

An aerial photograph of a large, single-story industrial building with a grey metal roof and blue-grey siding. A yellow outline highlights a specific section of the building. A black callout box with the word 'AVAILABLE' in white capital letters points to this section. The building has several large roll-up doors and a smaller entrance. In front of the building is a large, dark asphalt parking lot with white parking lines. A few vehicles are parked, including a white SUV and a black car. There are stacks of materials and a tall metal structure in front of the building. The background shows a dense line of trees with autumn foliage.

AVAILABLE

FOR LEASE

17 INTERNATIONAL COURT (UNIT 1)

Greenville, South Carolina

13,500 SF INDUSTRIAL FACILITY

LYONS

INDUSTRIAL PROPERTIES

SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- +/- 13,500 SF of Prime Industrial Flex Space
- This property is up to Class A standards complete with ESFR Fire Suppression, Modern Open Office Space, LED Lighting, and Clean Interior.
- Its convenient location and functional features make it suitable for a variety of businesses seeking efficient and accessible warehousing facilities.
- 2 Dock Doors(12'X10') and 1 Drive-In(12'x14')
- Contact Broker for More Info

SNAPSHOT

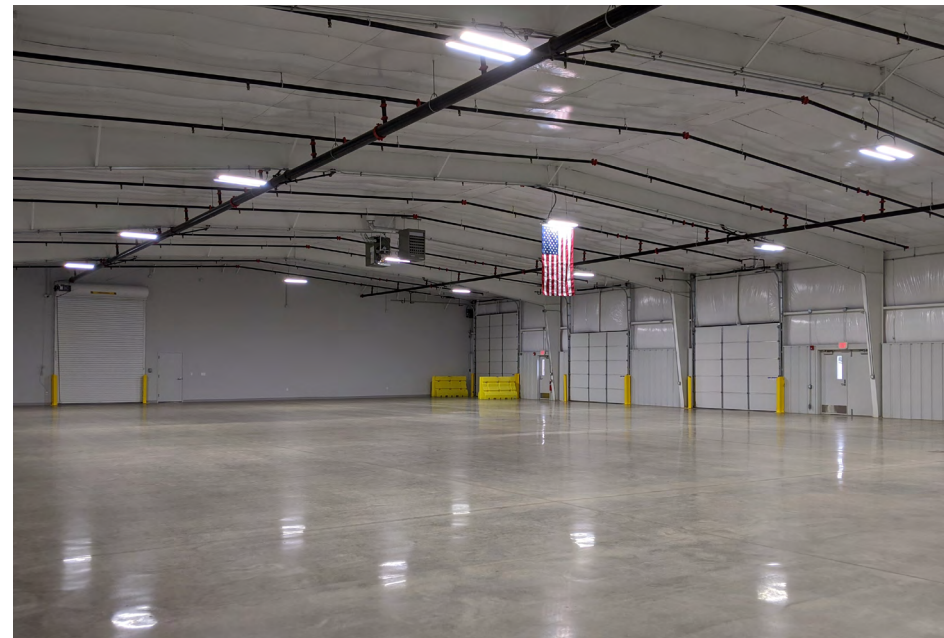
Address:	17 International Court (Unit 1) Greenville, SC
Total Size:	± 13,500 SF
Warehouse Size:	± 12,250 SF
Office Size:	± 1,250 SF
Lease Rate:	\$12.50/SF

For more information, please contact:

Danny Butters • 864.385.5102 • danny@lyonsindustrial.com

PROPERTY SPECS

Address:	17 International Court (Unit 1) Greenville, SC
County:	Greenville
Tax Map ID:	M008040100326
Zoned:	I-1
Building Size:	± 13,500 SF
Warehouse Space:	± 12,250 SF
Office Space:	± 1,250 SF
Docks:	2 Dock Doors
Drive-Ins:	1 Drive-In Door
Clear Height:	14'6"(Eaves), 20'(center)
Power:	480v 3 Phase, 200 AMPS, 43kW
Bathrooms/Toilets:	Great condition. 2 Bathrooms
Floor:	Concrete. Very good condition, 6"
Lighting	LED
Heating	WH-Gas Heaters.
A/C	In office Area Ventilation In WH
Sprinklers	ESFR
Pavement/Parking:	Good Condition. Parking in common (first come first serve)



For more information, please contact:

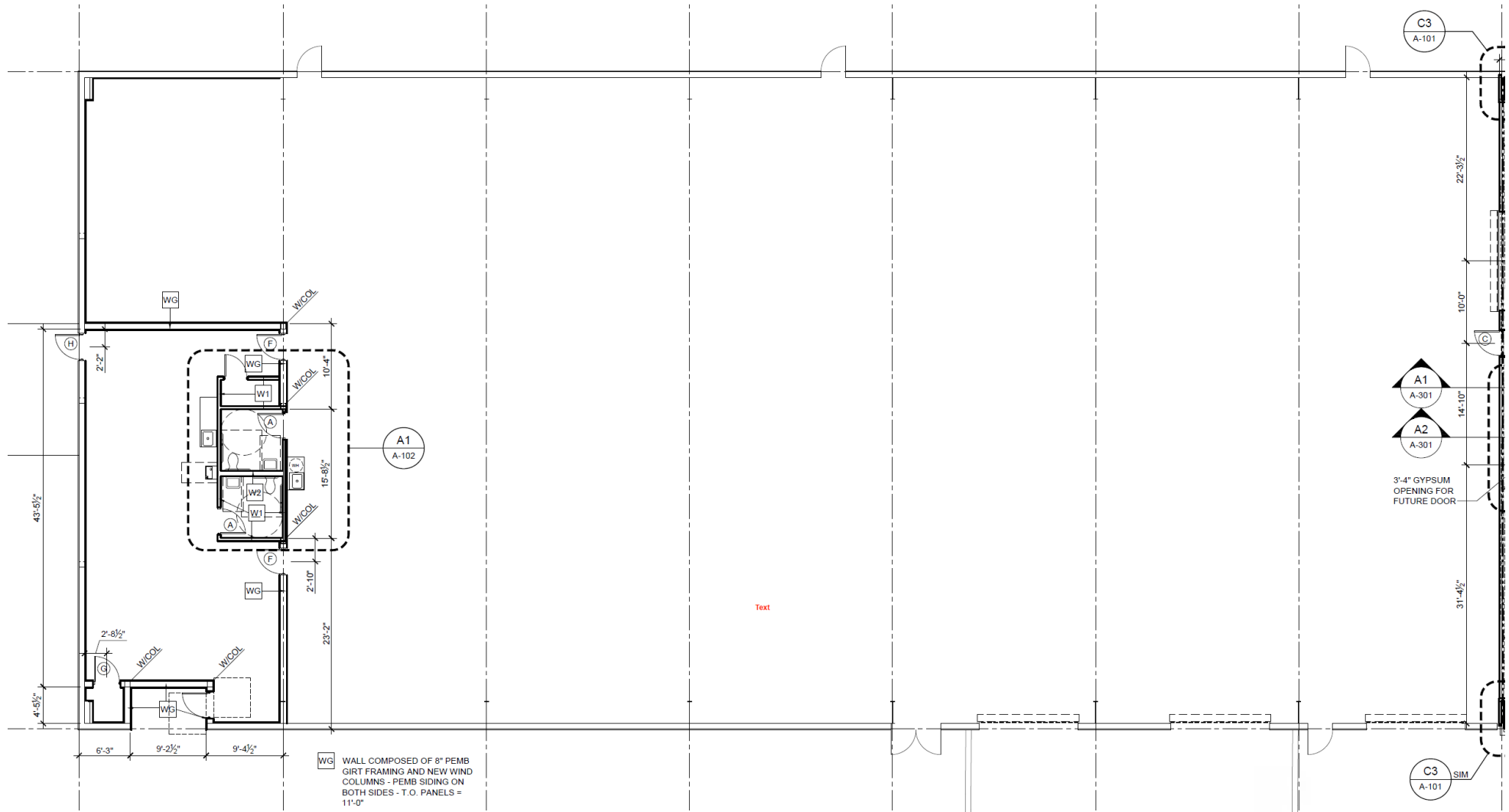
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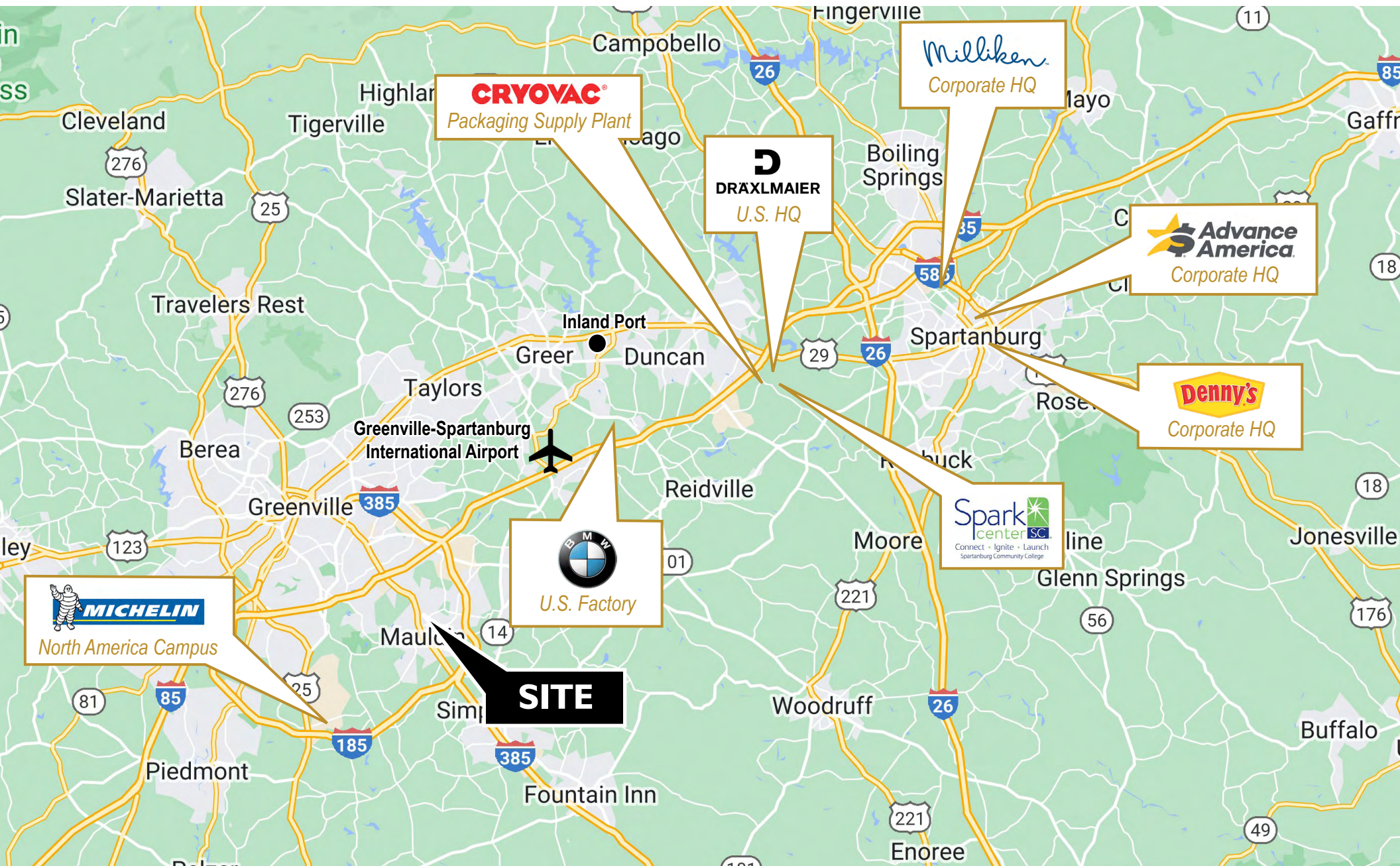
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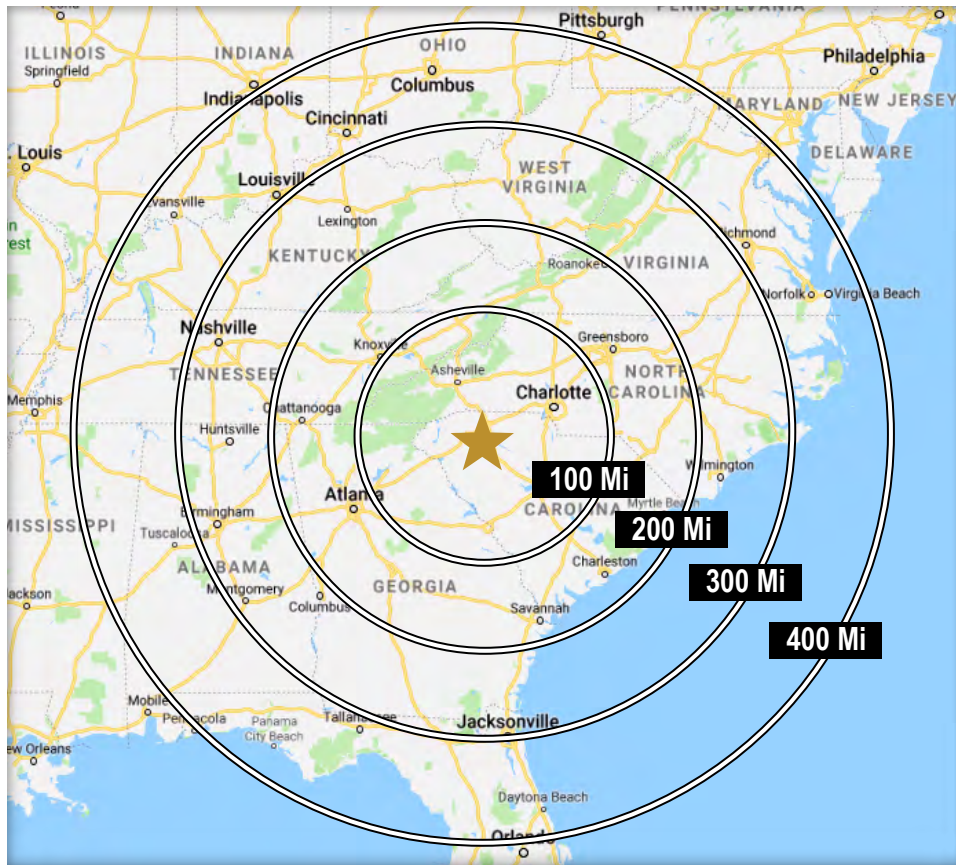
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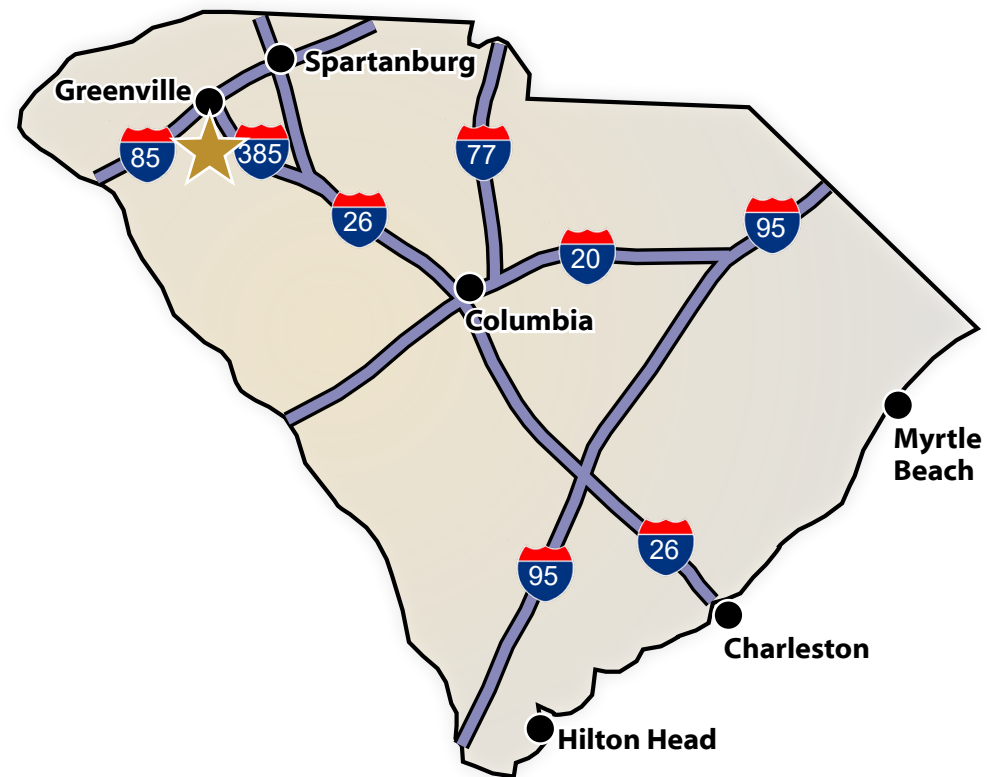


DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	2 Hr 12 Min	Cincinnati, OH	6 Hr 58 Min
Atlanta, GA	2 Hr 35 Min	Louisville, KY	7 Hr 3 Min
Raleigh, NC	4 Hr 29 Min	Orlando, FL	7 Hr 44 Min
Jacksonville, FL	5 Hr 34 Min	Washington DC	8 Hr 5 Min
Nashville, TN	5 Hr 53 min	Indianapolis, IN	8 Hr 25 Min
Richmond, VA	6 Hr 10 Min	Columbus, OH	8 Hr 27 Min
Mobile, AL	6 Hr 53 Min	Pittsburgh, PA	8 Hr 47 Min

DRIVE TIMES IN SOUTH CAROLINA

I-26	33 Min	Greenville	19 Min
I-85	11 Min	Spartanburg	54 Min
I-385	8 Min	Columbia	1 Hr 32 Min
I-20	1 Hr 22 Min	Charleston	3 Hr 29 Min
I-77	1 Hr 36 Min	Hilton Head	3 Hr 54 Min
I-95	2 Hr 18 Min	Myrtle Beach	4 Hr 2 Min



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