



For Sub-Lease

74,450 SF Industrial Portfolio *or*
53,470 SF Main Building

ADDRESS

1068 Holland Road, Simpsonville, SC 29681

PRICE

Lease Rate: \$5.50/SF (NNN)

Property Taxes: \$0.70/SF

CONTACT

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PROPERTY DESCRIPTION

Available SF: ±74,450 SF

of Buildings: 4 Buildings (Details on next page)

Acreage: ±14.08 Acres

Tax Map: 0542010102003

Zoning: PD; City of Mauldin

FEATURES

Former Coca-Cola Bottling Distribution Center

Includes an office, warehouse, vending dist. & shop

Desirable area; good employment base

90 free surface parking space and 40 trailer parking

LOCATION

±0.4 miles to I-385; ±3 miles to I-85

GENERAL BUILDING INFORMATION

Total:	±74,450 SF
Main Building:	±53,470 SF
Office:	±8,320 SF
Warehouse Area:	±45,150 SF
Vending Distribution:	±13,790 SF
Shop:	±7,190 SF
Description:	Single Tenant
Year Built:	1996
Condition:	Good
# of Buildings:	4
# of Floors:	1
Floor Thickness:	6" reinforced
Building Shape:	Generally Rectangular
Construction Type:	Brick & Pre-cast concrete
Roof Type:	Membrane
Fire Protection:	City of Mauldin
Utilities:	Water: Greenville Water Sewer: City of Mauldin Public Works Gas: Piedmont Natural Gas

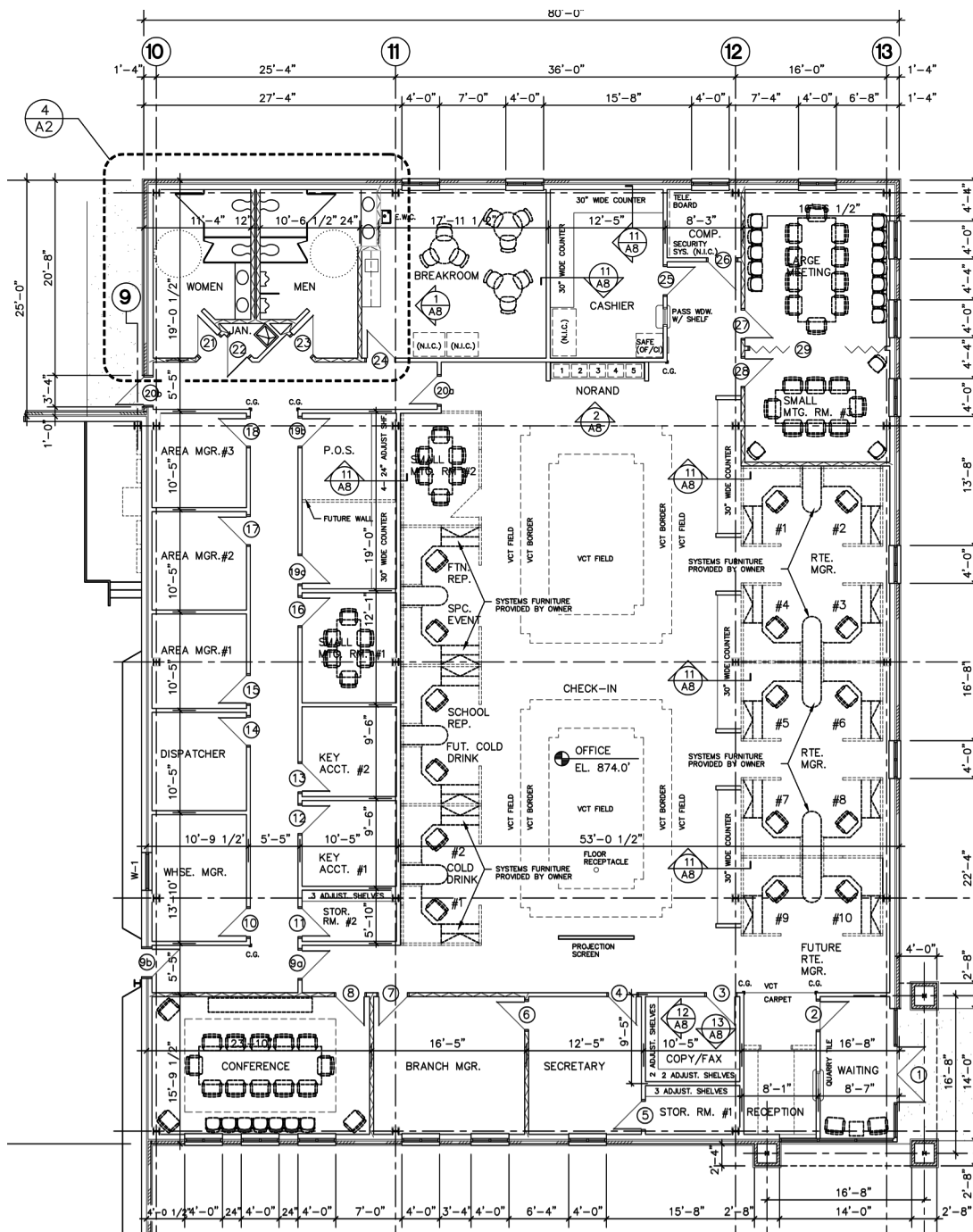
SITE INFORMATION

Site Size:	±14.08 acres
Topography:	Flat
Signage:	Monument
Parking:	90 free surface (1.79/1,000 SF)
Trailer Parking:	40
Lighted Parking:	Yes
Fencing:	Yes
Truck Turning Radius:	145'-150'
Secured Lot:	Yes
Environmental Concerns:	Unknown

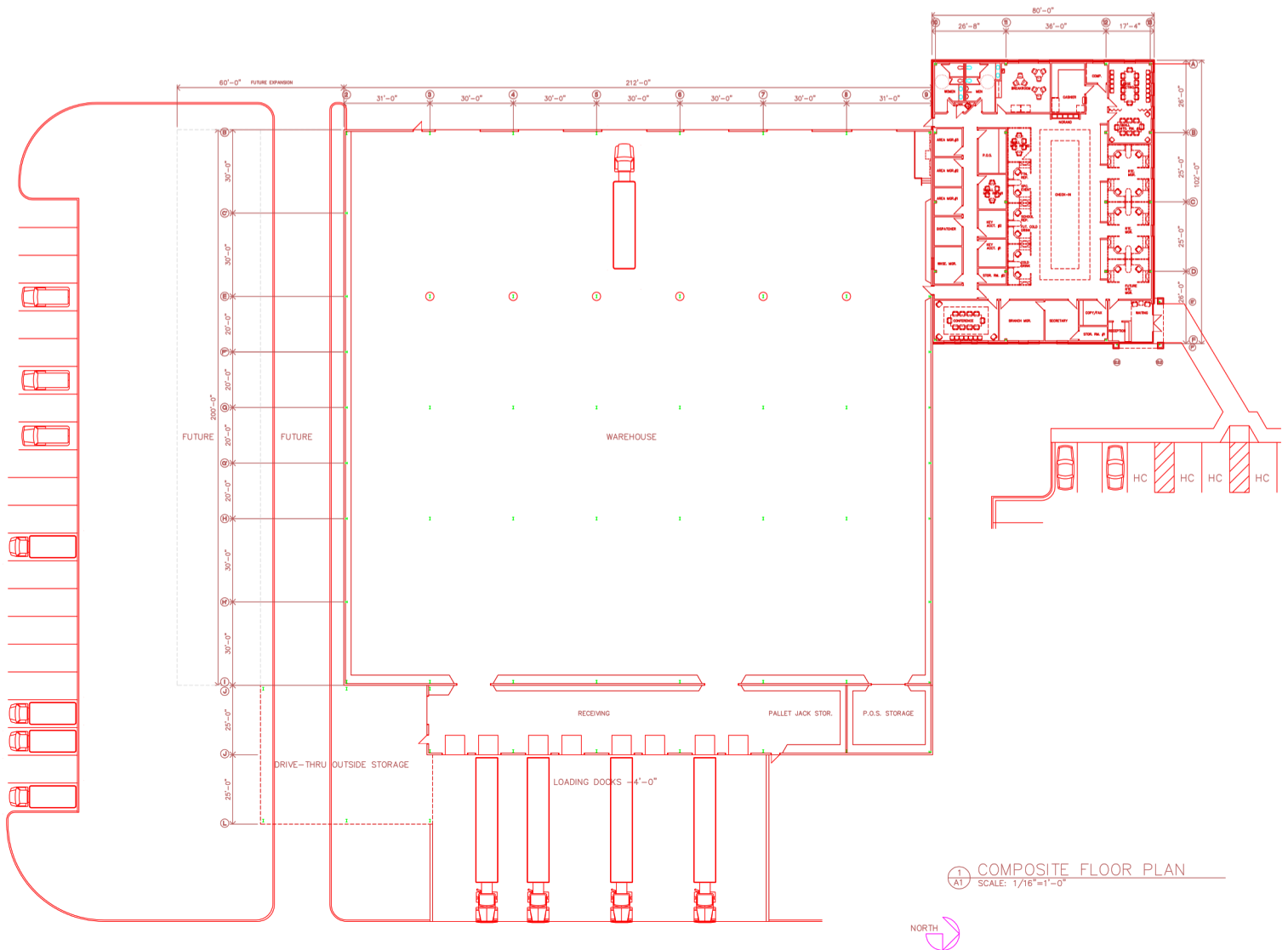
BUILDING DETAILS

Office:	±8,320 SF Open and hardwall offices Acoustical tile & sheetrock ceiling Ceiling height: 9' Fluorescent Lighting (2x4) VCT floor Wet fire sprinkler system
Main Warehouse:	±45,150 SF Brick & pre-cast concrete Slab reinforced with rebar Metal halide lighting Ceiling heights: 22'-25'7" Wet sprinkler system—0.32 density Column spacing: 30' x 40' Speed bay: 60' 8 ext. docks—9' x 10' 6 ground level docks 13 Pallet Jack charging stations Covered dock—ground level access 2 dock high doors Pit levelers 3 phase-480 volt-400 amp
Vending Distribution:	±13,790 SF 4 Offices—±1,064 SF Ceiling heights: 18'9"—20'4" Column spacing: 25' x 50' Restrooms: 2 urinals, 2 sinks, 2 W/C Metal halide lighting 2 LD—9' x 10' Doors 2 ground level docks—10' x 10' door 12' x 14' door
Shop:	±7,190 SF 2 offices Restroom: 1 urinal, 1 sink, 1 W/C Pre-cast concrete 2 service bays 4 ground level docks—14' x 16' door 1 washbay Oil separator Room-air compressor Pressure washers Floor drains 1 exhaust fan 225 Amp—3 Phase Power—208 volt Dry sprinkler system Crane: 2 tons

FLOOR PLAN: MAIN BUILDING— OFFICE



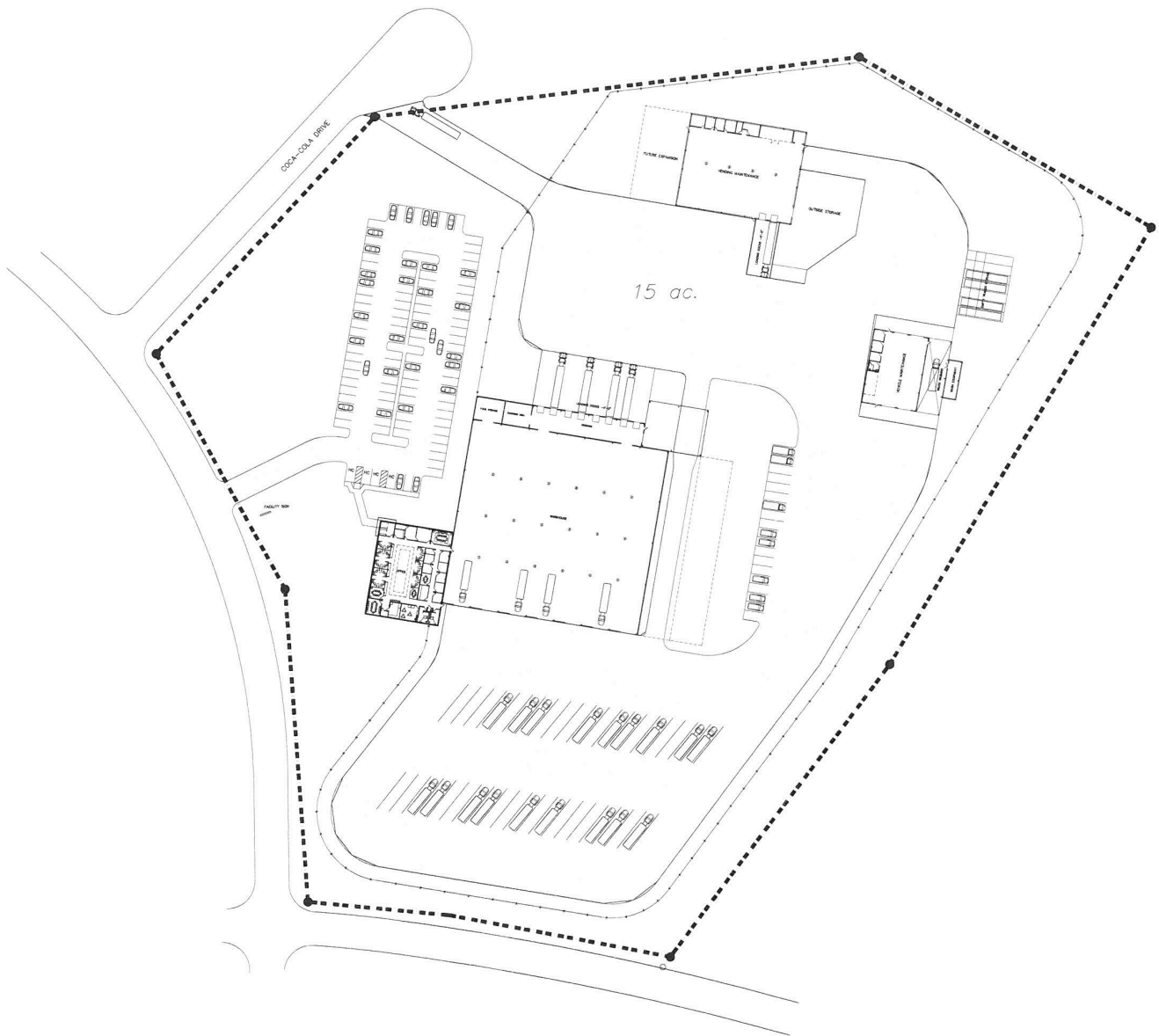
FLOOR PLAN: MAIN BUILDING- WAREHOUSE



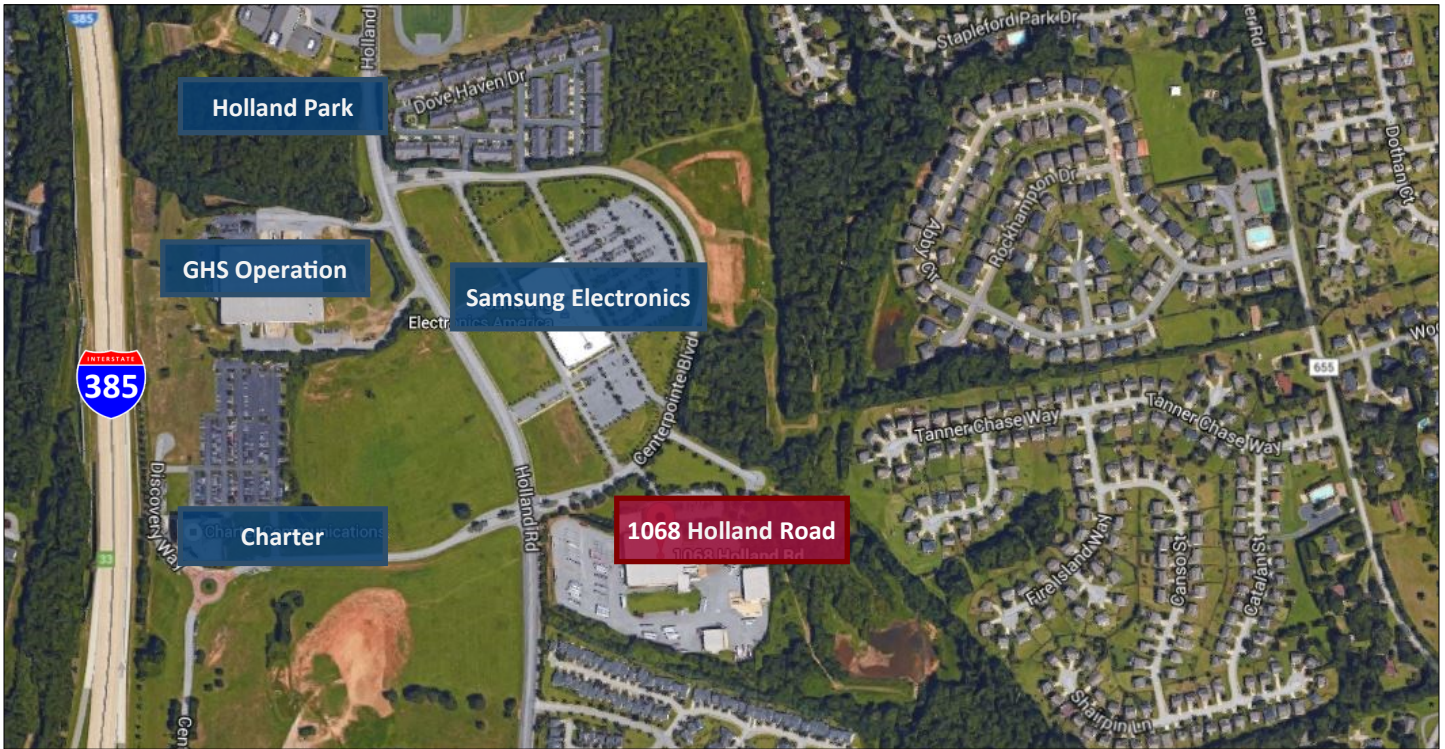




SITE PLAN



MAP AND AERIAL VIEW



MAP AND AERIAL VIEW

