



**1401 HIGHWAY 246S
GREENWOOD, SC 29646**

**AVAILABLE
INDUSTRIAL BUILDING**

**169,395 SF
19 Acres**

PROPERTY SPECIFICATIONS

GENERAL

- **Building Size:** Approximately 169,395 square feet
- **Number of Buildings:** One single story industrial building
- **Lot Size:** Approximately 19 acres
- **Current Use:** Warehouse for spun and pelletized polymer
- **Condition of Property:** Excellent
- **Date of Construction:** 2000
- **Dimensions:** 245'6" x 690'
- **Office:** 2667 SF with 3 private offices, a conference room, restrooms, breakroom and a large shipping office
- **Ceiling Heights:** 32'6" at the eaves & 36' clear in the center
- **Column Spacing:** Primarily 42'6" x 48'6" with a 50' speed bay
- **Lighting:** T5 fluorescent lighting with motion sensors
Exterior perimeter wall packs
- **Parking:** Paved parking for approximately 31 vehicles
Concrete parking for 20 trailers
- **Rail:** CSX rail borders the property
- **Zoning:** Industrial
- **Taxes:** Tax map #: 6877-970-489

UTILITIES

- **Power:** Supplied by Duke Energy, 300 KVA pad mounted transformer supplying 480V, 3 phase, 1000A power
- **Gas:** Supplied by CPW
- **Water:** Supplied by CPW
- **Sewer:** Supplied by CPW
- **Telecommunications:** Supplied by AT&T and Centurylink via fiber-optic cable



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FIRE PROTECTION

- **Sprinkler System:** ESFR. There is one 160 hp 1500 GPM electric fire pump and one 1500 GPM diesel fire pump.

CONSTRUCTION

- **Floors:** 8" concrete over 6" compacted gravel bed
- **Walls:** Insulated metal
- **Roof:** Standing seam insulated metal
- **Columns:** Round steel

TRUCK LOADING

- Twenty 9' x 10' insulated dock high doors with windows, hydraulic 6' x 7' pit levelers, seals, locks and lights
- 100' of concrete extends from beyond the building with an additional 40' foot of asphalt paving

MECHANICALS

- **HVAC:** Office is heated and cooled by one exterior pad mounted 2017 Trane 1hp heat pump unit. The warehouse is heated via a gas fired Powrmatic heater and ventilated via 26 wall fans and louvers.

TRANSPORTATION

- The property is located 26 miles southwest of I-26 via Highway 72/221
- The property is located 46 miles south of I-85 via Hwy 25
- The property is located 56 miles southwest of the Greenville/Spartanburg International Airport and Inland Port - Greer

MISCELLANEOUS

- The building can be expanded to 300,000 SF
- Warehouse is fully racked with narrow aisle racking rated at 5200 lb. and 5400 lb. per beam capacity
- Security cameras, swipe badge access, fire alarm system

RESTROOMS

- **Office:** Men: 1 toilet, 1 urinal, 1 sink. **Women:** 2 toilets, 1 sink
- **Warehouse:** Unisex: 1 toilet, 1 sink

PHOTOS - EXTERIOR



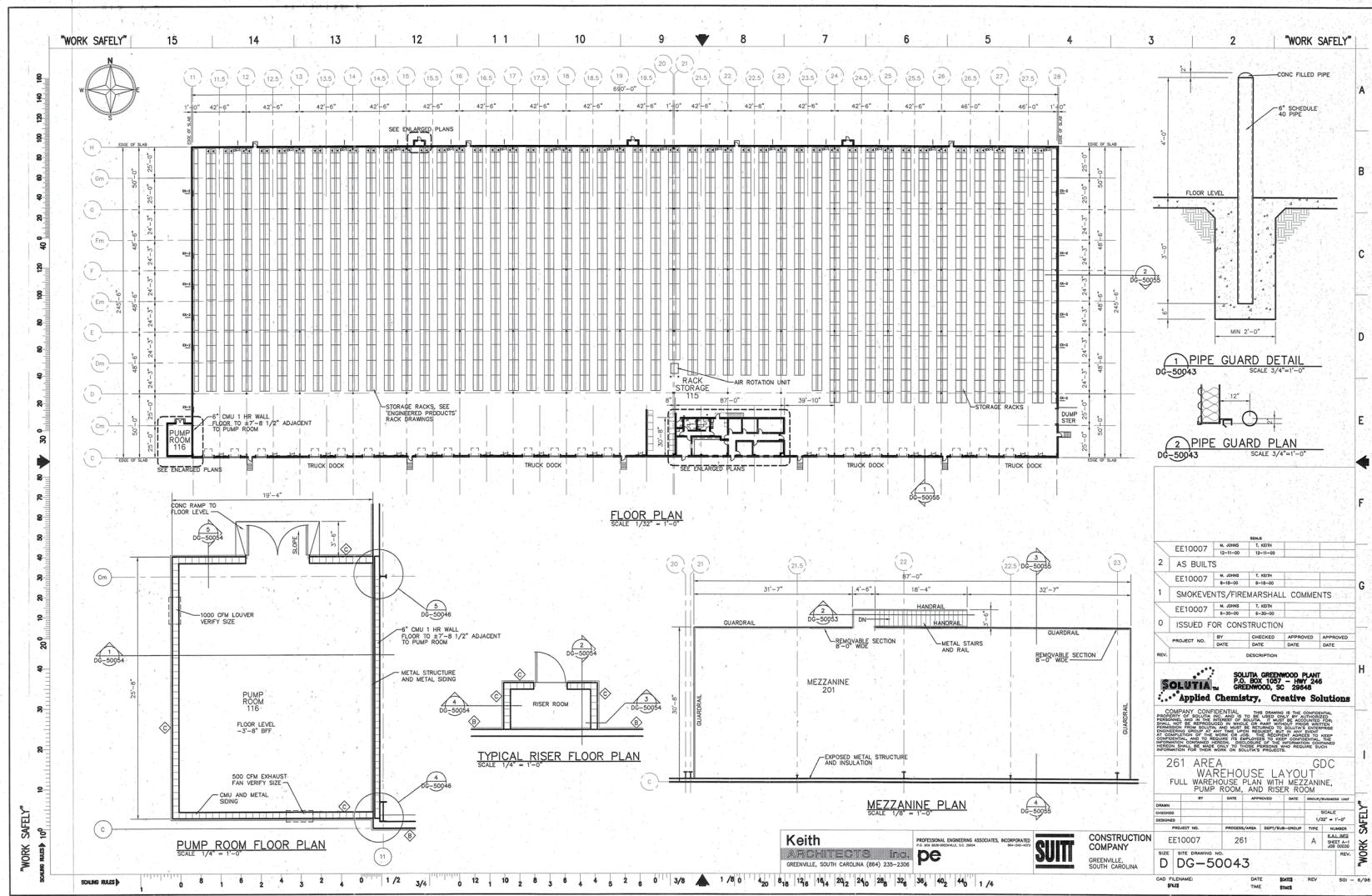
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PHOTOS - INTERIOR



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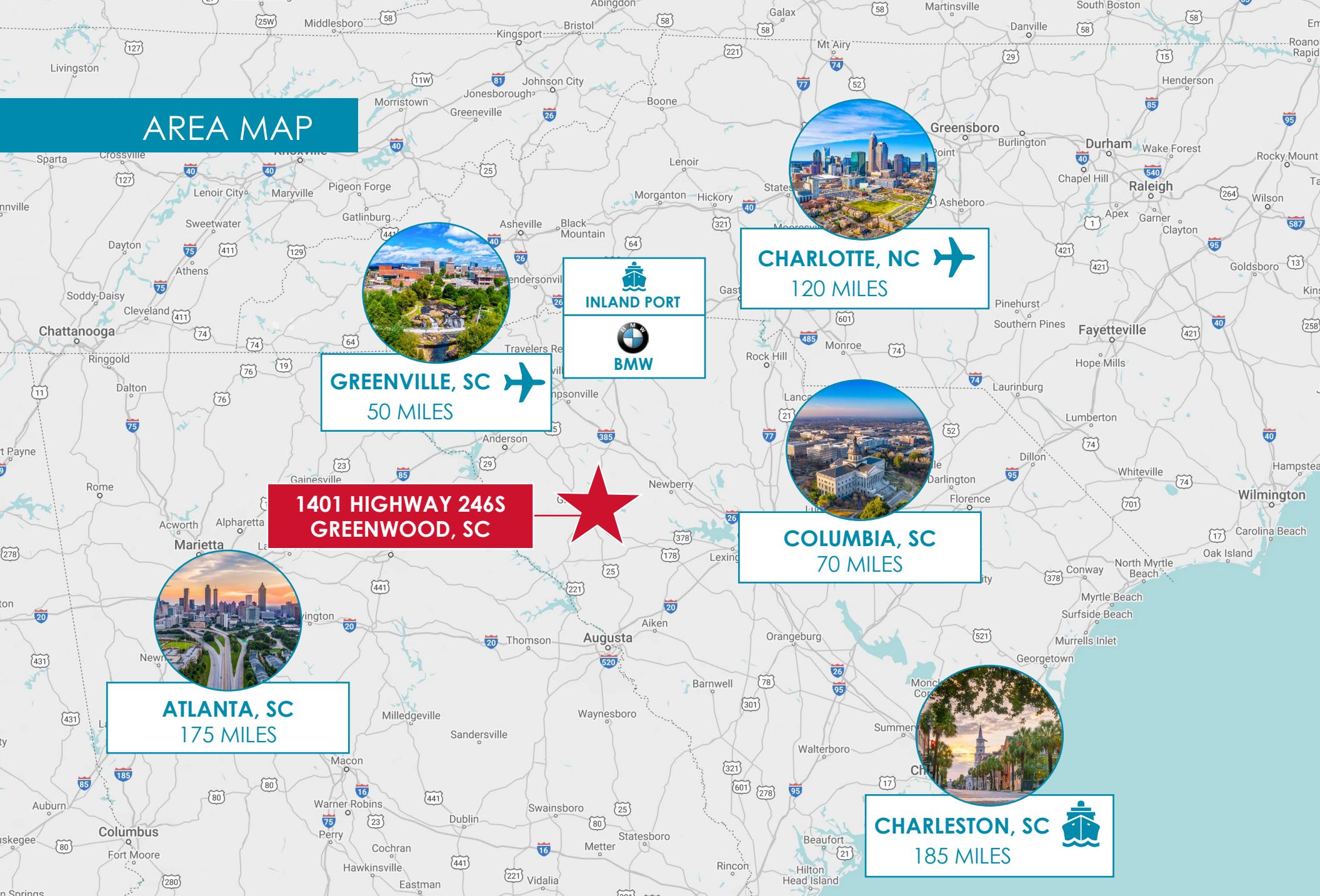
FLOOR PLAN



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AREA MAP



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