



# 1721 WHITE HORSE ROAD

±90,000 SF FOR LEASE OR ENTIRE BUILDING FOR SALE  
IN GREENVILLE, SC | ±0.4 MILES TO INTERSTATE 85

LEASE RATE:  
**\$5.95/sf**  
CALL FOR SALES PRICE

PRESENTED BY:

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COMMERCIAL REAL ESTATE SERVICES

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## PROPERTY OVERVIEW

# PROPERTY HIGHLIGHTS



### Industrial Manufacturing & Warehouse Ready

Specifically designed for industrial manufacturing and warehousing, the facility provides the robust infrastructure required for production and storage. Its layout and features cater to businesses needing a dedicated space for heavy-duty operations.



### Heavy Power & Specialized Equipment

The facility offers heavy power (750 kVA at 480 Volt ) availability along with features like a 2-ton overhead crane, multiple dock doors, and a drive-in door. These attributes are critical for operations that require substantial electrical capacity and specialized handling of goods.



### Integrated Office Facilities

The building includes executive, administrative, and engineering office spaces, creating a built-in hub for management and support functions. This integration helps streamline operations and enhance communication between different business functions.



### Prime Location & Access

Situated near I-85 and within close proximity to the Greenville Metro Area, the property benefits from excellent regional access and connectivity. The ample employee and trailer parking further supports efficient logistics and daily operations.



### Extensive HVAC Coverage

With roughly 52,000 square feet of HVAC coverage across both office areas and the shop floor, the property is equipped to maintain optimal temperature and air quality. This feature is essential for preserving equipment and ensuring a comfortable work environment.



### Immaculate & Move-In Ready

The property presents itself in an exceptionally clean and well-maintained condition, as evidenced by the interior and exterior visuals provided. This turnkey readiness means that tenants can occupy and start operations immediately without the need for extensive renovations or clean-up.



## PROPERTY OVERVIEW

# PROPERTY SPECIFICATIONS

PROPERTY ADDRESS	1721 White Horse Road
TYPE	Industrial/Flex
TOTAL AVAILABLE SF	±90,000 SF
TOTAL BUILDING SF	±123,314 SF
HVAC	±52,000 SF Conditioned
OFFICE SF	±8,808 SF
TAX MAP #	WG04000101200
COUNTY	Greenville
CITY LIMITS	No
ZONING	I-1
DOCKS	4 (Four)
DRIVE-INS	1 (One)
LOT SIZE	±8.80 Acres
CONSTRUCTION	Brick/Masonry
POWER	Heavy (750 kVA at 480 Volt)
PARKING	1.30/1,000 SF (6 H/C, 142 Spaces)
SPECIAL FEATURES	One 1 Ton Crane One 1/2 Ton Crane





## PROPERTY OVERVIEW

# PROPERTY SPECIFICATIONS

### SECTION A: $\pm 26,000$ SF

12' Clear Height

Warehouse Restrooms:

Women's (5 Stalls, 3 Sinks)

Men's (2 Stalls, 1 Urinal, 2 Sinks)

Eye Wash Area

HVAC

Office Restrooms:

Women's (2 Stalls, 1 Sink)

Men's (1 Stall, 1 Urinal, 1 Sink)

### SECTION B: $\pm 26,000$ SF

1 Half Ton Crane

1 2,200 lb Crane

Restrooms:

Women's (5 Stalls, 2 Sinks)

Men's (2 Stalls, 1 Urinal, 2 Sinks)

Clear Height Beam: 12'9"

Clear A/C: 10'7"

HVAC

### SECTION C: $\pm 38,000$ SF

24' 2" Clear Height

26' x 29' Column Spacing

Gas Heaters (6)

Dock 1: 8' x 10' Seal

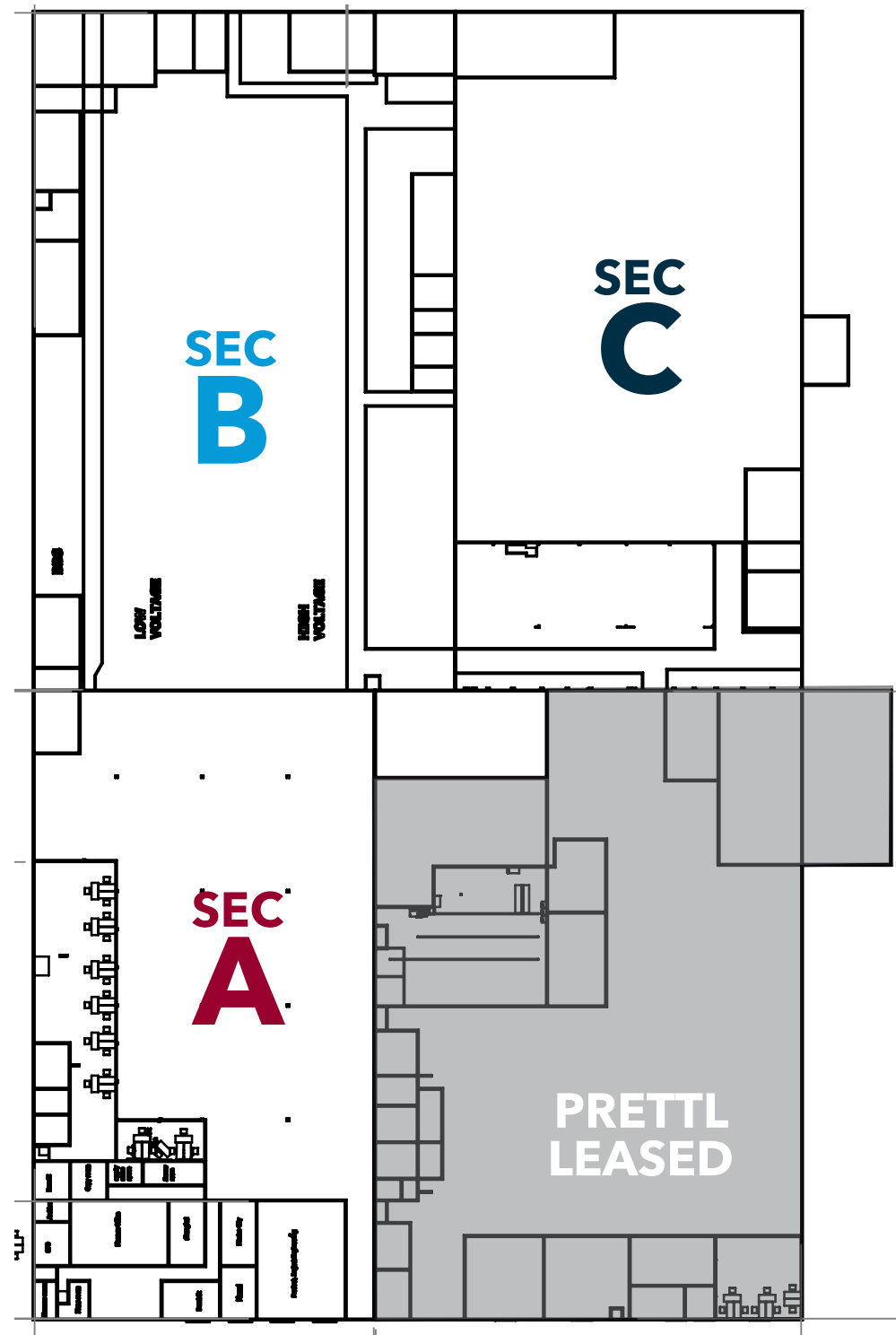
Dock 2: 8' x 10', Electric Roll-up, EOD

Dock 3: 8' x 10', Electric Roll-up, EOD, Seal

Dock 4: 8' x 10', Bumper, Seal, Electric Roll-up

GLD: 10' x 12'

Metal Halide Lighting





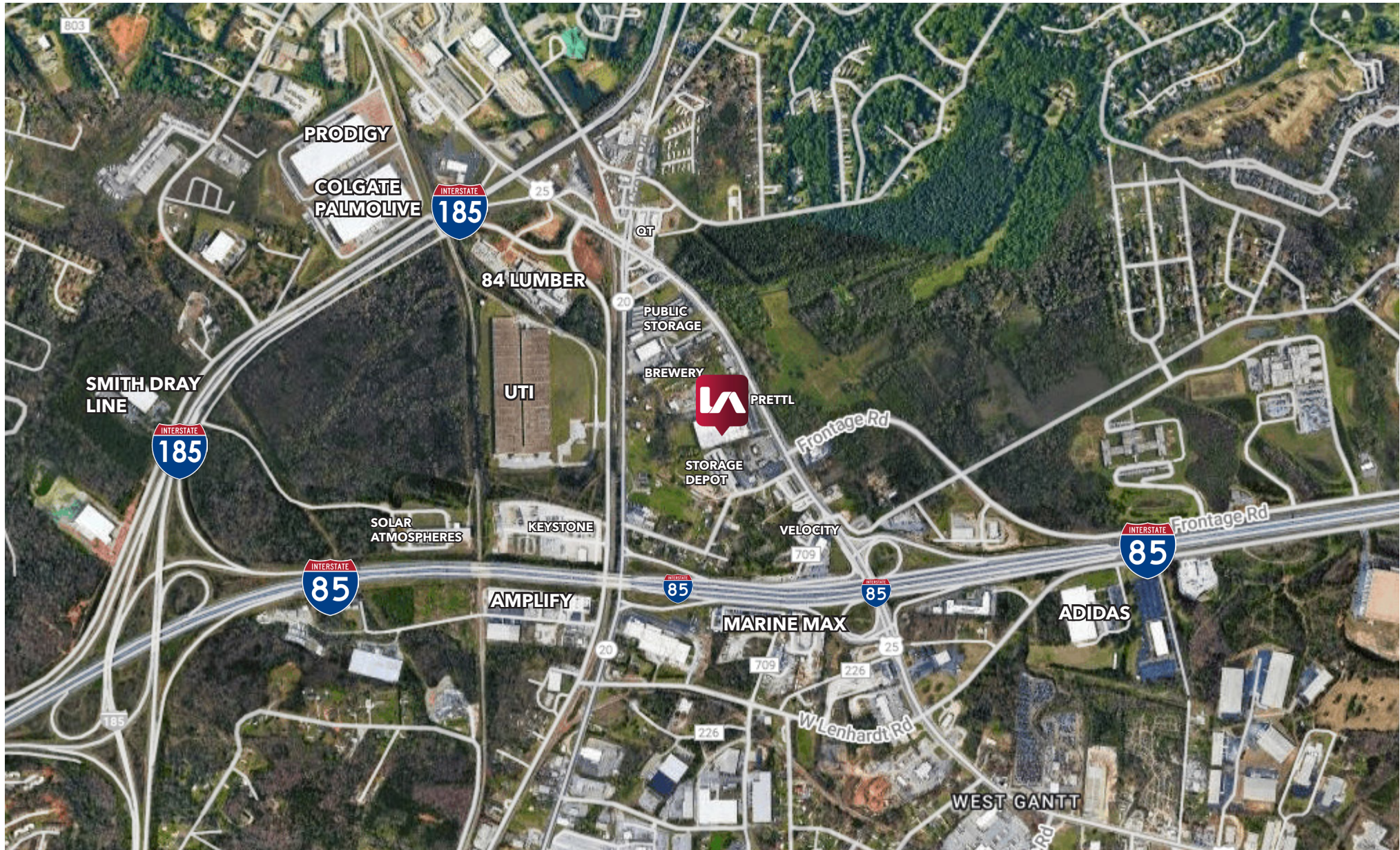
**AVAILABLE**

**LEASED**



## PROPERTY OVERVIEW

# LOCATION MAP

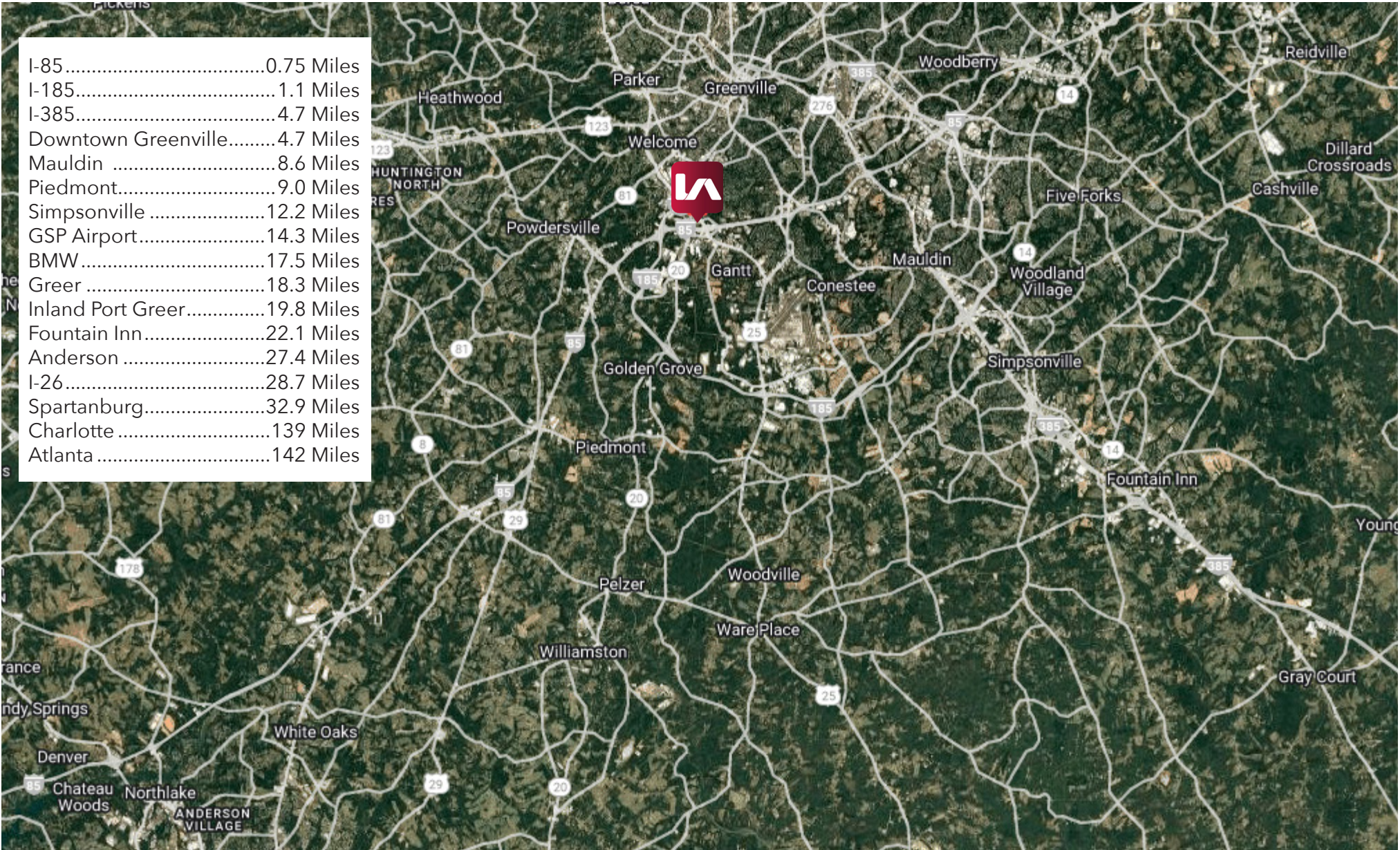




## PROPERTY OVERVIEW

# LOCATION MAP | DISTANCE TRACKER

I-85 .....	0.75 Miles
I-185.....	1.1 Miles
I-385.....	4.7 Miles
Downtown Greenville.....	4.7 Miles
Mauldin .....	8.6 Miles
Piedmont.....	9.0 Miles
Simpsonville .....	12.2 Miles
GSP Airport.....	14.3 Miles
BMW .....	17.5 Miles
Greer .....	18.3 Miles
Inland Port Greer.....	19.8 Miles
Fountain Inn.....	22.1 Miles
Anderson .....	27.4 Miles
I-26.....	28.7 Miles
Spartanburg.....	32.9 Miles
Charlotte .....	139 Miles
Atlanta .....	142 Miles





## PROPERTY OVERVIEW

# PROPERTY PHOTOS







LEARN MORE  
**GIVE US A CALL**



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***For Lease or Sale***  
***Lease Rate: \$5.95/SF***  
***Sales Price: Call Broker***