



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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±12,900 SF FLEX/INDUSTRIAL BUILDING FOR SALE OR LEASE

Sale Price:
\$1,925,000

31 Cessna Court
Greenville, SC 29607

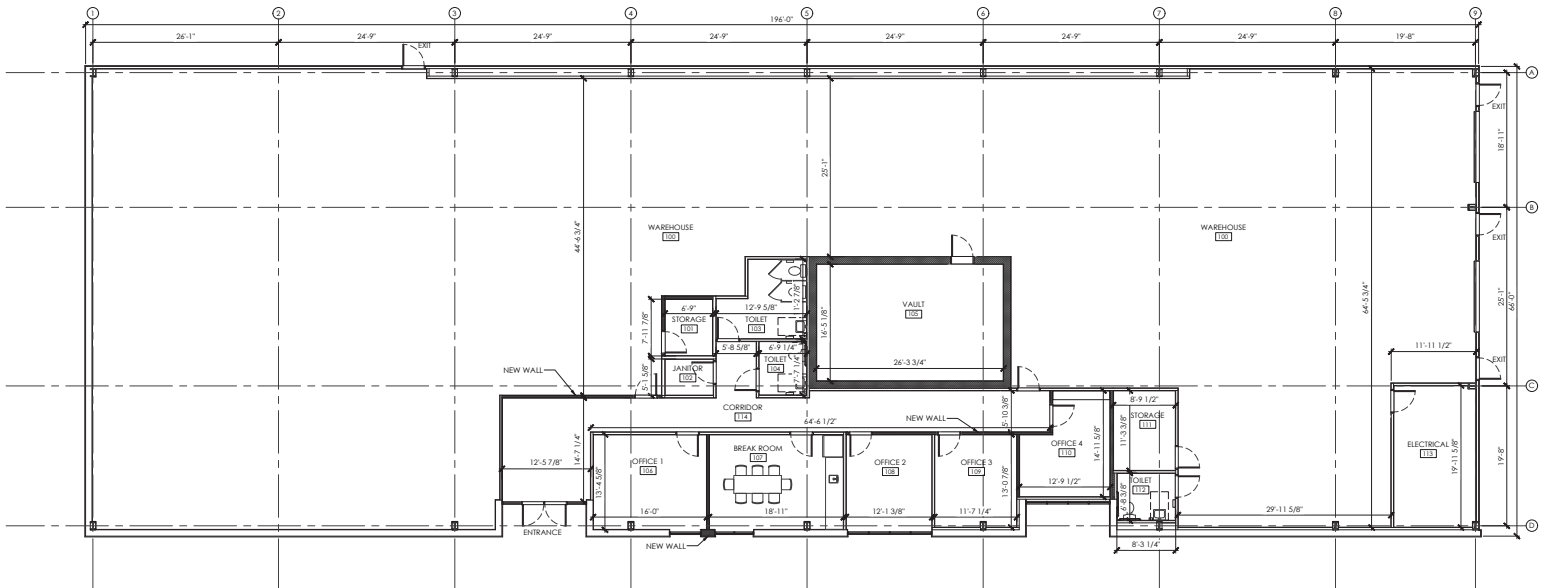
Lease Rate:
\$13.00/SF NNN

- Adjacent to Greenville Downtown Airport with close proximity to Haywood Rd, I-385, I-85, Laurens Rd, and Downtown Greenville
- ±10,000 SF of Warehouse & ±2,900 SF of Office with flexible floorplan options for tenants
- Features heavy power, a 14 KW generator on-site, and heavy-duty fence
- IX Zoning for flexible business uses
- Two (2) Drive in Doors (12' wide x 14' tall)
- Fully Conditioned Warehouse & Office

PROPERTY OVERVIEW

PROPERTY NAME	31 Cessna Court, Greenville, SC 29607
TYPE	Flex/Industrial
TOTAL AVAILABLE SF	12,900
TOTAL BUILDING SF	12,900
TAX MAP #	0284000201446 & 0284000201447
COUNTY	Greenville
CITY LIMITS	Yes; Greenville
ZONING	IX; City of Greenville
CONSTRUCTION TYPE	Metal

WAREHOUSE SF	10,000
OFFICE SF	2,900
CEILING HEIGHT	15' - 16.7' under beam / 17.56' - 19' to ceiling
DOCK DOORS	None
DRIVE-IN DOORS	Two (2) (12' wide x 14' tall)
COLUMN SPACING	Clear Span
Parking	Ample
Power	Power: 3 Phase 208 volts 600 amps

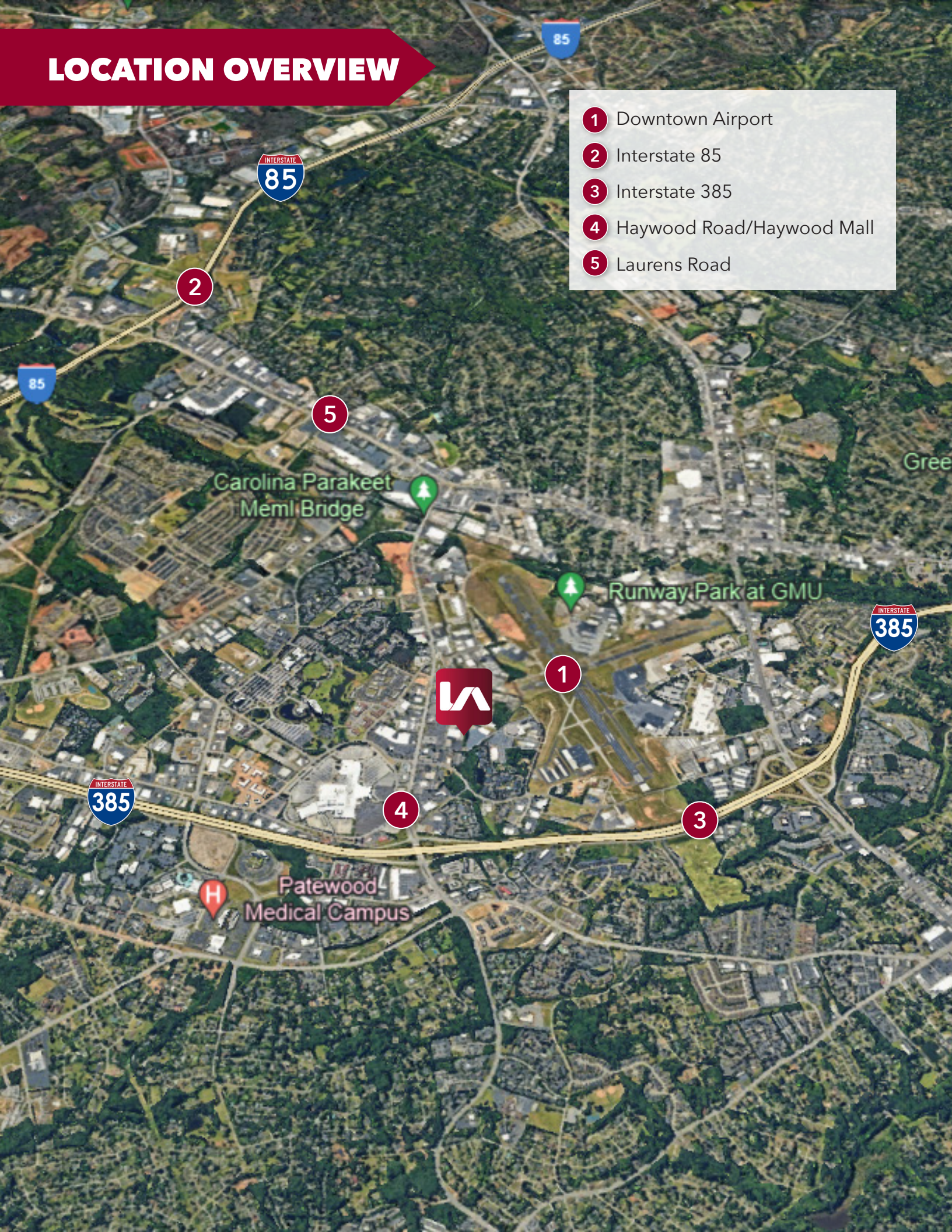


Floor Plan Option 1 (Conceptual Office Layout)



LOCATION OVERVIEW

- 1 Downtown Airport
- 2 Interstate 85
- 3 Interstate 385
- 4 Haywood Road/Haywood Mall
- 5 Laurens Road





LEARN MORE GIVE US A CALL



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