

INDUSTRIAL PROPERTY FOR LEASE



148 River Street Ste 222  
Greenville, SC 29601  
864.664.3900  
[athena.inc](http://athena.inc)

**± 20,000 SF  
INDUSTRIAL  
BUILDING FOR  
LEASE**

122 McDougall Ct  
Greenville, SC 29607

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A Rich Southern Properties Team



# PROPERTY SUMMARY

122 McDougall Ct, Greenville, SC 29607

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## PROPERTY HIGHLIGHTS

- ± 18,350 SF of warehouse space
- ± 1,650 SF of office space
- Ceiling heights of up to 30' and 24' minimum clear height
- 4 dock doors and 3 drive-in doors
- 3-phase power for industrial and heavy use

## SCHEDULED RENOVATIONS

- New Roof & Exterior Paint
- Asphalt Replacement
- New HVAC Systems (Heaters and Office AC)
- Overhead Door Renovations

## OFFERING SUMMARY

Lease Rate:	\$9.50/SF NNN
Building Size:	± 20,000 SF
Lot Size:	± 1.54 Acres
Tax ID:	M008040100309
County:	Greenville
Zoning:	I-1

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# LOCATION MAP

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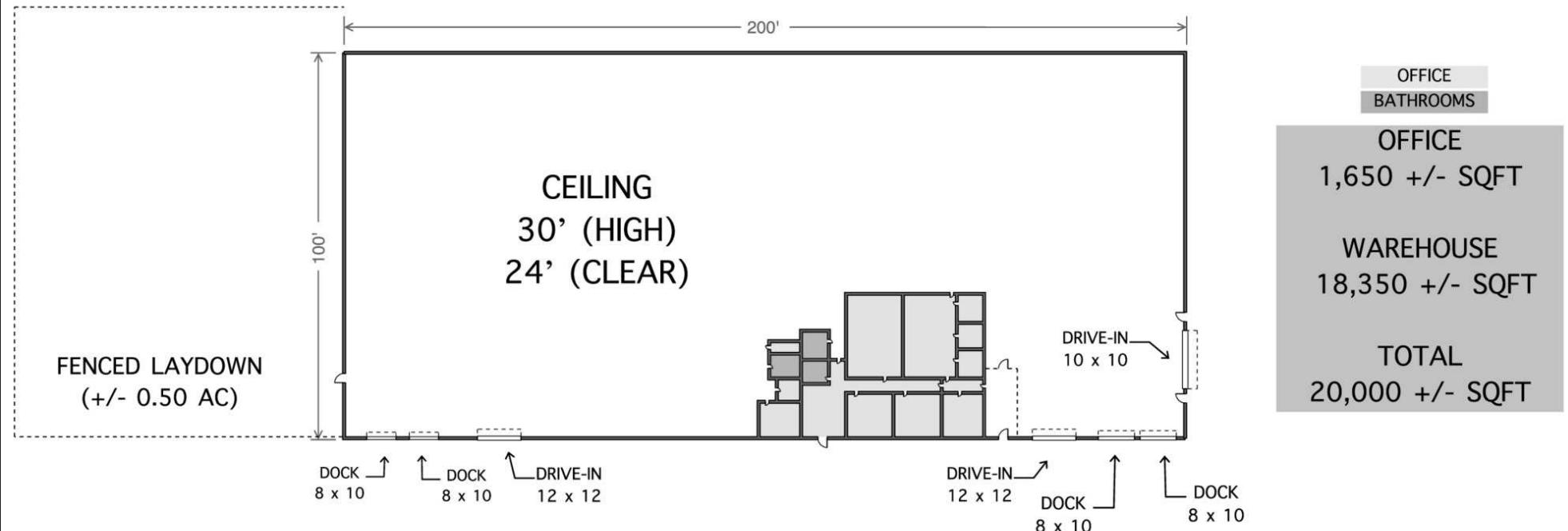
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# FLOOR PLAN

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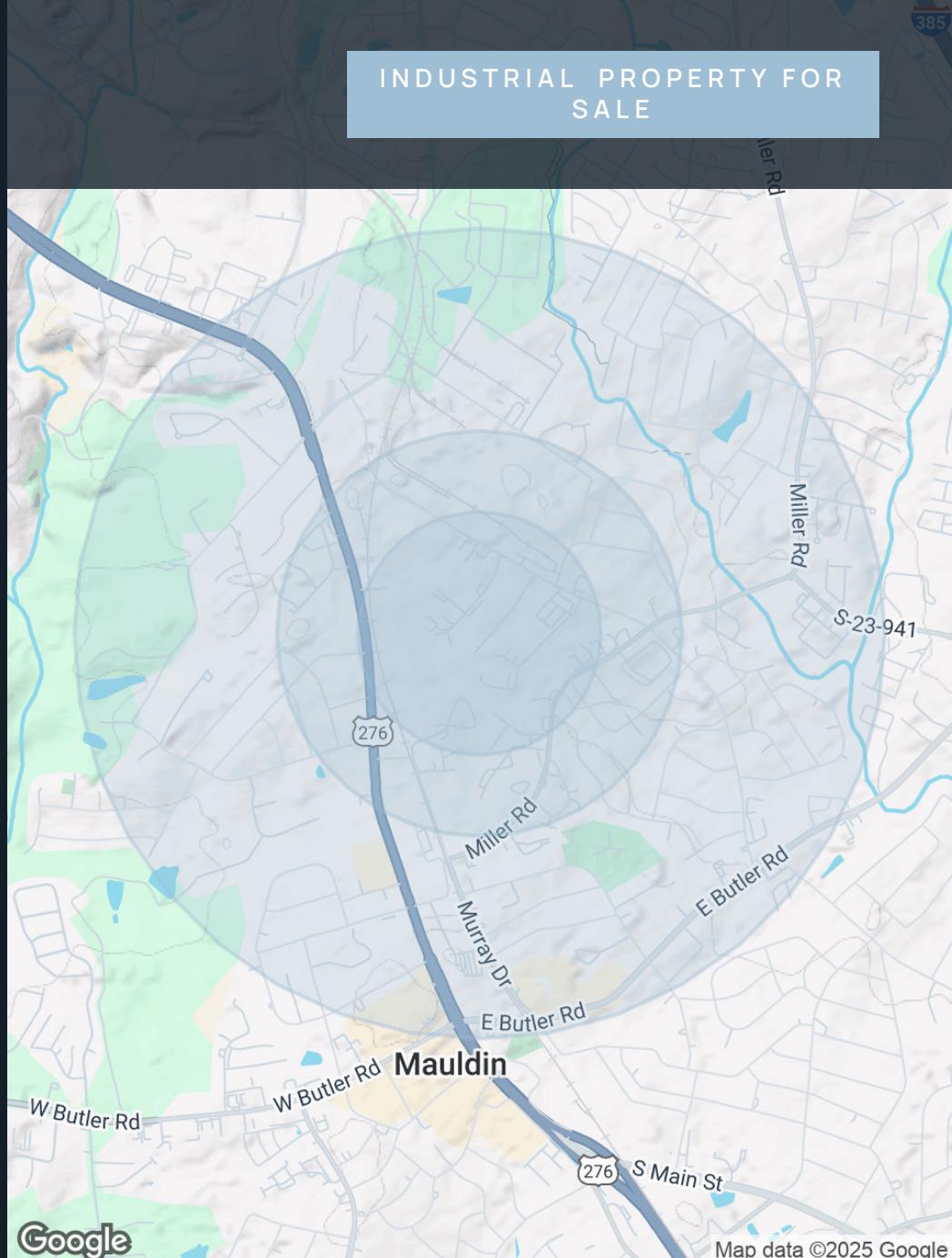
# DEMOGRAPHICS MAP & REPORT

122 McDougall Ct, Greenville, SC 29607

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	421	1,446	6,322
Average Age	47	43	41
Average Age (Male)	44	41	39
Average Age (Female)	50	45	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	237	747	2,946
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$83,143	\$86,720	\$93,004
Average House Value	\$267,279	\$250,402	\$266,577

*Demographics data derived from AlphaMap*



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