



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

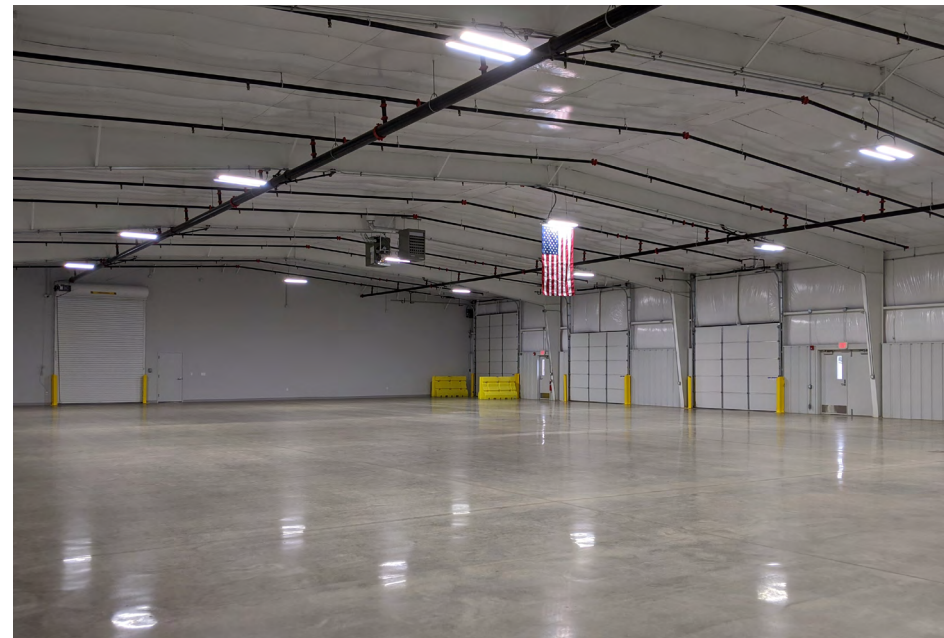
<b>Address:</b>	<b>17 Industrial Court (Unit 1) Greenville, SC</b>
<b>Total Size:</b>	<b>± 13,500 SF</b>
<b>Warehouse Size:</b>	<b>± 12,250 SF</b>
<b>Office Size:</b>	<b>± 1,250 SF</b>
<b>Lease Rate:</b>	<b>Call for pricing</b>

*For more information, please contact:*

**Danny Butters** • 864.385.5102 • [danny@lyonsindustrial.com](mailto:danny@lyonsindustrial.com)

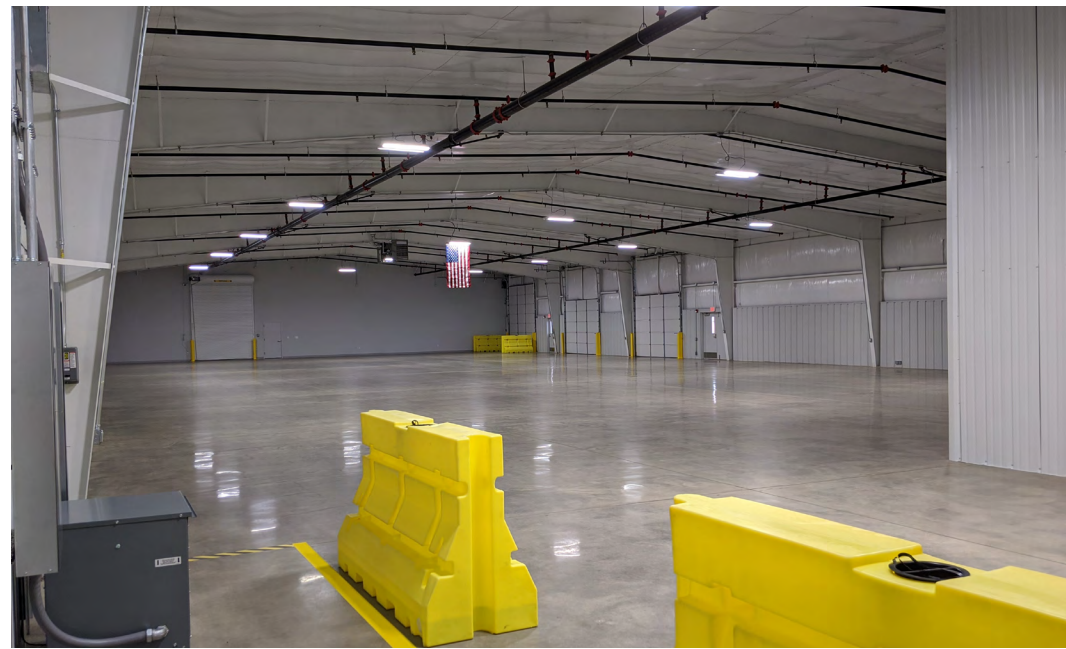
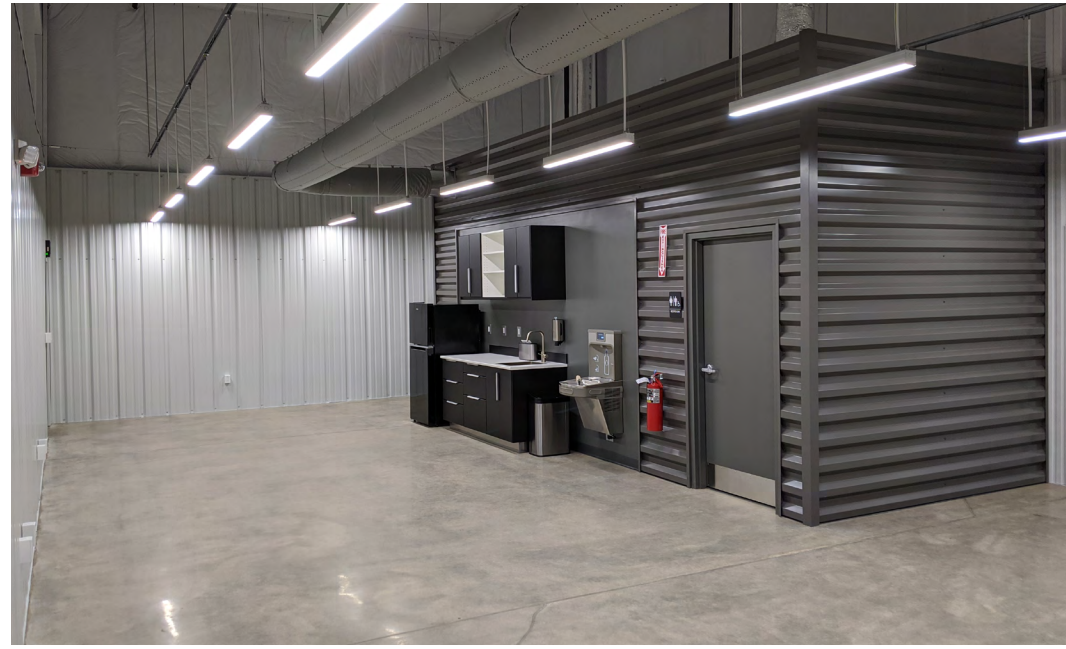
**PROPERTY SPECS**

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



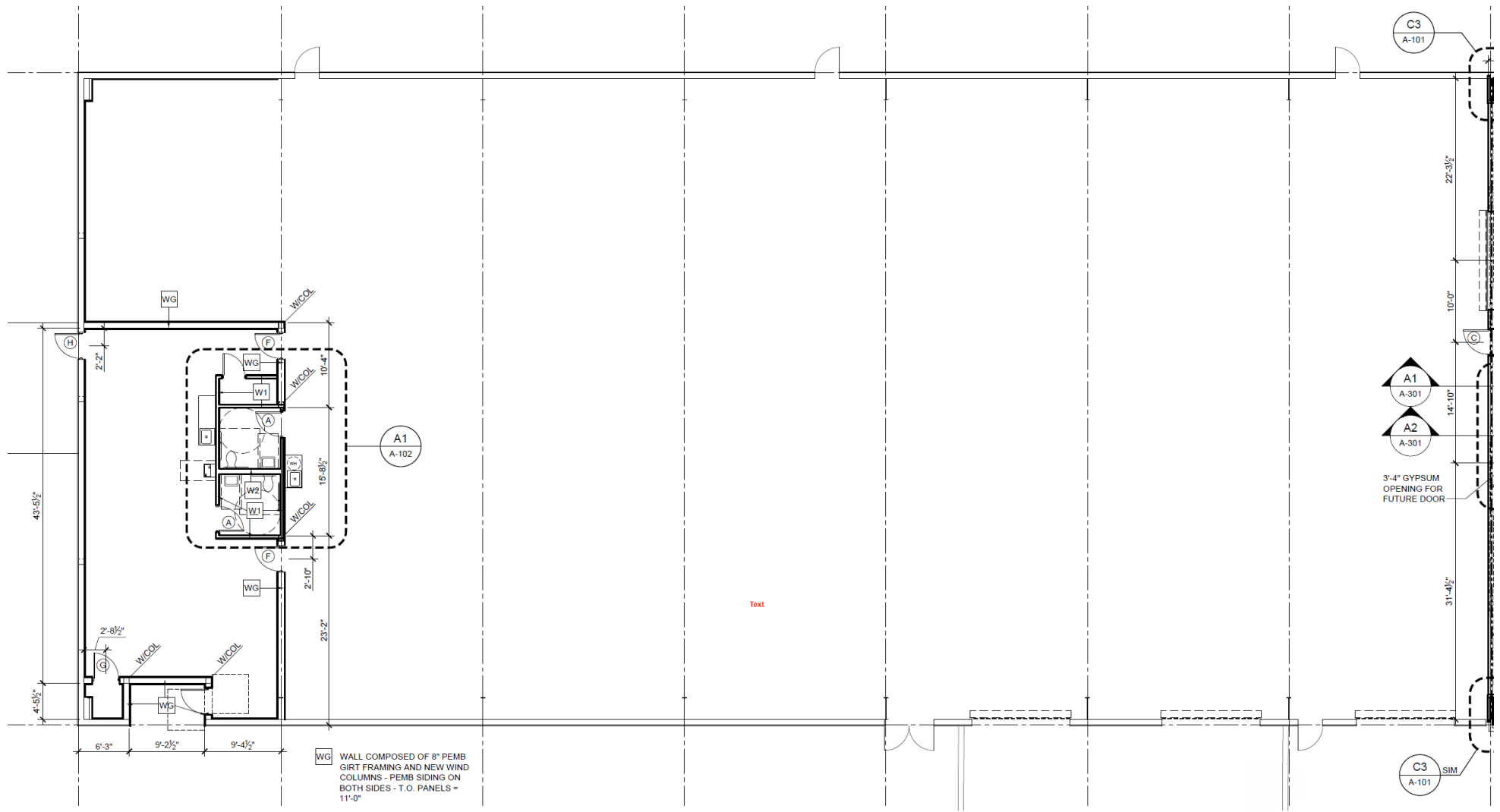
*For more information, please contact:*

**Danny Butters** • 864.385.5102 • [danny@lyonsindustrial.com](mailto:danny@lyonsindustrial.com)



*For more information, please contact:*

**Danny Butters** • 864.385.5102 • [danny@lyonsindustrial.com](mailto:danny@lyonsindustrial.com)



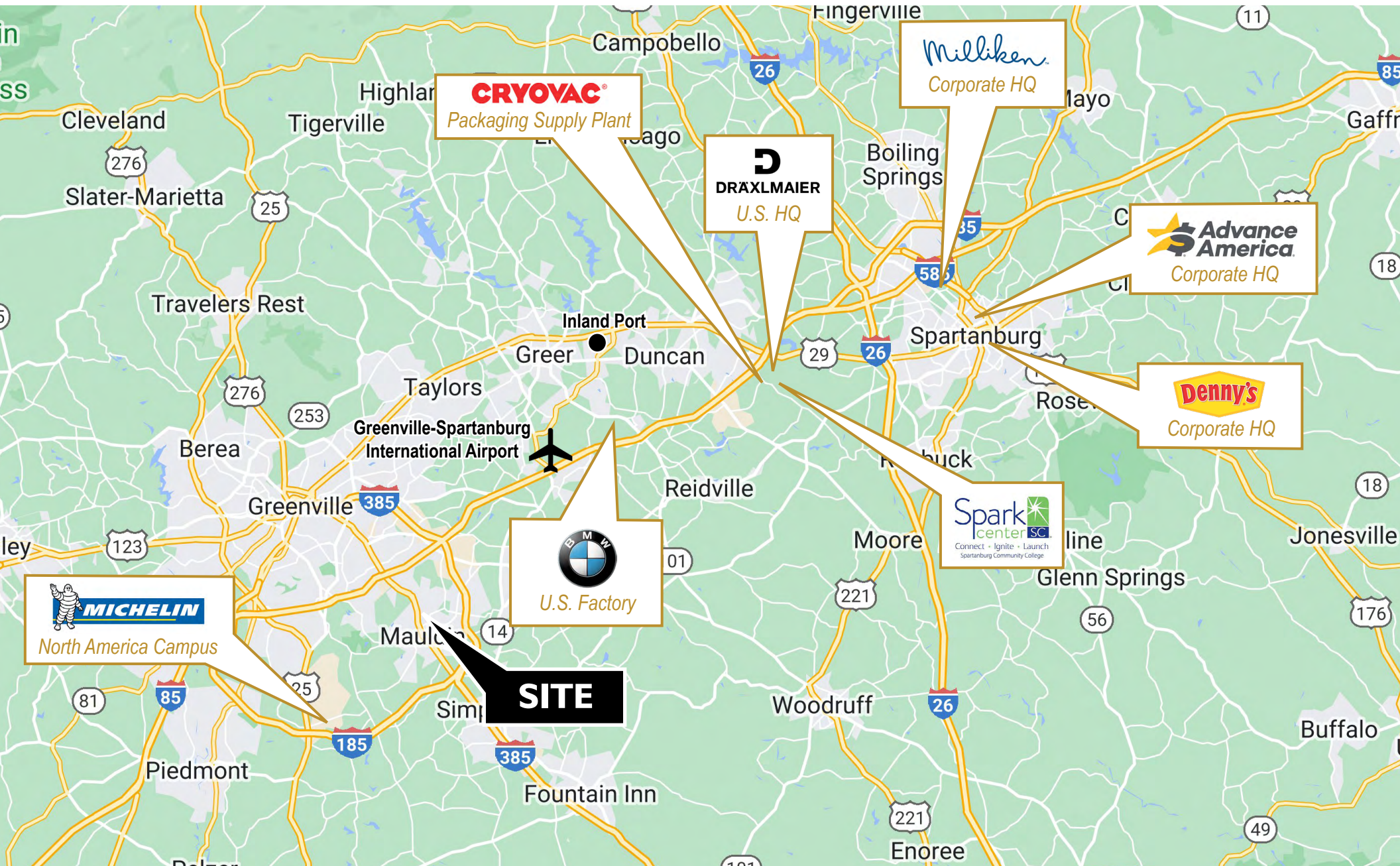
For more information, please contact:

**Danny Butters** • 864.385.5102 • [danny@lyonsindustrial.com](mailto:danny@lyonsindustrial.com)



*For more information, please contact:*

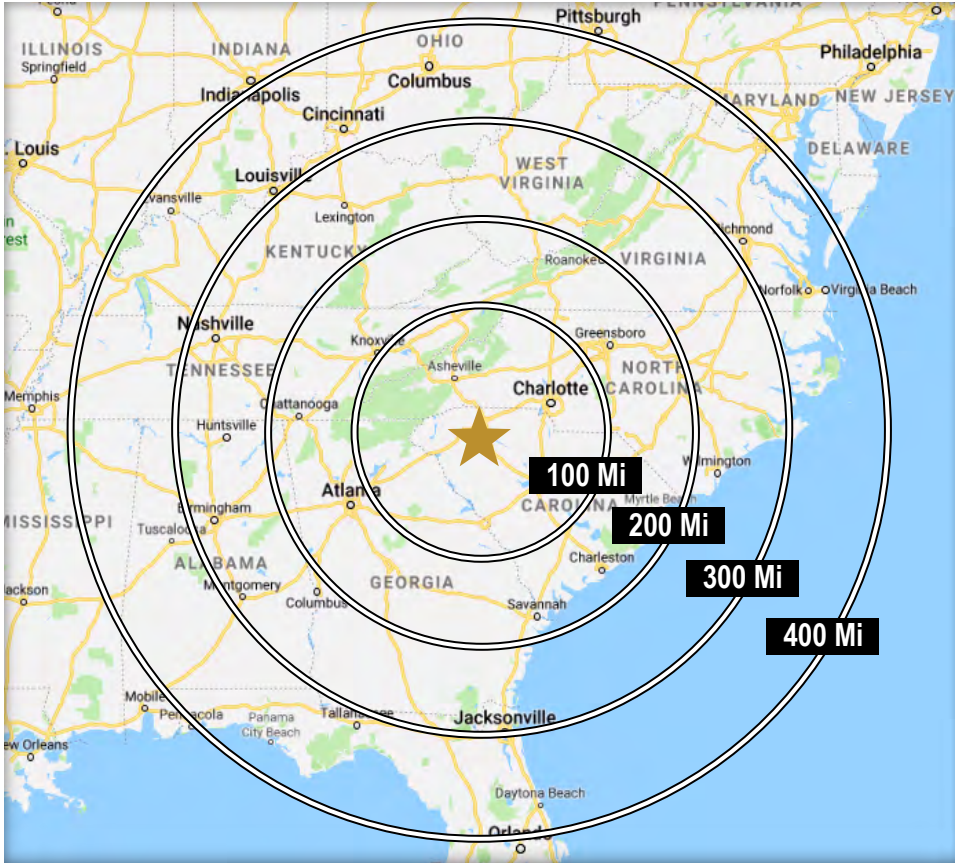
**Danny Butters** • 864.385.5102 • [danny@lyonsindustrial.com](mailto:danny@lyonsindustrial.com)



For more information, please contact:

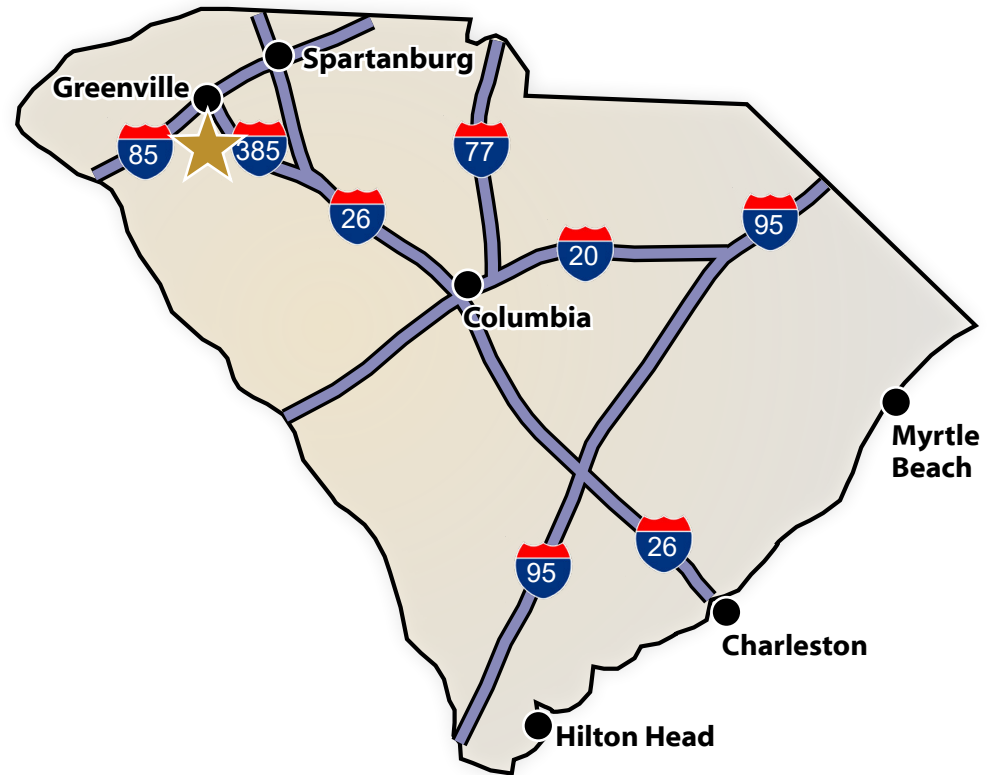
**Danny Butters** • 864.385.5102 • [danny@lyonsindustrial.com](mailto:danny@lyonsindustrial.com)





### 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



### 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

For more information, please contact:

**Danny Butters** • 864.385.5102 • [danny@lyonsindustrial.com](mailto:danny@lyonsindustrial.com)