



FULLY LEASED

PHOENIXINVESTORS.COM

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**215 PUCKETT FERRY RD BLDG M
GREENWOOD, SC**



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PROPERTY HIGHLIGHTS



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



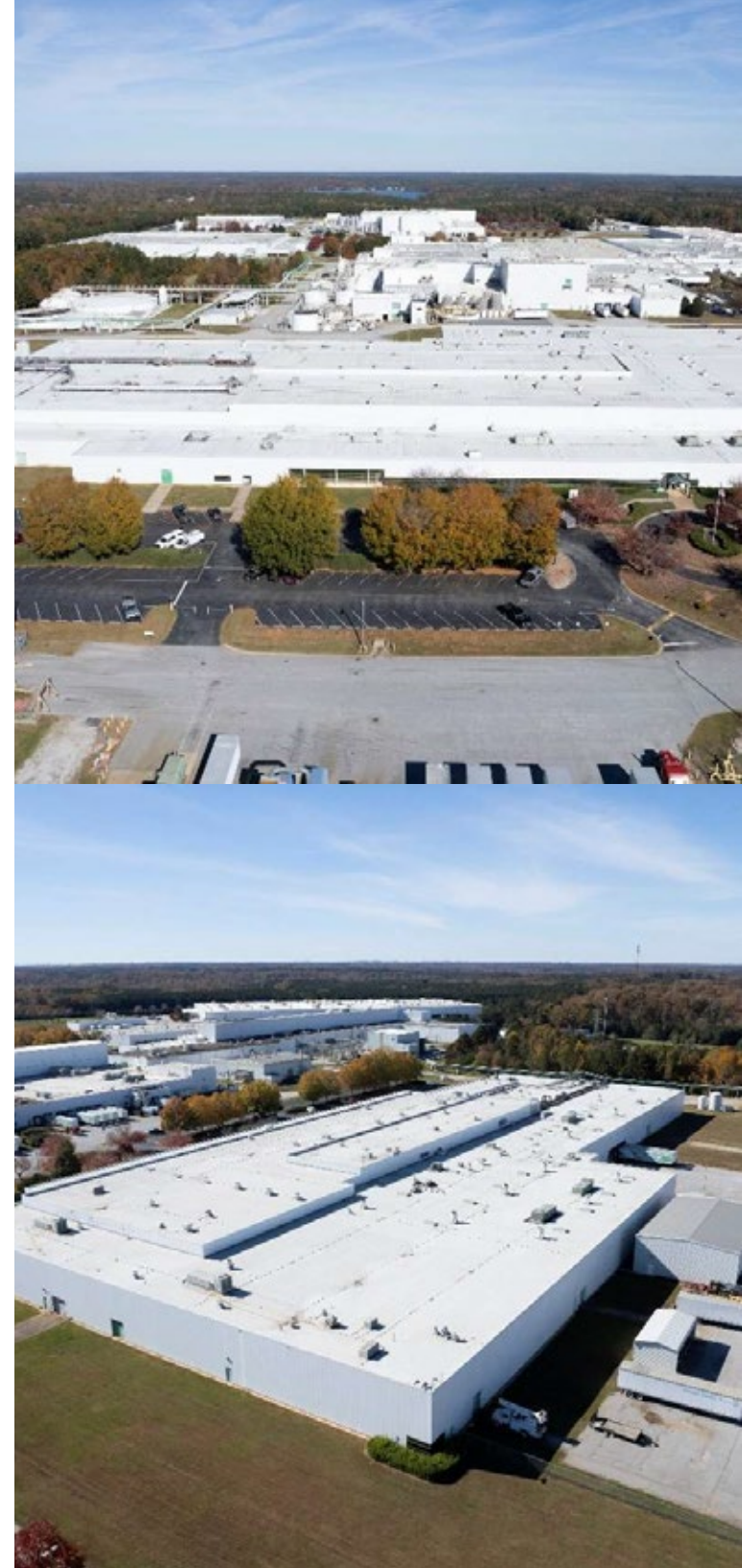
**THE GREENVILLE-
SPARTANBURG
AIRPORT IS LOCATED
APPROXIMATELY 56
MILES NORTH OF THE
SITE**



PROPERTY DETAILS

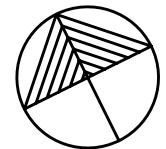
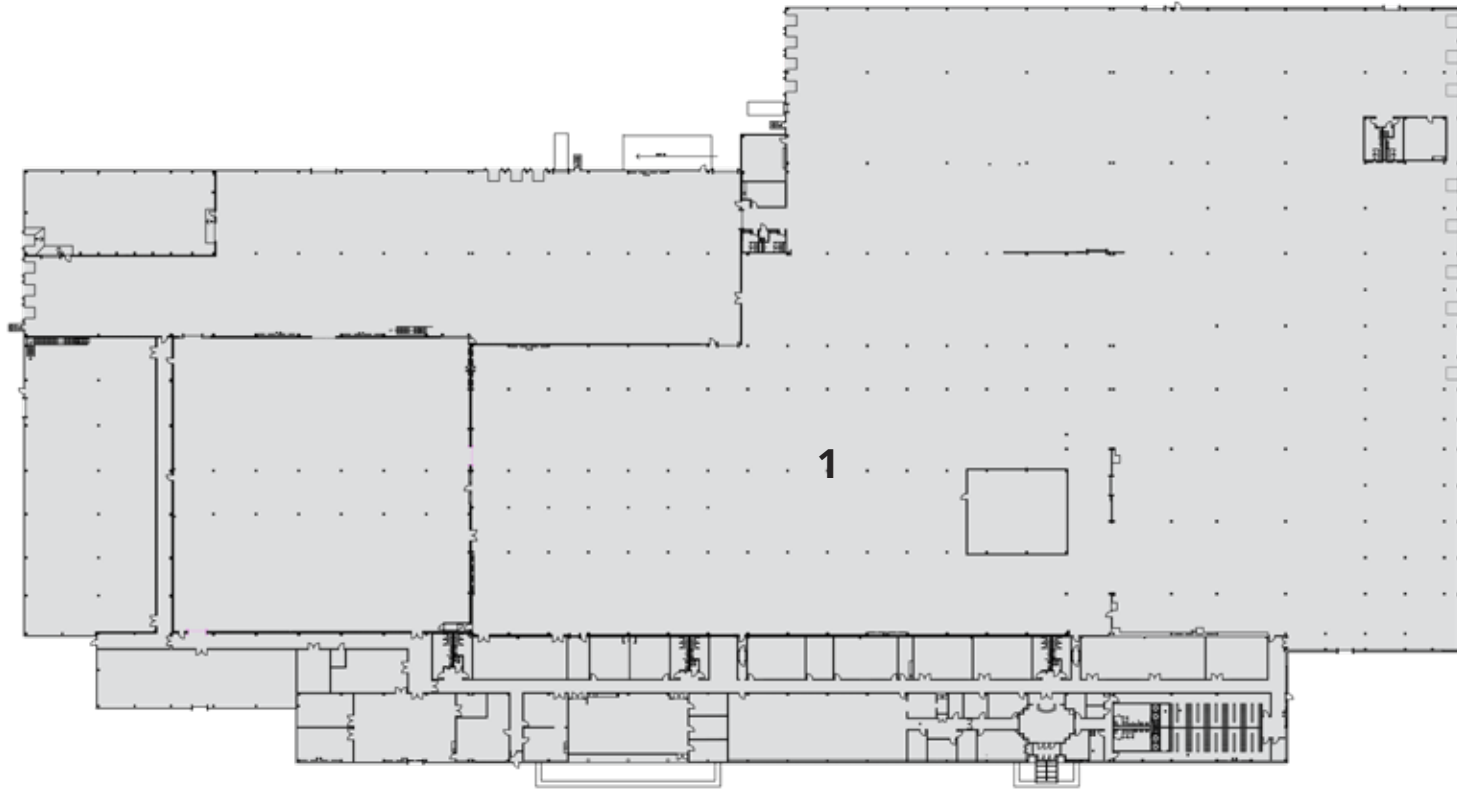
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OFFICE/LAB/LOCKER/ BREAK AREA	13,000 SF
DOCK DOORS	Twelve 8' x 10' Electric Dock High Doors with Levelers, Locks, Lights, & Seals
DRIVE-INS	One 13' x 13' Electric One 10' x 10' Manual One 10' x 9' Manual Drive-In Doors
CLEAR HEIGHT	24' 6" - 40'
COLUMN WIDTH/DEPTH	Varies
ROOF	Single-Ply Membrane Over Insulated Metal Deck
WALLS	2" Insulated Metal Sandwich Panel
FLOORS	6" Reinforced Concrete Slab
YEAR BUILT	1989
FIRE SUPPRESSION	.05/1500 to .65/2000 Density
LIGHTING	Fluorescent, 400-Watt Metal Halide, T-8, & LED with Motion Sensors
POWER	Transformers: Four @ 1000 KVA (4160 - 480/208) Six @ 750 KVA (4160 - 480/208) Two @ 1500 KVA (4160 - 480) Two @ 500 KVA (4160 - 480) Total 9,700 Amps, 120/208, 3-Phase, 4-Wire Switchgear; and 12,000 Amps, 120/208, 3-Phase, 4-Wire Switchgear
WATER	Supplied by Greenwood CPW; 8" Main, 6" Lines
SEWER	Supplied by Greenwood CPW; 18" Main, Two 6" Lines
NATURAL GAS	Supplied by Greenwood CPW; 6" Lines, 5 PSI
COMPRESSED AIR	Compressors Removed; Air Lines in Place Throughout Area
HVAC	18 Roof-Mounted Trane Intellipak, Voyager, and York Units Ranging from 10- to 30-Tons
RESTROOMS	Men: 10 Toilets, 10 Sinks, 10 Urinals Women: 11 Toilets, 11 Sinks
PARKING	Approximately 169 Parking Spaces
LAND AREA	21.95 Acres
PARCEL ID	6877-855-859



FLOOR PLAN

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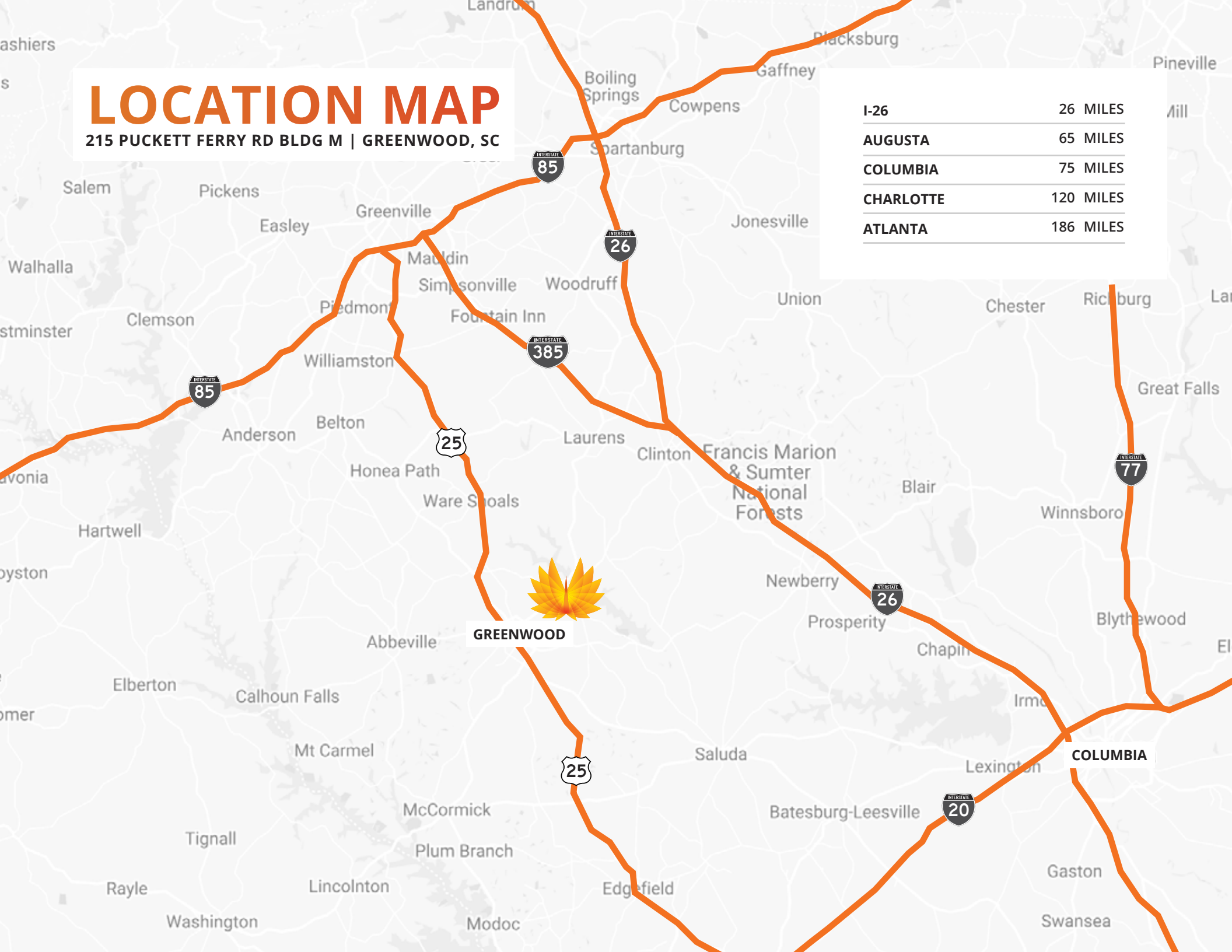


NUMBER	SPACE DESIGNATION	SQUARE FEET
1	WAREHOUSE	276,854 SF
TOTAL		276,854 SF

LOCATION MAP

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





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