



**COLDWELL  
BANKER  
COMMERCIAL**  
CAINE

**FOR LEASE**

## INDUSTRIAL FLEX BUILDING

3195 J. VERNE SMITH PARKWAY  
GREER, SC 29651

AVAILABLE SPACE  
+/-12,000 SF

LEASE RATE  
\$7.50 SF/yr (NNN)

CBCCAINE.COM



### CONTACT:

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**COLDWELL BANKER COMMERCIAL  
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117 Williams Street, Greenville, SC 29601  
864.250.2800



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## OFFERING SUMMARY

Available SF: +/-12,000 SF

Lease Rate: \$7.50 SF/YR NNN

Lot Size: +/-1.3 Acres

Building Size: +/-12,000 SF

Zoning: S-1 Greenville County

## PROPERTY HIGHLIGHTS

- +/-3,208 SF OFFICE:
  - (4) Private offices, (2) are "double" and have (2) desks each, (12) cubicles, Kitchen/break area, conference room, Men's/Women's Restrooms
  - Recently renovated
  - LED Lighting
  - Fiber data available
  - Security System in place
  - New roof (TPO membrane) 2018
- +8,792 SF WAREHOUSE
  - (1) ADA restroom in warehouse, Mop sink in warehouse
  - (4) Gas heaters, Fans (No HVAC in warehouse, but could be added/amortized into rent)
  - 15'10" ceiling height at eaves, 19'10" at center
  - Racks stay
  - (1) loading dock with leveler, (1) roll up door with ramp for deliveries, (1) set of double doors from warehouse to exterior
  - 3-phase power, (2) 250 amp panels
  - LED lighting
  - Fenced in parking
  - Concrete block construction
  - Accommodates 53' truck trailers

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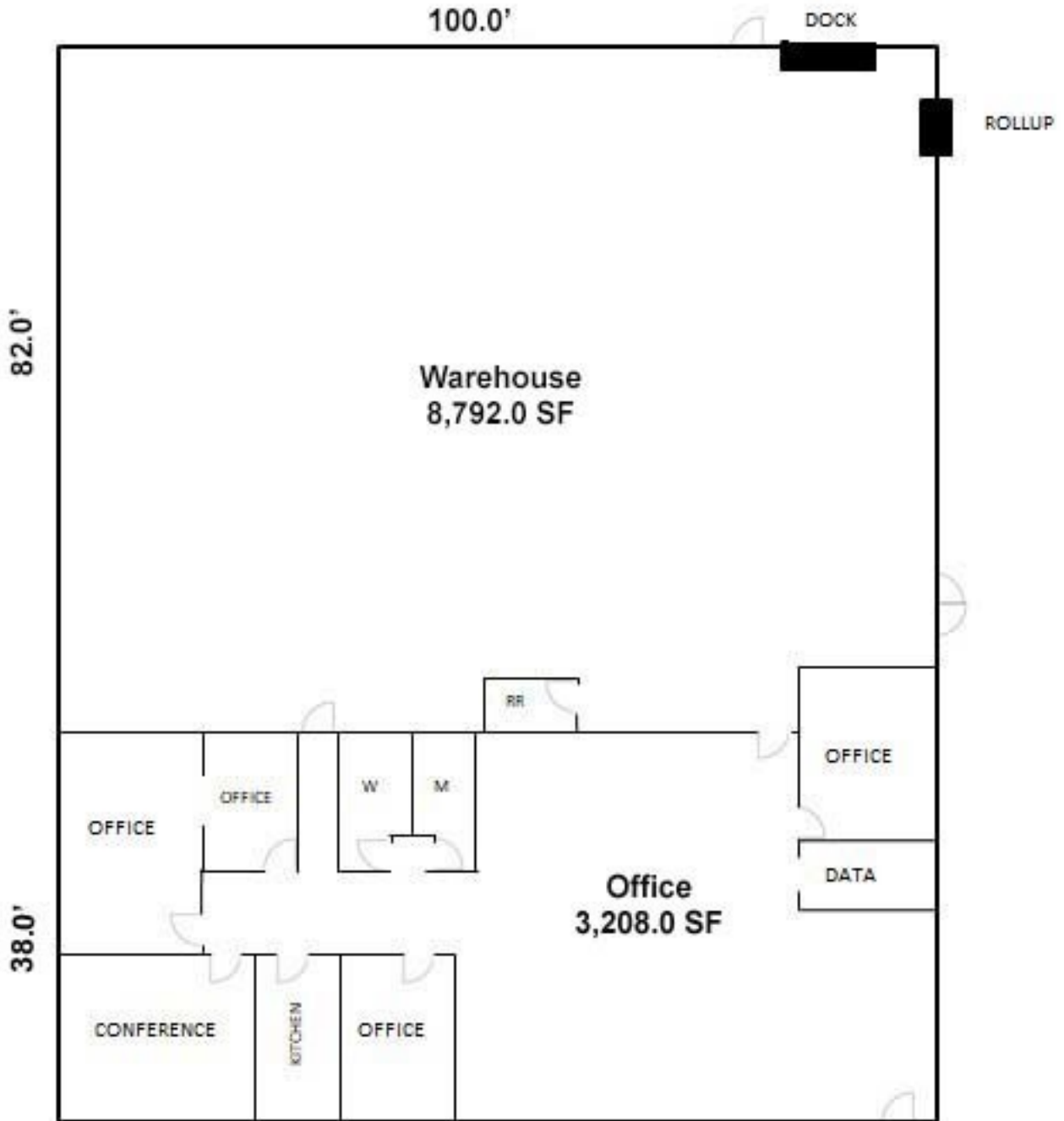




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Not to Scale

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Google

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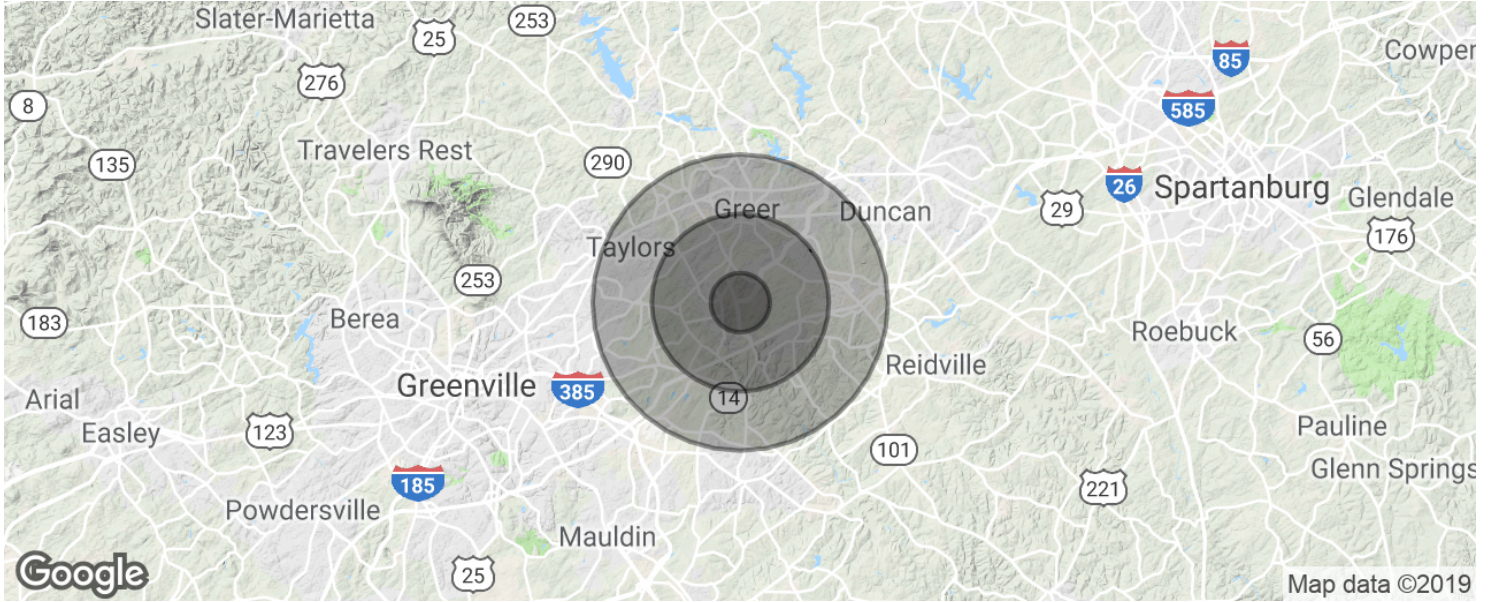
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,739	30,183	83,147
Median age	38.0	38.5	38.5
Median age (Male)	37.1	37.2	37.2
Median age (Female)	38.3	39.0	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,052	12,020	33,238
# of persons per HH	2.6	2.5	2.5
Average HH income	\$63,874	\$73,662	\$75,346
Average house value	\$110,451	\$215,380	\$236,121

\* Demographic data derived from 2010 US Census

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