



FOR SALE

11 TASK INDUSTRIAL COURT

Greenville, South Carolina

±12,600 SF INDUSTRIAL FACILITY ON ±1.4 ACRES

LYONS

INDUSTRIAL PROPERTIES

SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- Lyons Industrial is pleased to offer for sale +/- 12,600 SF (fully leased) industrial facility sitting on 1.4 Acres.
- The site is only 0.5 miles from I-385 and 1.5 Miles from I-85.
- This property sits in an advantageous location with quick access to interstates, population centers, and ports. The presence of BMW, Michelin, Bosch, and other major automotive and machinery manufacturers has attracted parts suppliers to the Upstate and reoriented the textile industry around automotive uses.
- The site offers excellent access to destinations in any direction. Additionally, this property is only 6.6 miles from to Greenville-Spartanburg International Airport and 13.2 miles from the Inland Port.

SNAPSHOT

Address:	11 Task Industrial Ct Greenville, SC
Tax ID:	0547.03-01-038.05 (Greenville County)
Building Size:	± 12,600 SF
Zoned:	S-1
Sale Price:	Call for Pricing

For more information, please contact:

Joe Lomady • 864.787.3781 • joe@lyonsindustrial.com

PROPERTY SPECS

Address: 11 Task Industrial Court, Greenville, SC

County: Greenville

Tax Map ID: 0547.03-01-038.05

Property Type: Industrial / Warehouse

Building Size: ± 12,600 SF

Warehouse Size: ± 9,000 SF

Office Size: ± 2,700 SF

Land Size: ± 1.4 acres

Zoning: S-1

Dock Doors: 2 (With EODS)

Drive-In Doors: 1

Clear Height: 21'

Sprinkler: Wet

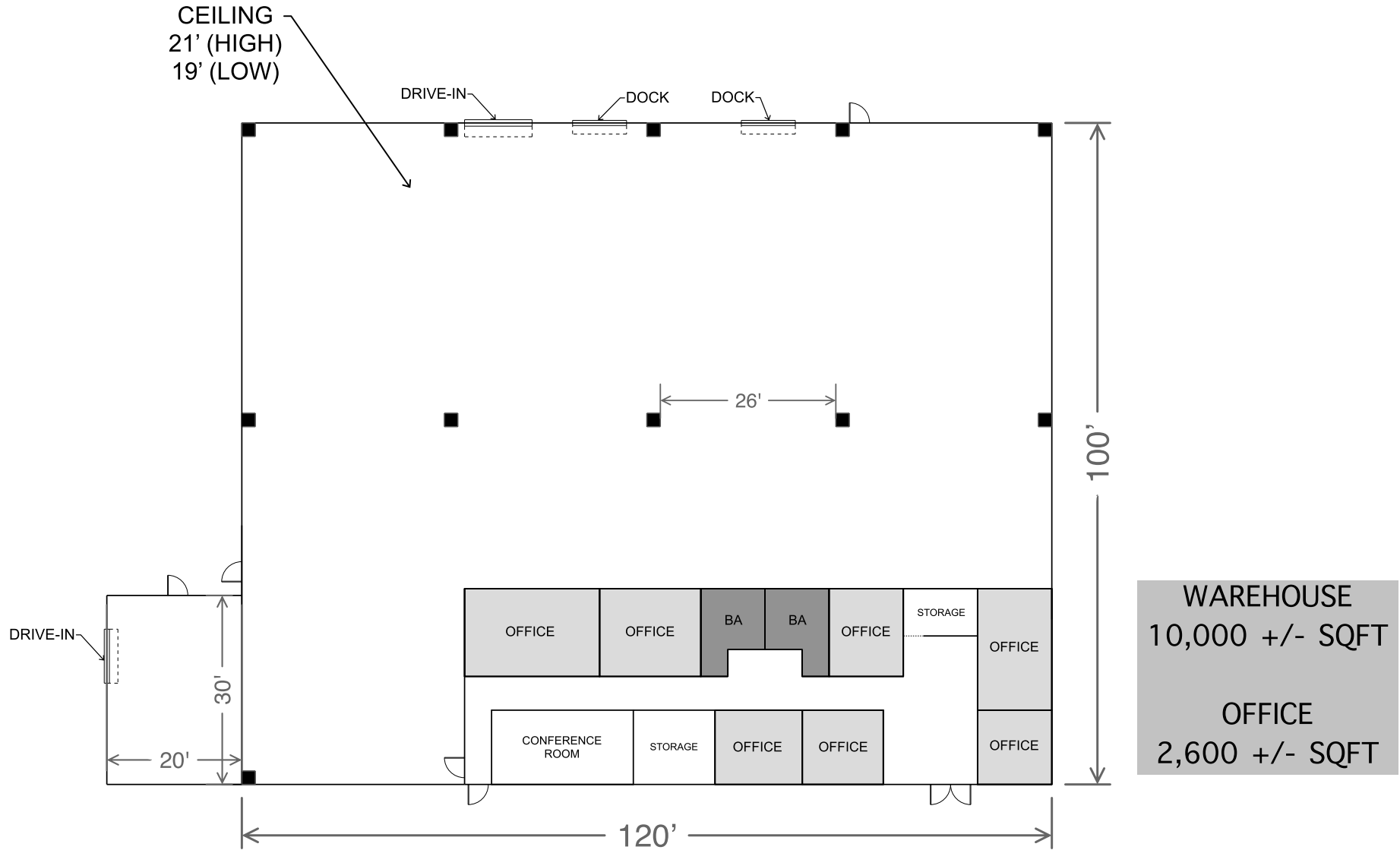
Lighting: LED

Power: 480v 3 phase



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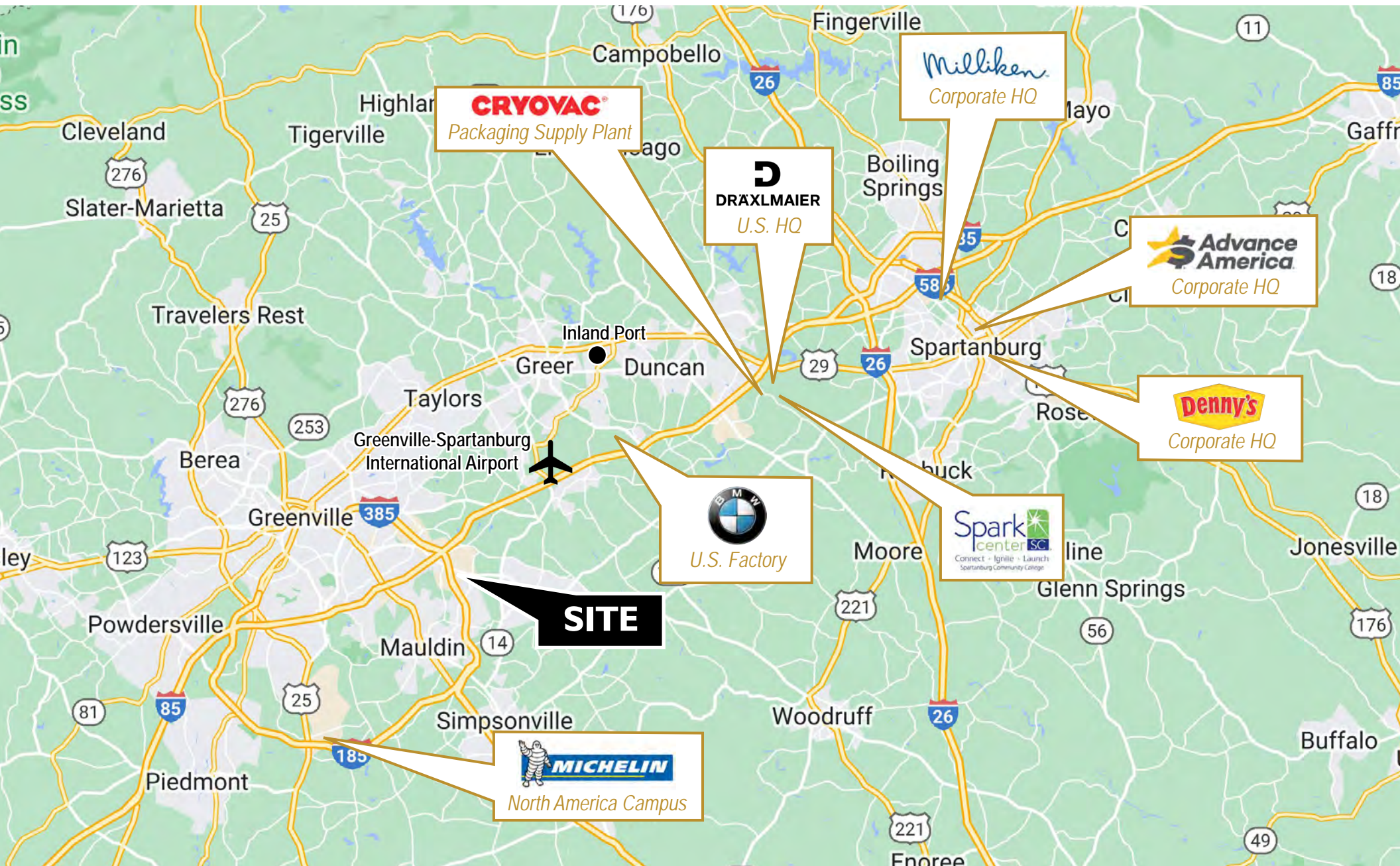
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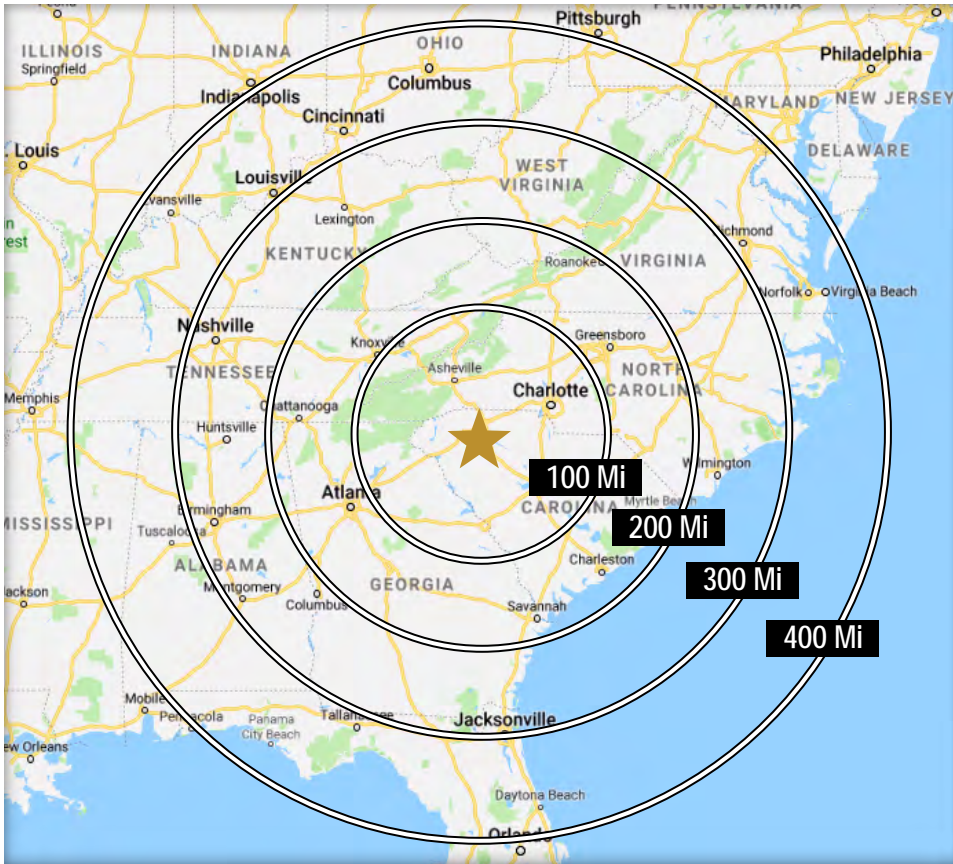
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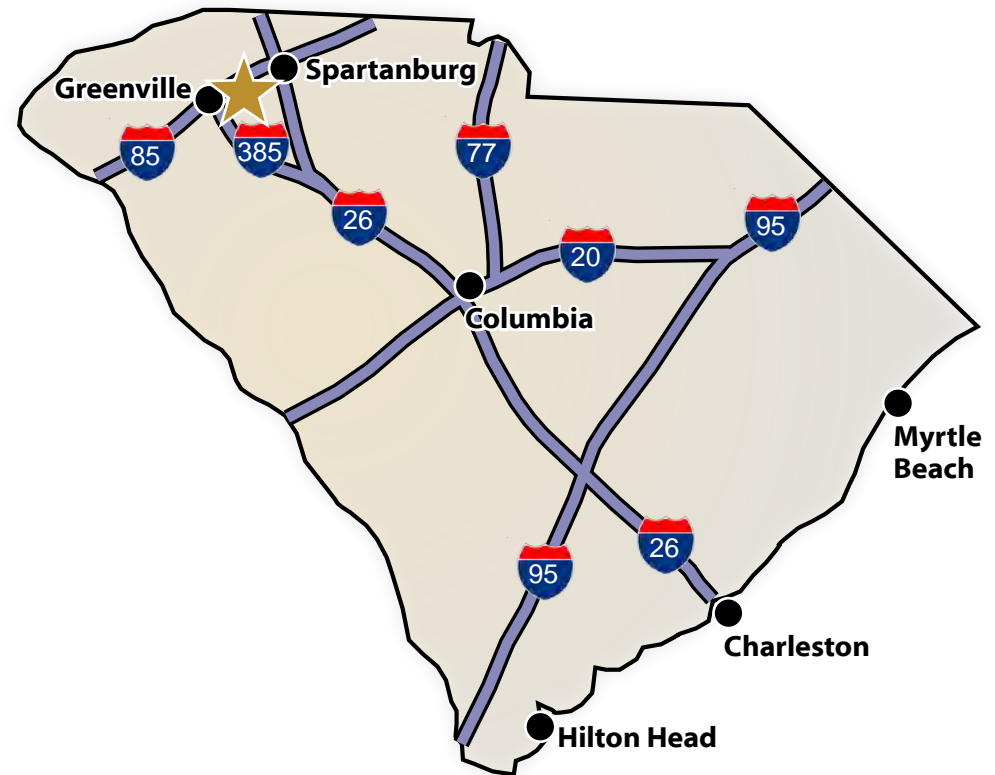
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DRIVE TIMES IN SOUTH CAROLINA

I-385	2 Min	Greenville	14 Min
I-85	5 Min	Spartanburg	46 Min
I-26	33 Min	Columbia	1 Hr 44 Min
I-20	1 Hr 32 Min	Charleston	3 Hr 33 Min
I-77	1 Hr 36 Min	Hilton Head	3 Hr 47 Min
I-95	2 Hr 28 Min	Myrtle Beach	4 Hr 12 Min



DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	1 HR 53 Min	Cincinnati, OH	6 Hr 42 Min
Atlanta, GA	2 hr 37 Min	Mobile, AL	7 Hr 9 Min
Raleigh, NC	4 Hr 12 Min	Orlando, FL	7 Hr 44 Min
Jacksonville, FL	5 Hr 33 Min	Washington DC	8 Hr 20 Min
Nashville, TN	5 Hr 48 min	Columbus, OH	8 Hr 21 Min
Richmond, VA	5 Hr 51 Min	Indianapolis, IN	8 Hr 23 Min
Louisville, KY	6 Hr 40 Min	Pittsburgh, PA	8 HR 48 Min

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