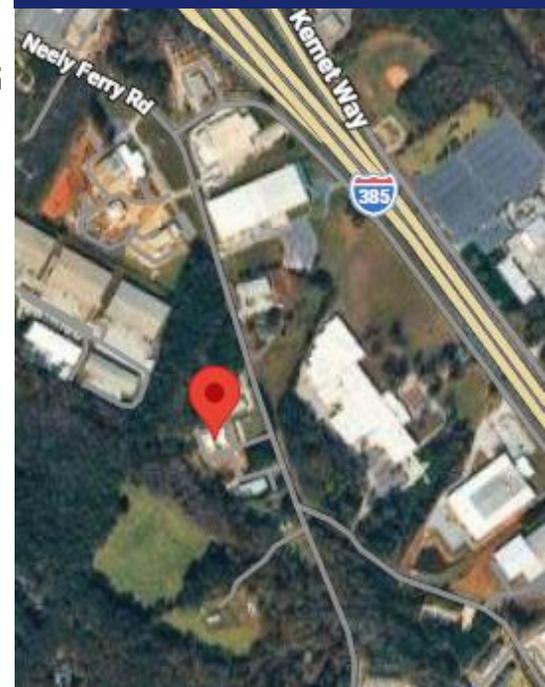




## BUILDING FOR SALE & LEASE

FOR SALE:  
\$1,700,000

- +/- 9,150 SF Building for Sale (+/- 3,800 SF Office Space & +/- 5,350 SF Warehouse Space)
- +/- 1,900 SF Office Space Available for Lease at \$3,000/Month MG Lease. The Other Portion of the Building is Currently Leased, but Tenant will Vacate with a 90 day Notice
- Warehouse has 3-Phase Power and 6" Reinforced Concrete Floor
- Waiting/Reception Area, 6 Offices, Conference Room, Breakroom, & 3 Bathrooms in Available Office Space
- (4) 10' x 14' Drive-in Doors in Warehouse with 17.5' Eave Height, 20.5' Center Height
- +/- 1 Acre Paved Parking Lot with Additional Land Available For Purchase
- Convenient to I-385
- Greenville County Tax Map Number: 0305000100511
- Zoning: S-1 Zoning in Greenville County



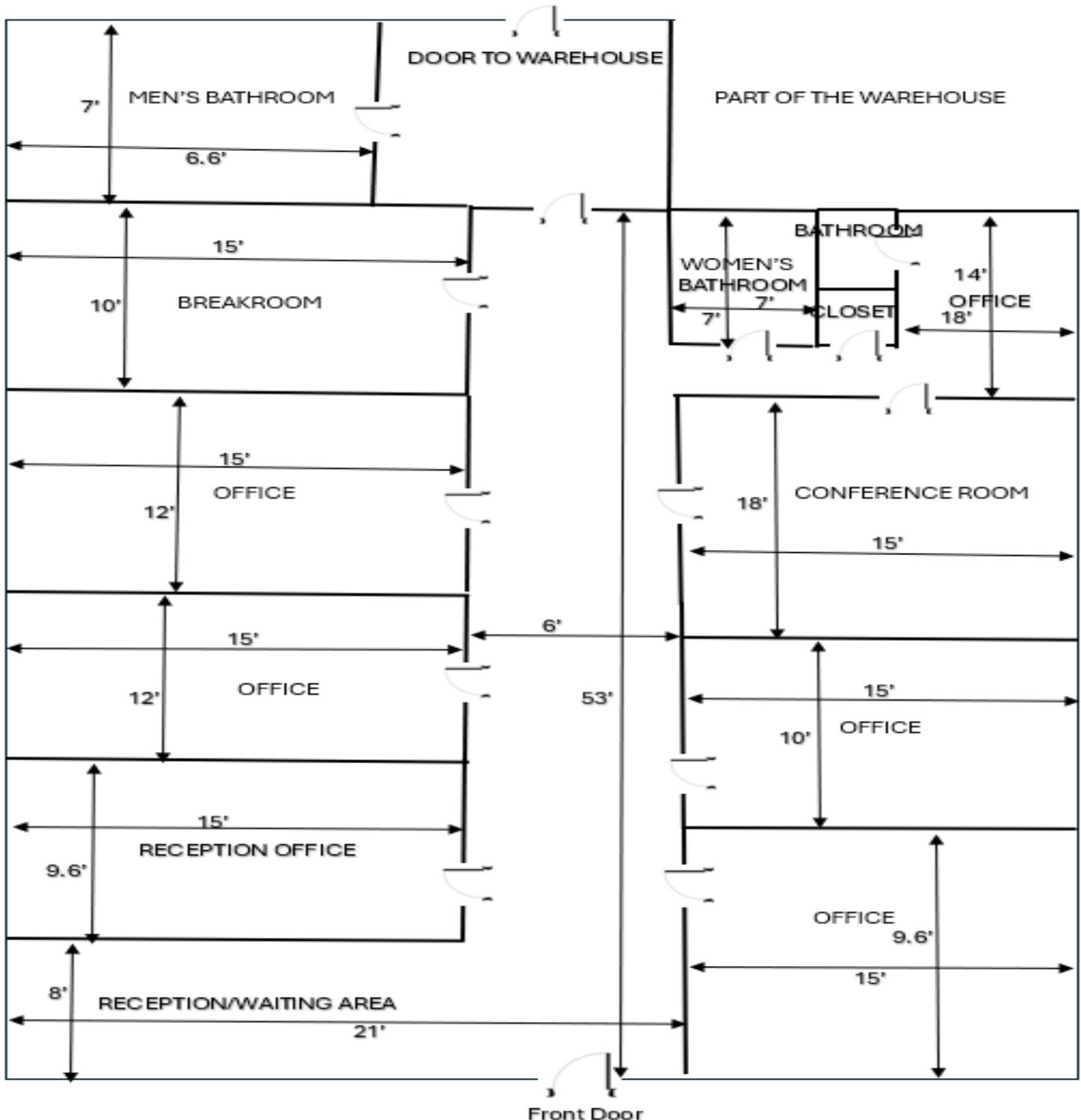
## OFFICE PICTURES



## WAREHOUSE PICTURES



## OFFICE FLOOR PLAN



## WAREHOUSE FLOOR PLAN

EAVE HEIGHT: 17.5'  
CENTER HEIGHT: 20.5'

