



COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
500 E. North St. | Suite F | Greenville, SC 29601

INDUSTRIAL BUILDINGS FOR SALE

BLDG 1: $\pm 2,400$ SF | BLDG 2: $\pm 1,920$ SF

2083 Locust Hill Road
Greer, SC 29651



FEATURES 2 BUILDINGS ON ± 1.019 ACRE

2083 Locust Hill Road

**MOTIVATED
SELLER**

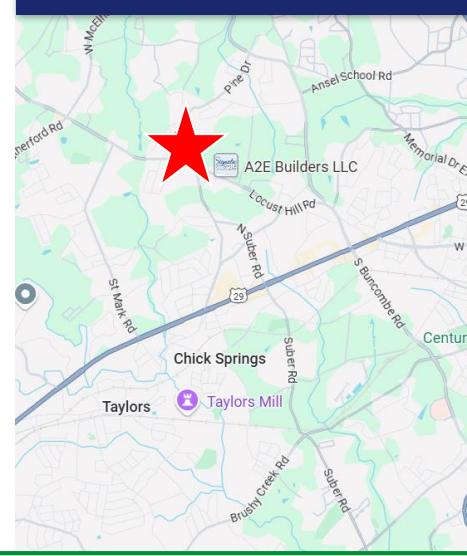
- 2 Warehouse buildings on ± 1.019 Acre
- Building 1: $\pm 2,400$ SF | Building 2: $\pm 1,920$ SF
- Building 1: Drive-In Door: (3) 12'x14' and 1 man door
- Building 2: Drive-In Door: (1) 12'x12' and 1 man door
- Current owner relocating
- TAX Map # T009020101612
- No offices, No bathrooms – perfect for your own design

FOR SALE:

~~\$715,000~~

REDUCED PRICE

~~\$669,000~~



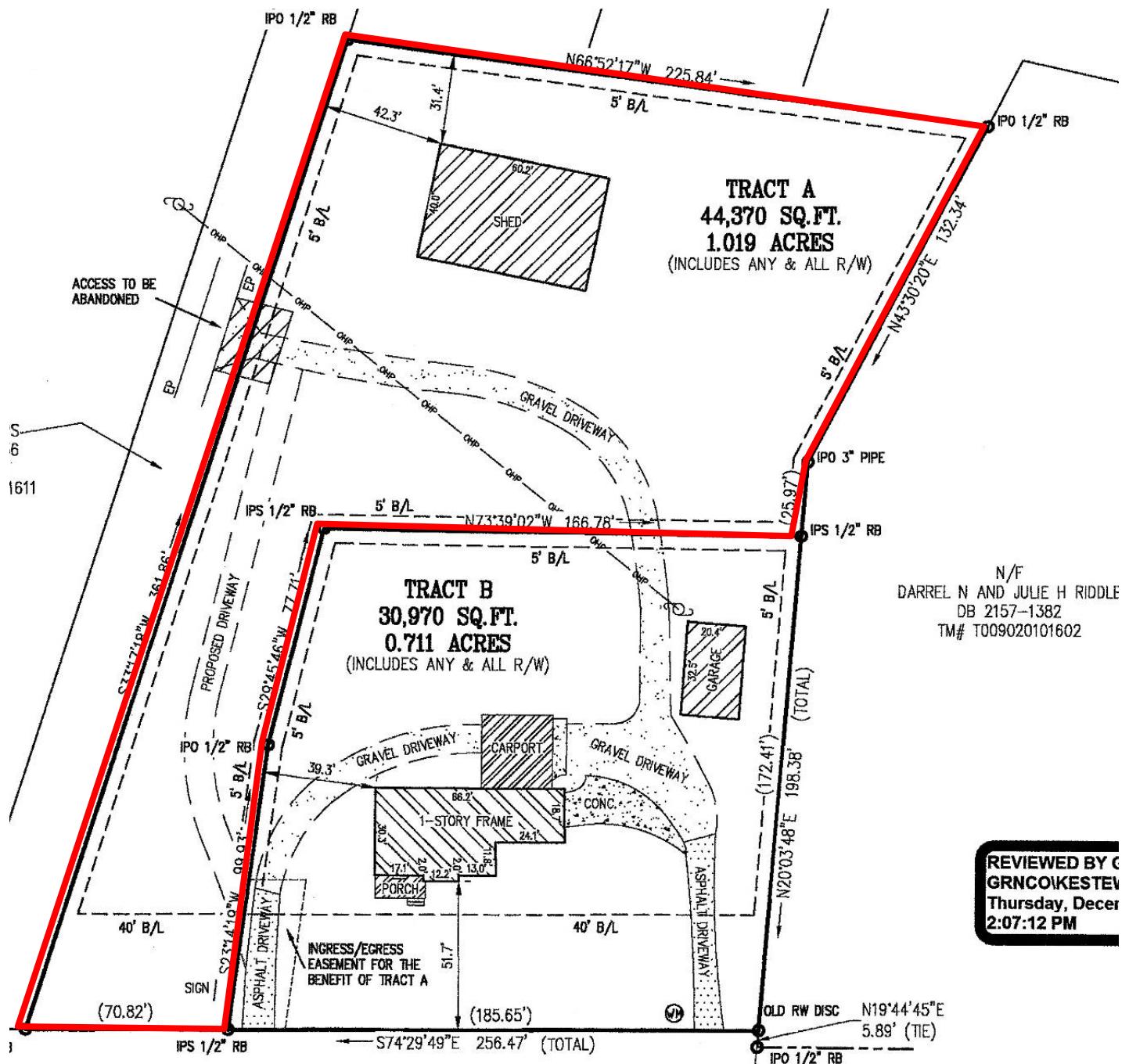
THE BUILDINGS

BUILDING 1	
Building 1	±2,400 SF
Number of Floors	1
Thickness of Floors	6"
Walls	Aluminum Exterior
Roof	Metal
Columns & Spacing	Clear Span
Clear Ceiling Height at Eaves	16' at Eaves
Lighting	Florescent
Heat & Fuel	None
Air Conditioned	None
Sprinkler	None
Drive-In Door	(3) 12'x14' and 1 man door
Site	1.019 Acre
Electricity	Greer CPW – 220 Amp
Sewer	Septic
Dimensions	40'x60'
Fenced	Entire Site
Zoning	Unzoned
Expenses	Taxes \$1,900 + Insurance Estimated \$1,000/year

BUILDING 2	
Building 1	±1,920 SF
Number of Floors	1
Thickness of Floors	6"
Walls	Metal, Insulated with Foam
Roof	Metal and Insulated
Columns & Spacing	1 Support Role
Clear Ceiling Height at Eaves	14' at Eaves
Lighting	Florescent
Heat & Fuel	None
Air Conditioned	None
Sprinkler	None
Drive-In Door	(1) 12'x12' and 1 man door
Site	1.019 Acre
Electricity	Greer CPW – 220 Amp
Sewer	Septic
Dimensions	40'x48'
Fenced	Entire Site
Zoning	Unzoned
Expenses	Taxes \$1,900 + Insurance Estimated \$1,000/year



THE SURVEY



BOBBY HINES | (864) 313-4815
BOBBYHINES@SPENCERHINES.COM

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PROPERTIES