



# ±23,750 INDUSTRIAL OPPORTUNITY FOR LEASE

126 McDougall Court  
Mauldin, SC



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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LeeUpstate.com

**Lease Rate:**  
**\$8.00/SF NNN**

- ±2.8 miles from I-85
- ±1.8 Miles from I-385
- Property is fully fenced
- 3 Docks and 3 Drive-In Doors
- Parking Lot Renovations Underway



**ACREAGE**  
±2.64 AC



**POWER**  
480V / 400 AMP



**YEAR RENOVATED**  
2024



**MOVE-IN READY**  
AVAILABLE  
IMMEDIATELY

# PROPERTY OVERVIEW

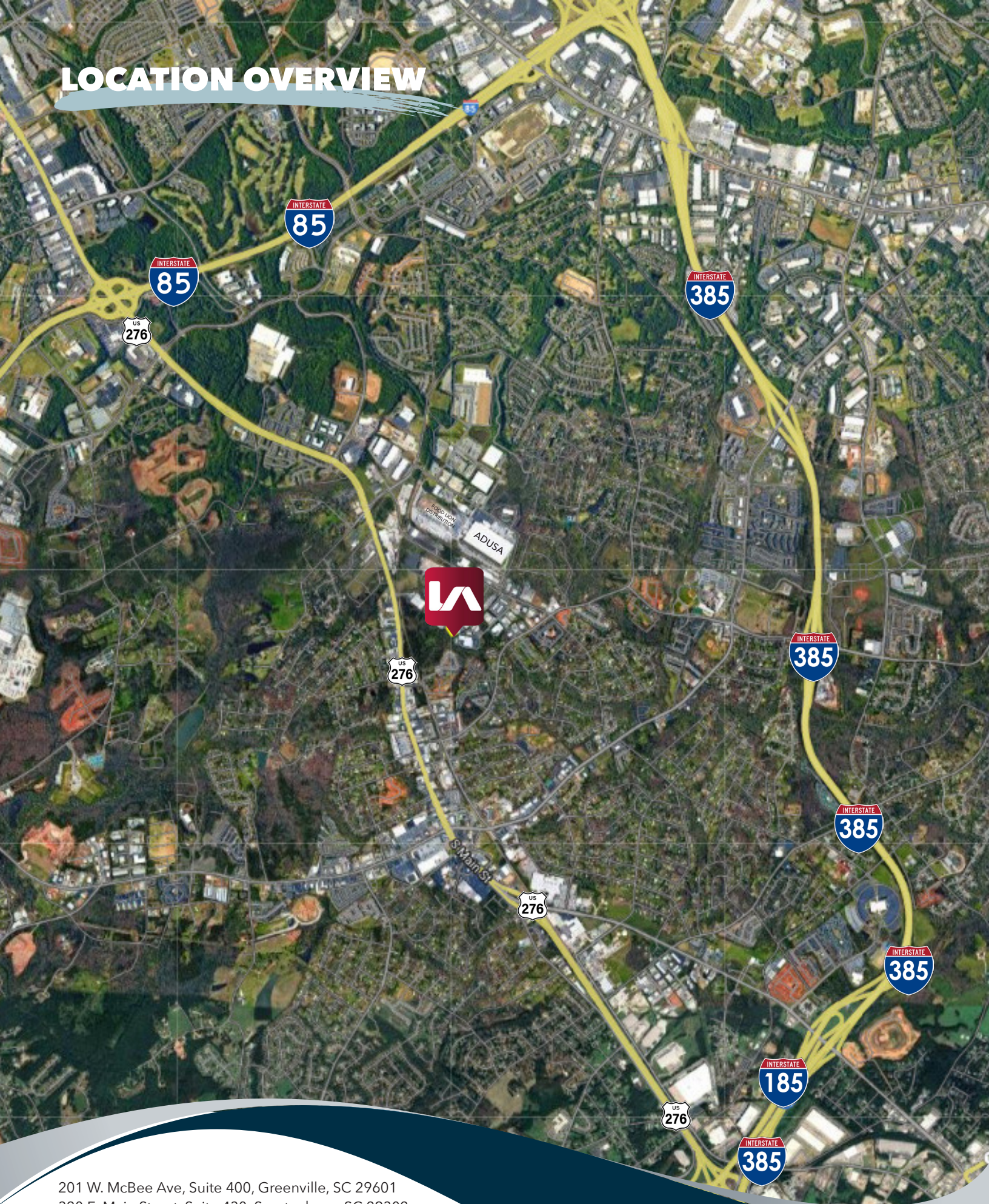
PROPERTY NAME	126 McDougall Court
TYPE	Industrial
TOTAL AVAILABLE SF	±23,750 SF
TOTAL BUILDING SF	±23,750 SF
TAX MAP #	M008040100312
COUNTY	Greenville
CITY LIMITS	Mauldin

ZONING	I-1
CONSTRUCTION TYPE	Metal
ROOF	Metal
DOCK DOORS	3 (Three)
DRIVE-IN DOORS	3 (Three)
COLUMN SPACING	25'x60'
UTILITIES	All

# PROPERTY PHOTO

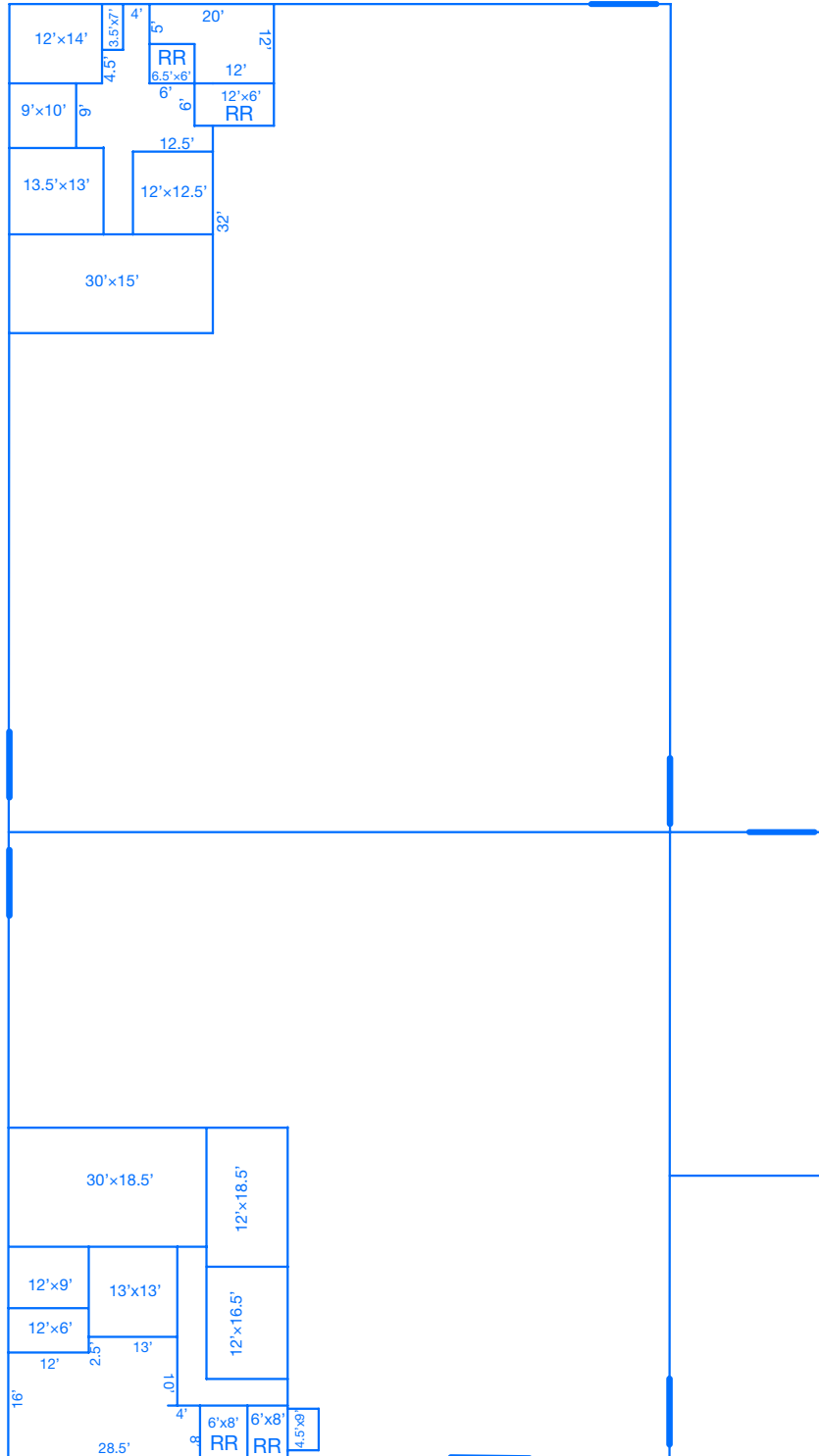


# LOCATION OVERVIEW



201 W. McBee Ave, Suite 400, Greenville, SC 29601  
320 E. Main Street, Suite 430, Spartanburg, SC 29302  
[LeeUpstate.com](http://LeeUpstate.com) | 864.704.1040

# FLOOR PLAN



# PROPERTY PHOTOS





# LEARN MORE GIVE US A CALL



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