



**FOR LEASE**

**201 PUCKETT FERRY RD BLDG G**

**KURT JENSEN | 262-308-0008 | KURT@PHOENIXINVESTORS.COM**

**122,610 SF**  
**GREENWOOD, SC**



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## PROPERTY HIGHLIGHTS



**LOCATED APPROXIMATELY  
26 MILES SOUTH OF I-26  
VIA FOUR-LANE HWY 72**



**THE GREENVILLE-  
SPARTANBURG AIRPORT IS  
LOCATED APPROXIMATELY  
56 MILES NORTH OF THE SITE**



**EACH OF THE  
PRODUCTION AREAS CAN  
MAINTAIN DIFFERENT  
TEMPERATURE AND  
HUMIDITY CONTROLS**



**WAREHOUSE CONTAINS  
RACKING WITH 6,000-LB  
BEAM CAPACITY**



**ENTIRE PROPERTY  
LOCATED IN FEDERAL  
OPPORTUNITY ZONE**



# PROPERTY DETAILS

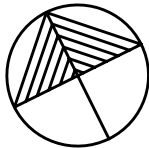
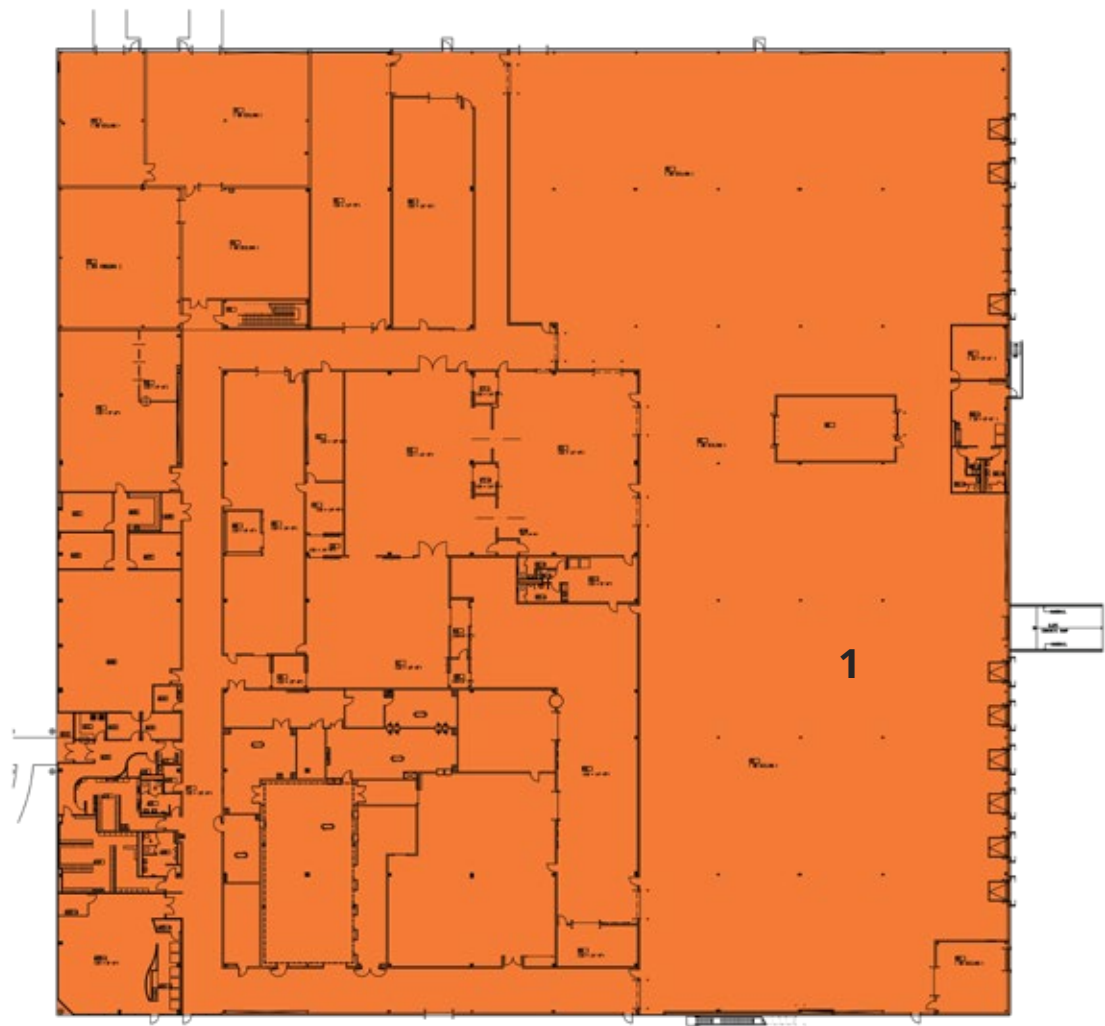
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AVAILABLE SPACE	122,610 SF
OFFICE/BREAKROOM/LOCKER	8,831 SF
DOCK DOORS	Ten 8' x 10' Electric Dock High Doors with Levelers, Locks, Seals, & Lights One 10' x 10' Manual Drive-In Door
CLEAR HEIGHT	23' Clear in Manufacturing Area   14' 8" Clear in the Drop Ceiling Area
COLUMN WIDTH & DEPTH	30' x 50'
ROOF	Single-Ply Membrane Over Insulated Metal Deck
WALLS	2" Insulated Metal Sandwich Panel
FLOORS	6" Reinforced Concrete Slab
YEAR BUILT	1996
FIRE SUPPRESSION	.17/3000 to .45/2500 Depending On Area   Warehouse is K14 @ 50 PSI ESFR
LIGHTING	T-8
POWER	Supplied by Duke Energy; 4160 Volts   Two 1200-Amp Breakers at 4160 Volts   One @ 1500 KVA (4160 - 480/277) & One @ 750 KVA (4160 - 120/208) Transformers
WATER	Supplied by Greenwood CPW; 8" Main, 6" Line, 100 PSI
SEWER	Supplied by Greenwood CPW; 18" Main, One 8" Line, Three 6" Lines
NATURAL GAS	Supplied by Greenwood CPW, 4" Line, 5 PSI
COMPRESSED AIR	One Atlas Copco Z122 (8.6 Bar, 22 KW, 2018)   One Gardner Denver (100 PSI, 30 HP, 2006)   One Atlas Copco ZR-15 (125 PSI, 60 HP, 1996)
CHILLERS	Two 150-Ton Trane Chillers Provide Primary Cooling & One 100-Ton Roof Mounted York Unit Serves the Class 6 Clean Room
BOILERS	Cleaver-Brooks & Hurst Fueled by Natural Gas   Two Hot Water (30 HP), Two Steam (60 HP)   Cleaver-Brooks Hot Water - 25 Years   Cleaver-Brooks Steam - 3 Years   Hurst Steam - 21 Years
ROOFTOP UNITS	12 Trane Intellipack & Voyager 10- to 30-tons (25 years old)   The Roof-Mounted HVAC Enclosure is Approx. 49' x 207' & Houses Multiple Air Handlers
RESTROOMS	2 Men's   2 Women's
PARKING	70 Spaces; More Available from Shared Lot with P Plant
LAND AREA	13 Acres
PARCEL ID	6877-675-791



# FLOOR PLAN

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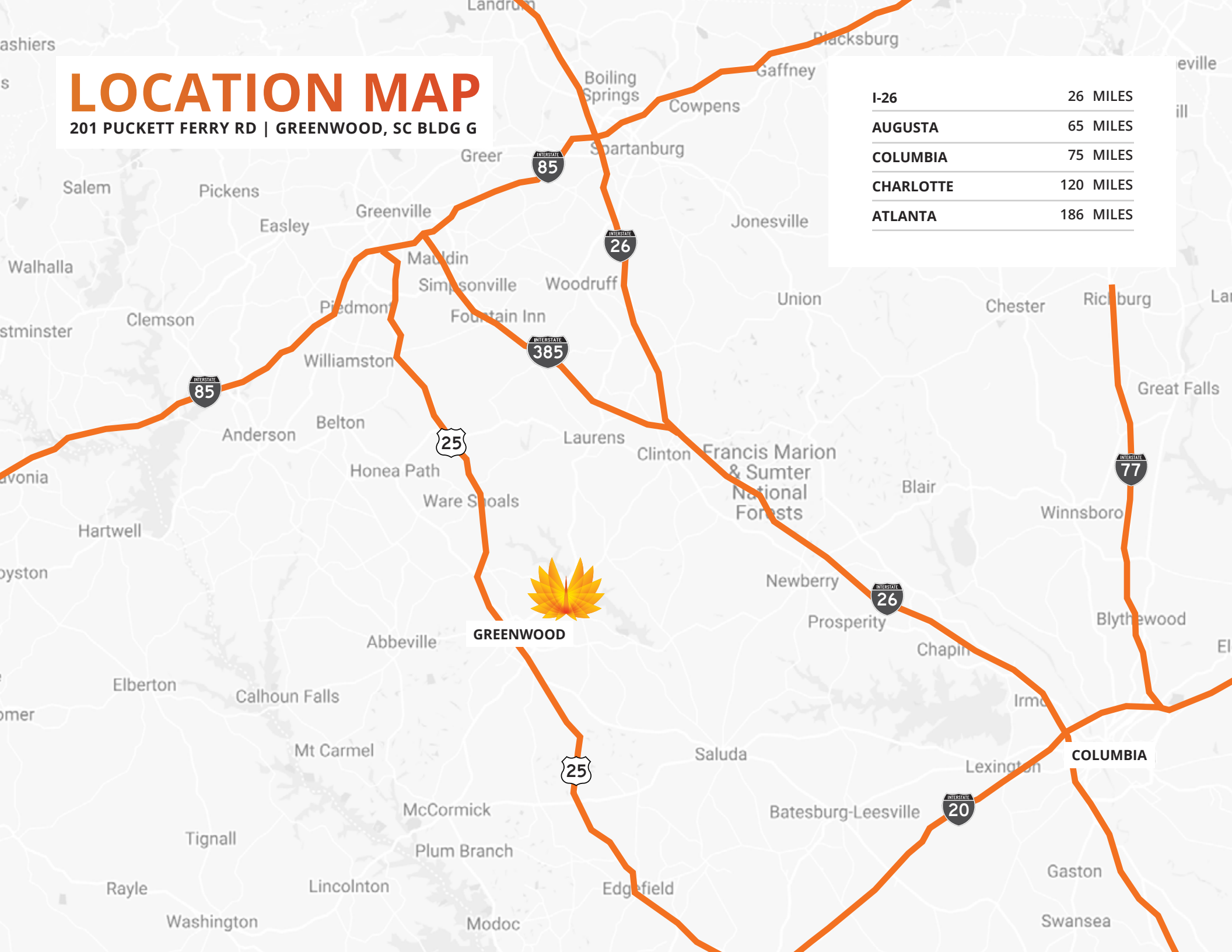


NUMBER	SPACE DESIGNATION	SQUARE FEET
1	WAREHOUSE	122,610 SF
TOTAL		122,610 SF

# LOCATION MAP

201 PUCKETT FERRY RD | GREENWOOD, SC BLDG G

I-26	26 MILES
AUGUSTA	65 MILES
COLUMBIA	75 MILES
CHARLOTTE	120 MILES
ATLANTA	186 MILES





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