

INDUSTRIAL PROPERTY FOR LEASE



148 River Street Ste 222
Greenville, SC 29601
864.664.3900
athena.inc

± 20,000 SF INDUSTRIAL BUILDING FOR LEASE

122 McDougall Ct
Greenville, SC 29607

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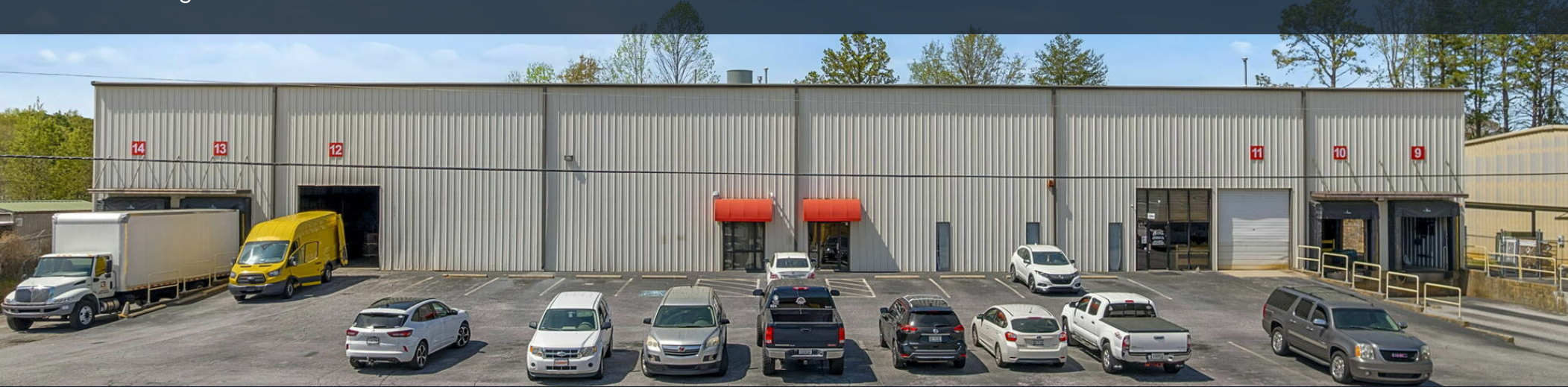
A Rich Southern Properties Team



PROPERTY SUMMARY

122 McDougall Ct, Greenville, SC 29607

INDUSTRIAL PROPERTY FOR
LEASE



PROPERTY HIGHLIGHTS

- $\pm 18,350$ SF of warehouse space
- $\pm 1,650$ 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:	$\pm 20,000$ SF
Lot Size:	± 1.54 Acres
Tax ID:	M008040100309
County:	Greenville
Zoning:	I-1

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LOCATION MAP

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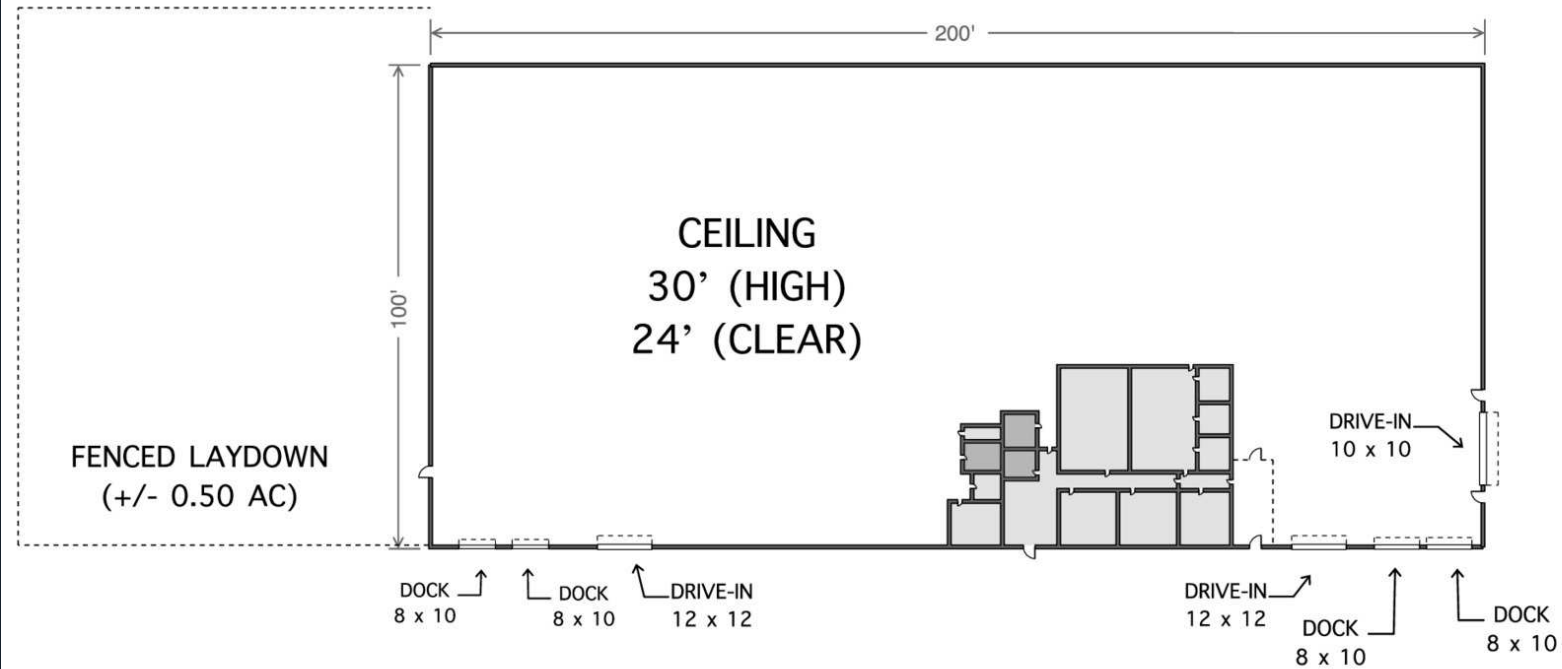
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FLOOR PLAN

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OFFICE
BATHROOMS

OFFICE
1,650 +/- SQFT

WAREHOUSE
18,350 +/- SQFT

TOTAL
20,000 +/- SQFT

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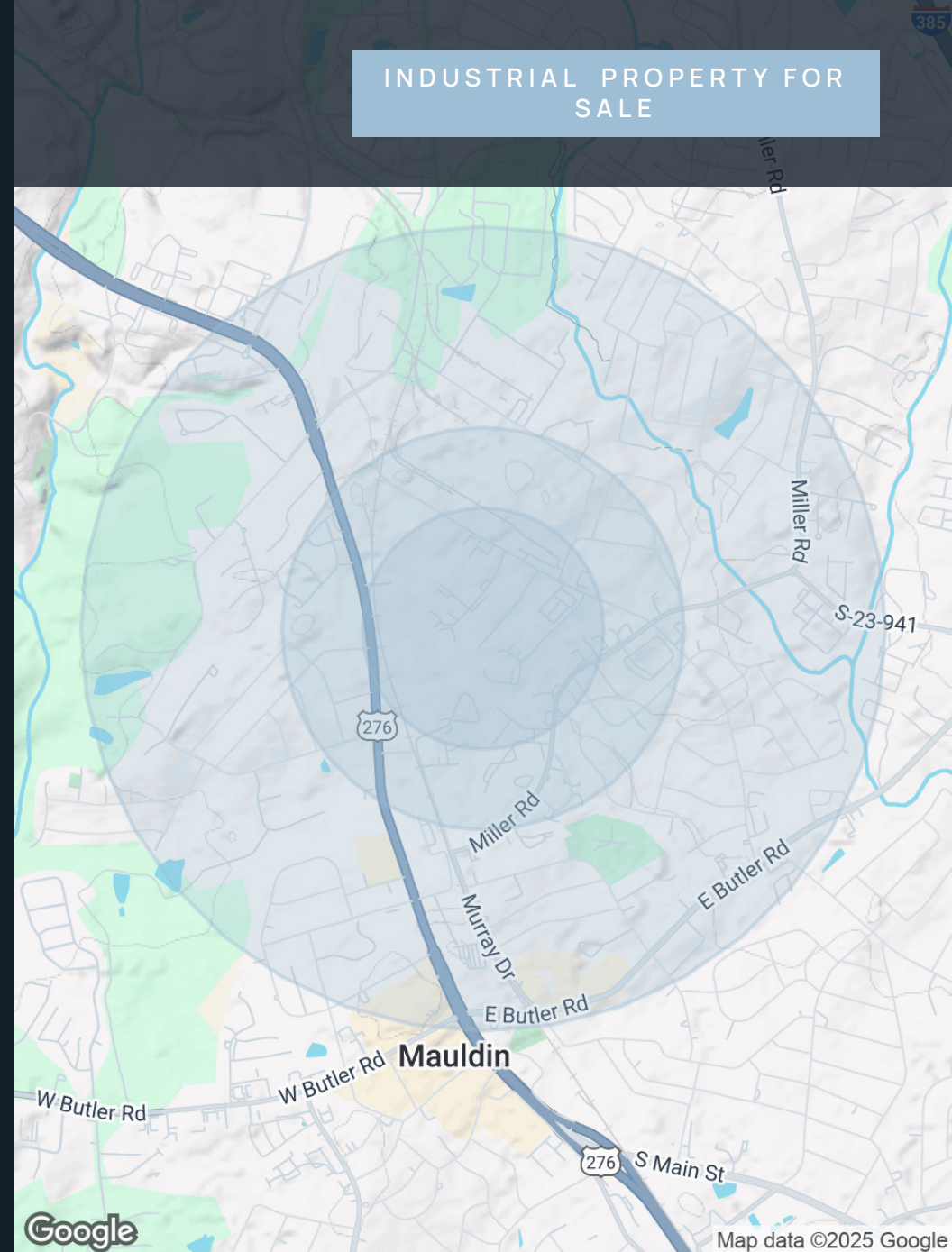
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DEMOGRAPHICS MAP & REPORT

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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