

FOR LEASE

±8,700 SF | FLEX

1105 OLD BUNCOMBE ROAD, GREENVILLE, SC 29617



LISTING DATA

BUILDING SIZE: ±8,700 SF
AVAILABLE SPACE: ±8,700 SF
OFFICE: ±2,700 SF
SHOWROOM: ±432 SF
WAREHOUSE: ±5,568 SF
ZONING: S-1; SERVICES
COUNTY: GREENVILLE
CITY LIMITS: NO
TAX MAP #: 047800102107 & 0478000102106
FEATURES:

- 530' of Frontage on Poinsett Highway
- Clear Span Building
- 19 Parking Spaces (2.18/1000)
- 6" Concrete Floors
- (2) DHD & (1) GLD
- LED Lighting

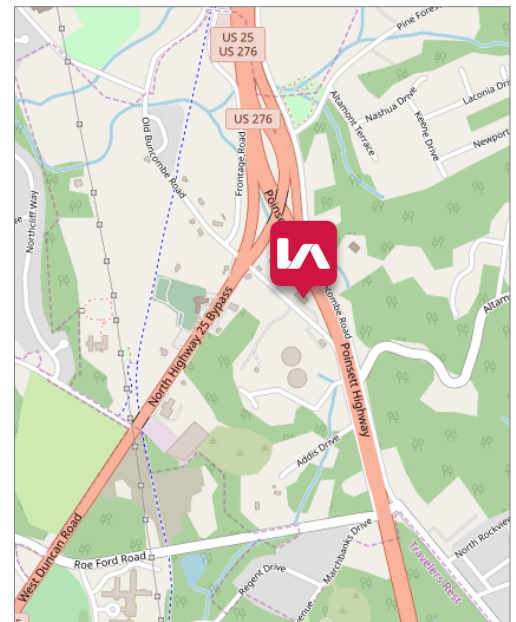
ECONOMIC DATA

LEASE RATE: \$6.15 / SF (NNN)

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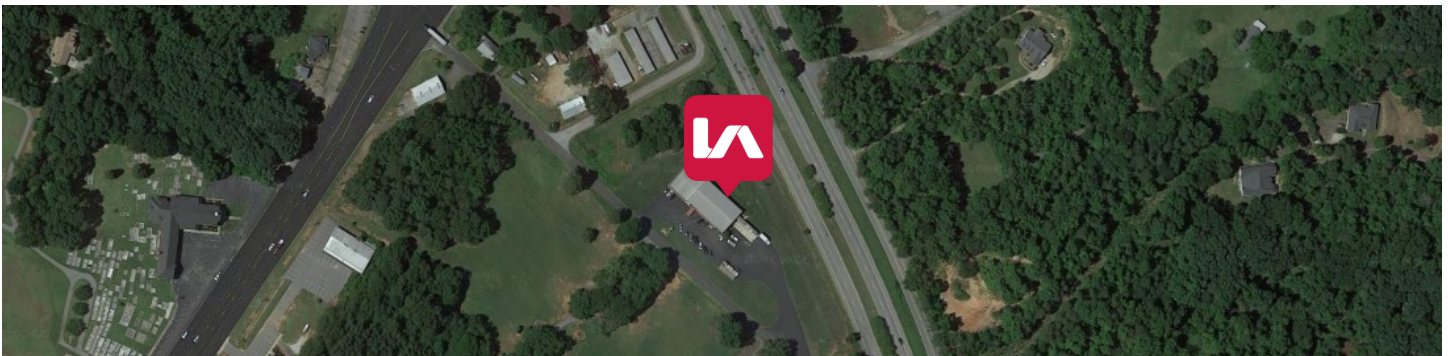
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PROPERTY DETAILS

PROPERTY NAME:	Corbin Turf & Supply	ROOF:	Metal
PROPERTY DESCRIPTION:	Single Tenant Industrial / Warehouse Building	SIGNAGE:	Building & Monument
PROPERTY ADDRESS:	1105 Old Buncombe Road Greenville, SC 29617	FLOORS:	6" Concrete Slab
TAX MAP #:	0478000102107 & 0478000102106	LIGHTING:	LED Lighting
PROJECT SIZE (TOTAL):	±8,700 SF	LOADING:	Two (2) DHD & One (1) DID
WAREHOUSE:	±5,568 SF	PARKING:	19 Parking Spaces (2.18/1000)
OFFICE:	±2,700 SF	TRUCK COURT:	130'
SHOWROOM:	±432 SF	CRANES:	None
# OF RESTROOMS:	Two (2)	GAS:	Propane Tank
BUILDING DIMENSIONS:	145' x 60'	WATER:	Greenville Water
BUILDING SHAPE:	Generally Rectangular	SEWER:	Septic
YEAR BUILT:	2003	POWER:	Duke Energy 208Y/120 3 Phase 4W
LOT SIZE:	±2.10 AC	PHONE/DATA:	Spectrum Fiber
LOT DETAILS:	Level	SECURITY:	R & U Alarm / Camera System
CONSTRUCTION:	Pre-Engineered Metal	HEAT:	100% Suspended Gas Heaters
CONDITION:	Excellent	AIR-CONDITIONING:	Office Only
ZONING:	S-1; Services	SPRINKLERS:	None
CITY LIMITS:	No	VENTILATION:	Yes; One (1) Fan
COUNTY:	Greenville	AIRPORT:	GSP International Airport
CEILING HEIGHT:	13'6" - 16'6" Under Beam	TAXES:	\$8,345.54 (2019)



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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



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