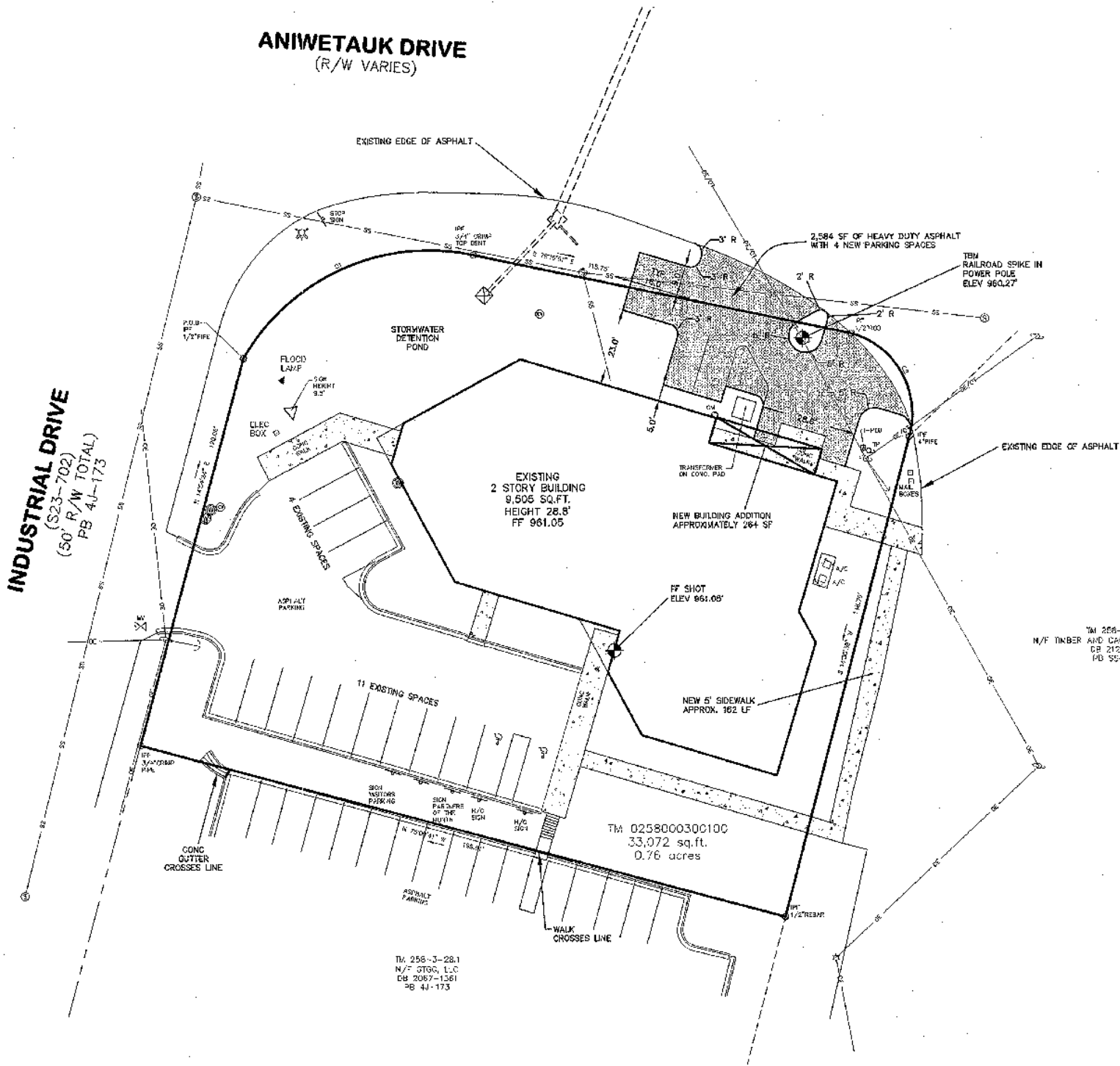
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