



**COLDWELL  
BANKER  
COMMERCIAL**

**CAINE**

**SALE/LEASE**

**CBCCCAINE.COM**

## **220 OLD PIEDMONT HWY.**

Greenville, SC 29605

+/-14,300 SF FLEX BUILDING AND (2) RESIDENTIAL RENTAL UNITS  
ON +/-4 ACRES

### **INCLUDES:**

+/-12,000 SF OF VACANT SPACE FOR OWNER/USER OR TENANT

IN PLACE INCOME: \$3,200/MONTH (\$38,400/YEAR)

ASKING PRICE: \$1,025,000

(MAY BE PURCHASED SEPARATELY)



### **CONTACT**

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117 Williams Street, Greenville, SC 29601  
864.250.2800



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## FLEX BUILDING



### OFFERING SUMMARY

Sale Price:	\$825,000
Building Size:	+/-14,300 SF
Lease Rate (NNN):	\$3/SF (Warehouse) \$10/SF (Office)
Lot Size:	+/-3 Acres
Zoning:	C-2 and R-MHP Greenville County
Market:	Greenville/ Spartanburg
Submarket:	West Greenville Industrial

### PROPERTY HIGHLIGHTS

- +/- 8,900 sf warehouse
- +/- 3,100 sf of conditioned office/showroom space (engineered to add another floor)
- Office ceiling height: 11'
- +/- 2,200 sf occupied in a separately demised space (\$1,650/month NNN)
- 2.996 Acres
- Fenced laydown yard behind the building
- Split zoned C-2 and R-MHP Greenville County
- Warehouse ceiling height: 17'6" at eaves, 22' at center
- 3 phase electrical
- (2) Restrooms
- (1) 10' automatic roll up door
- (1) 14' automatic roll up door

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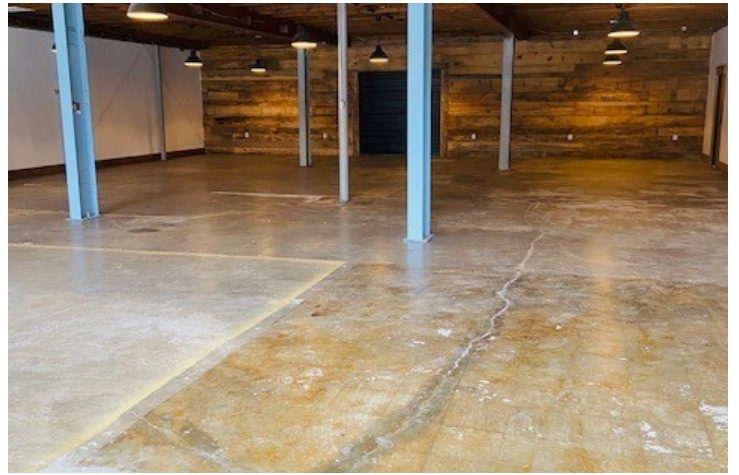
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# FLEX BUILDING



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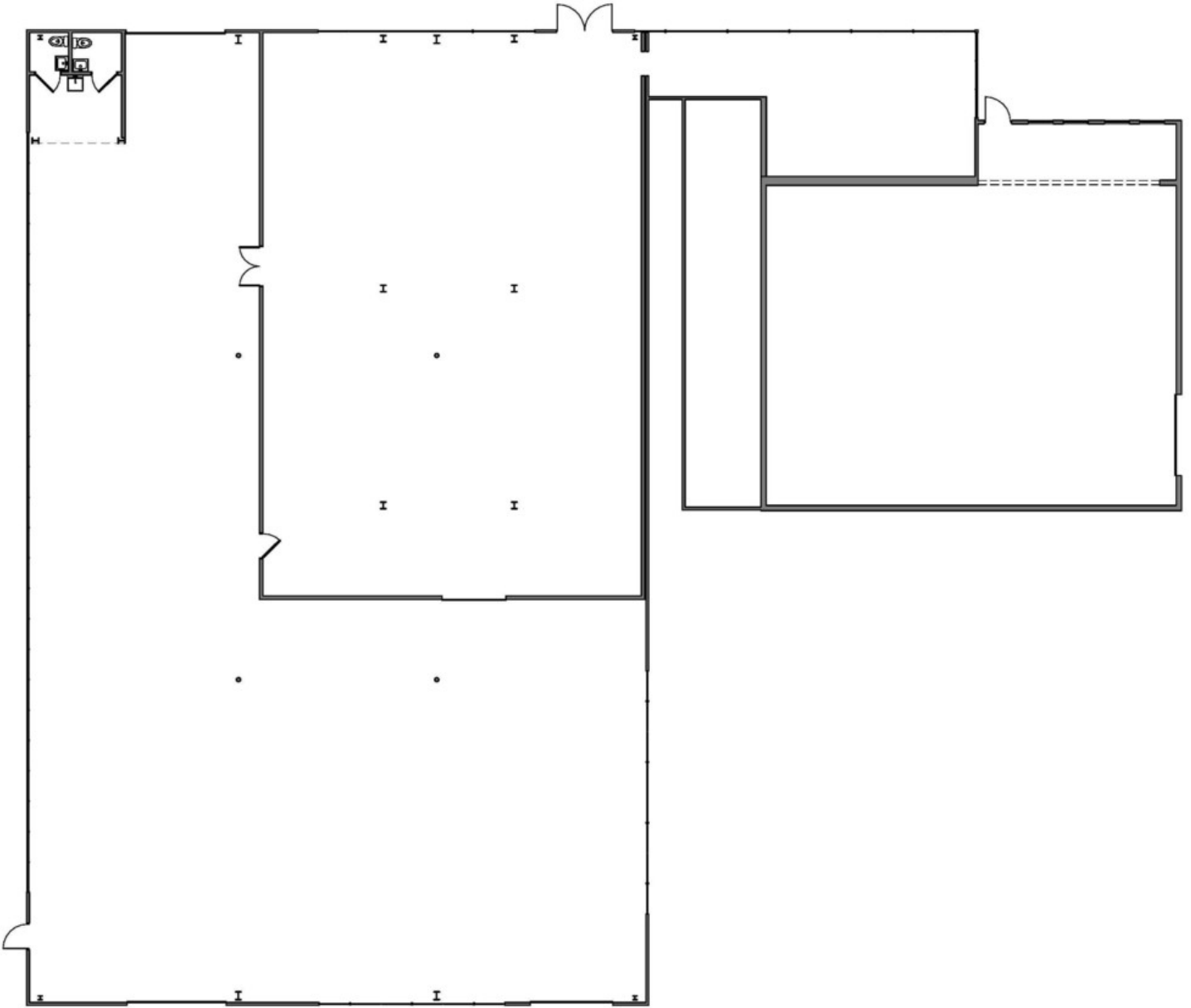


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# FLEX BUILDING

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## RENTAL HOMES



### OFFERING SUMMARY

Sale Price: \$240,000  
(If purchased separately from Flex Building)

Lot Size: +/-1 Acre

Zoning: R-M20  
(Greenville County)

Market: Greenville/  
Spartanburg

Submarket: West Greenville  
Industrial

### PROPERTY HIGHLIGHTS

- (2) Rental homes on same tax parcel
- Combined Monthly Income: \$1,550/month
- Shared driveway

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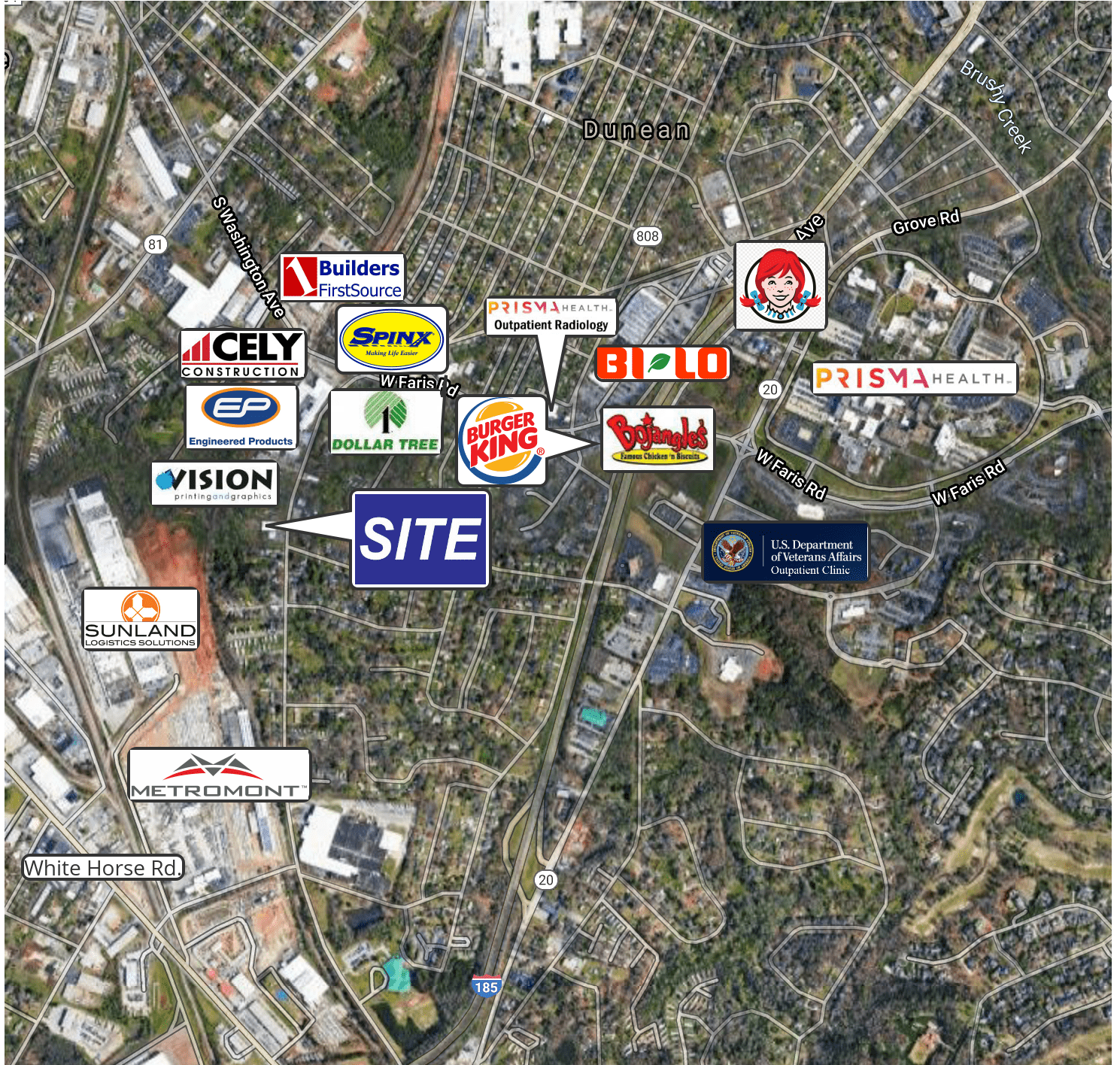
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Google

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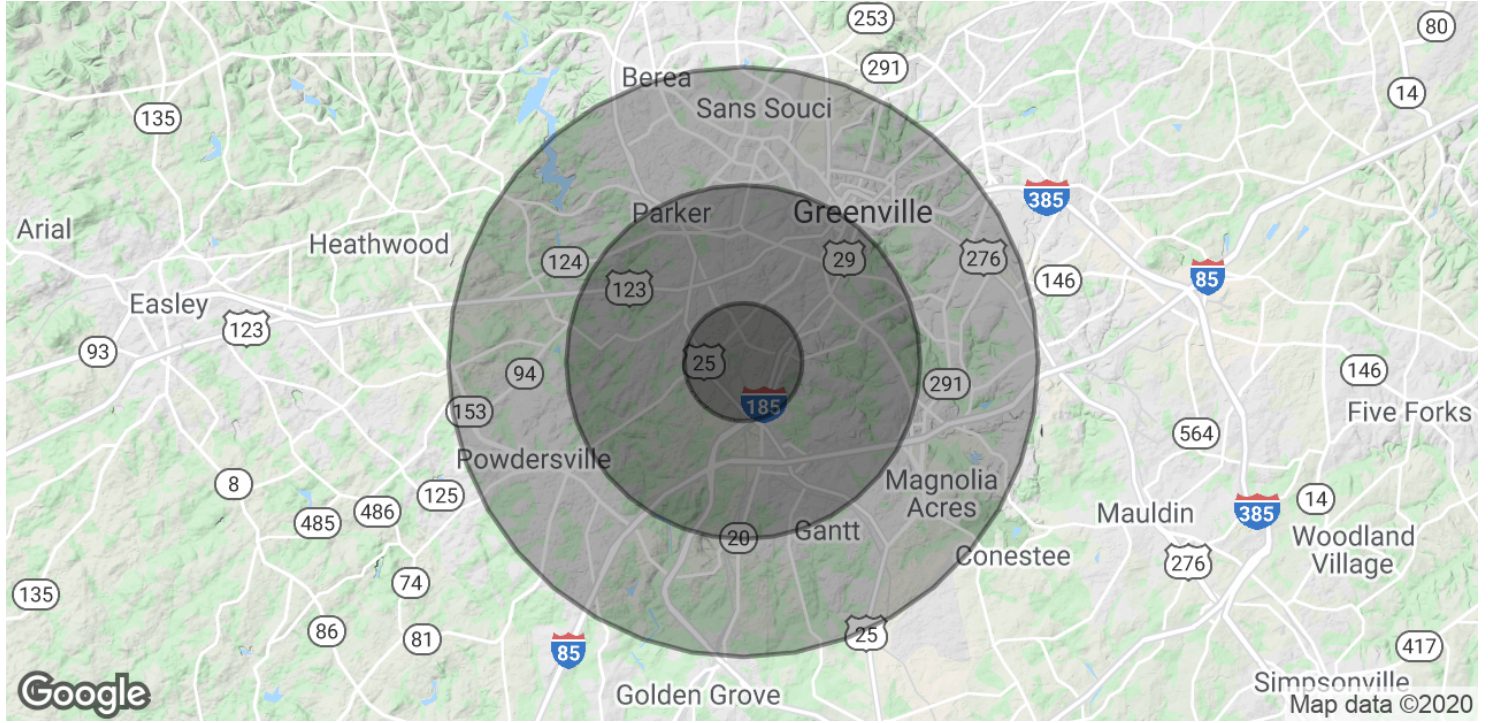
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,063	44,686	114,327
Average age	37.1	38.5	36.7
Average age (Male)	36.5	37.2	35.3
Average age (Female)	37.5	39.3	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,429	18,444	47,011
# of persons per HH	2.5	2.4	2.4
Average HH income	\$40,037	\$51,663	\$51,538
Average house value	\$89,731	\$120,345	\$184,068

\* Demographic data derived from 2010 US Census

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