

# BROOKFIELD SOUTH

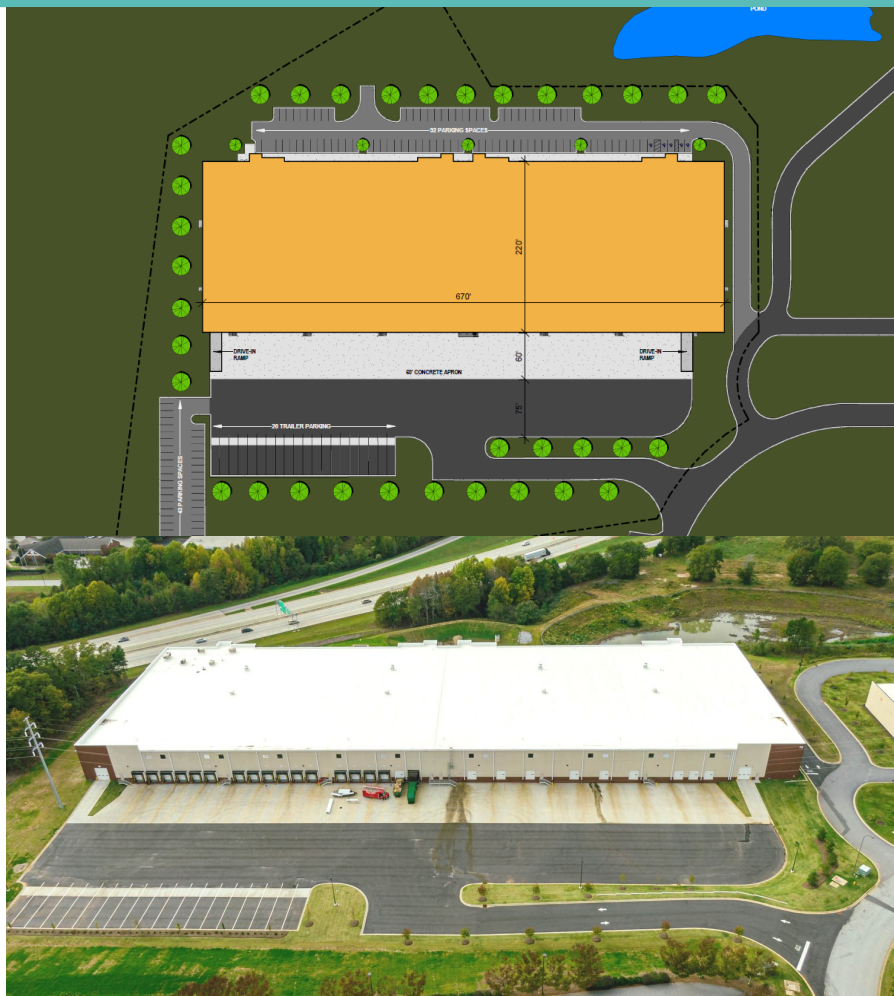


## NOW LEASING

Brookfield South's Newest Industrial Building

### ±25,000 - 75,000 SF of Class A Multi-Tenant Industrial

- Great visibility and exposure from I-385
- Conveniently located directly off I-385 at the E. Butler Road Interchange and 1.5 miles from I-85 & CU-ICAR
- Class-A industrial, brick and pre-cast concrete exterior
- Will subdivide space
- *GSP International Airport* - 8.1 miles (13 mins)  
*BMW Manufacturing* - 12.3 miles (23 mins)  
*SC Inland Port* - 13.9 miles (21 mins)  
*Charlotte, NC* - 98 miles (1 hour 37 mins)  
*Atlanta, GA* - 152 miles (2 hours 25 mins)



# BROOKFIELD SOUTH

**AVAILABLE  
74,322 SF**

**LEASED  
74,321 SF**

## Location Overview

The 11.05 acre development site is situated within Brookfield South Industrial Park in Greenville, right off I-385. The site is among one of Greenville County's fastest growing areas attracting retail, office and industrial developments. The location provides easy access to both I-385 and I-85. This site is ideal for serving a tenant's customer base in the Upstate of South Carolina.

## Building Details

- > **TOTAL BUILDING SIZE**  
±148,643 SF
- > **AVAILABLE SPACE**  
±74,322 SF
- > **CEILING HEIGHT**  
32' clear
- > **COLUMN SPACING**  
55' x 55'
- > **DOORS**  
18 dock high doors  
2 drive-in doors
- > **LOADING DOCK**  
60' concrete apron
- > **TRUCK COURT**  
135' common
- > **SPRINKLER SYSTEM**  
100% ESFR
- > **ROOF**  
45 mil; R20 White TPO
- > **BUILDING DIMENSIONS**  
220' depth
- > **VENTILATION**  
Half Air Change per Hour
- > **PARKING**  
146 spaces, 0.96/1000; 6 HC  
20 trailer spaces
- > **OFFICE**  
5-8%; TBD
- > **WAREHOUSE A/C**  
Per tenant requirement



**RANDALL BENTLEY**  
CCIM, SIOR  
PRESIDENT/PRINCIPAL  
Office: 864-704-1040  
Cell: 864-444-2842  
rbentley@lee-ssociates.com

**KEVIN BENTLEY**  
SIOR  
EXEC VP / PRINCIPAL  
Office: 864-704-1040  
Cell: 864-444-1196  
kbentley@lee-associates.com

**CHAD STEPP**  
SENIOR ASSOCIATE  
Office: 864-704-1040  
Cell: 864-607-7223  
cstepp@lee-associates.com

