

AVAILABLE

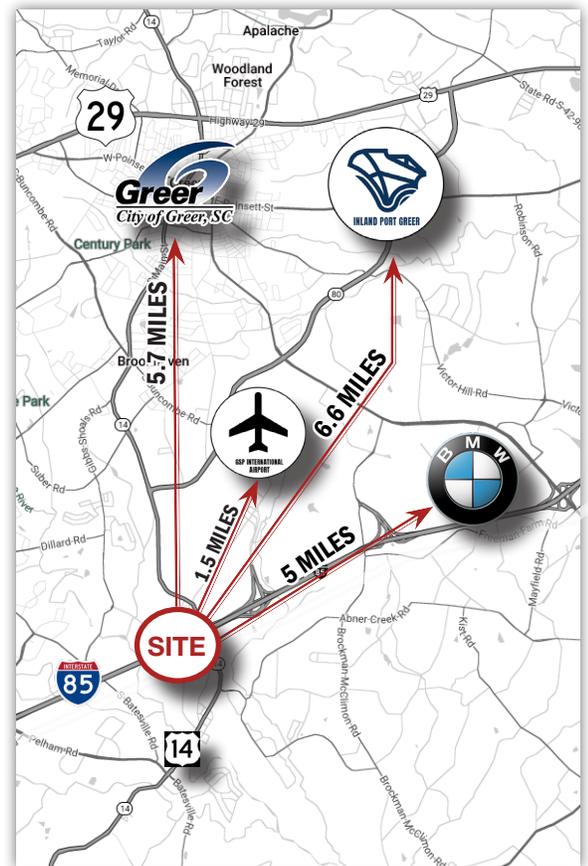
±61,800 SF Warehouse
Greer, South Carolina



2 Shelter Drive | Greer, SC 29650

Property Features

- Total SF: ±61,800 SF
- Office SF: ±5,000 SF
- Warehouse SF: ±55,000 SF
- Mezzanine: ±1,800 SF
- Acreage: 4.7 acres
- Zoned: I-1; Airport Environs
- Total Car Parking: ±49 lined spaces
- Excellent location with visibility from I-85 at Highway 14 (Exit 56)
- Built in 1998
- Water, Sewer, Gas, and Electric available
- 100% Sprinkled
- Office heated and cooled
- Warehouse heated
- Six (6) dock high doors
- Two (2) drive-in doors
- Lease Rate: \$6.95/SF/NNN



For More Information

John D. Gray, Jr.

864.678.5991

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All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

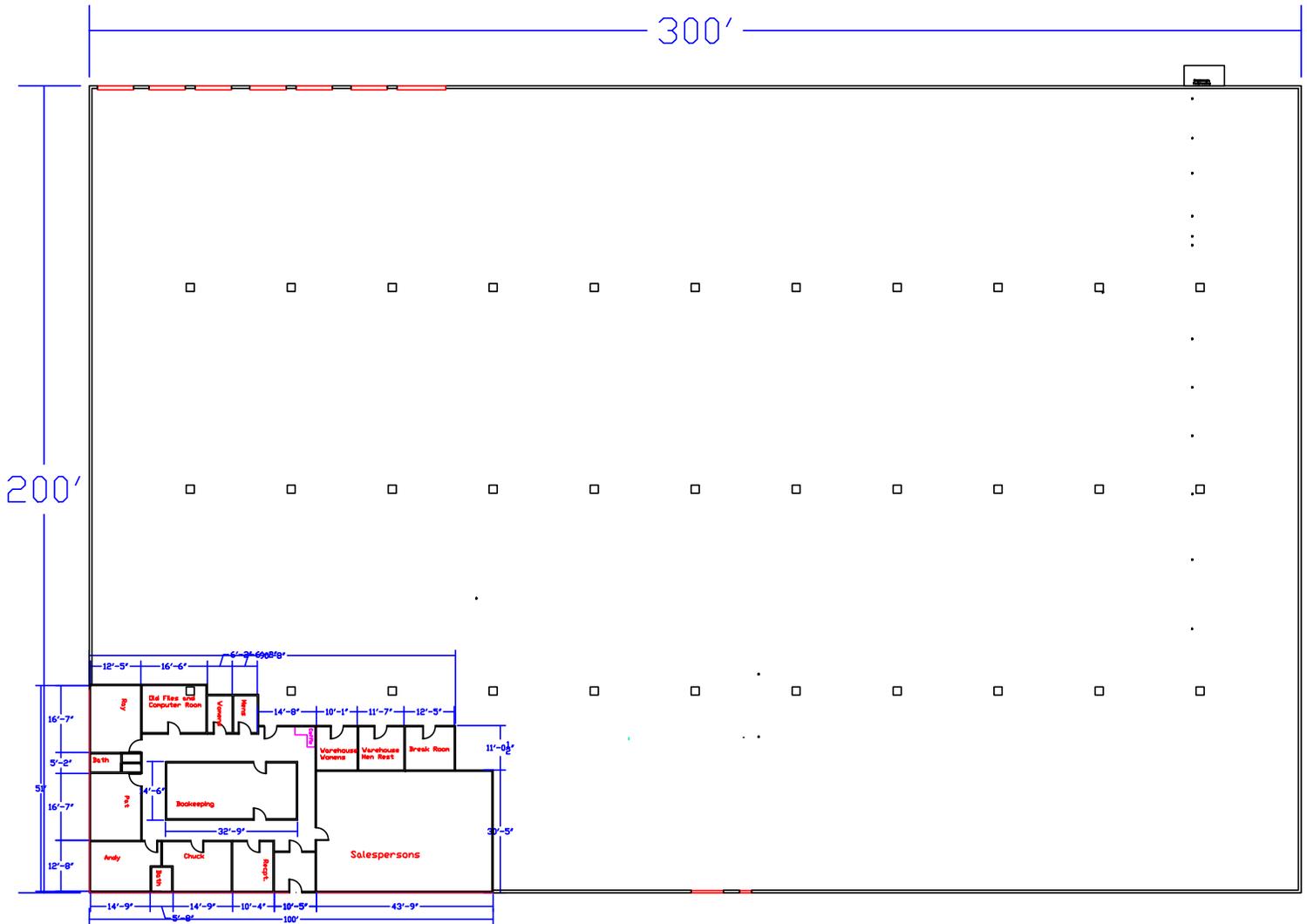
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Floor Plans



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Property Highlights

The site is strategically located just off Interstate 85 and is 2 miles from Greenville-Spartanburg International Airport. The building is positioned to serve a wide variety of uses from warehouse distribution to light manufacturing. It was previously and successfully used for rolled aluminum awnings and canopy manufacturing and warehouse.



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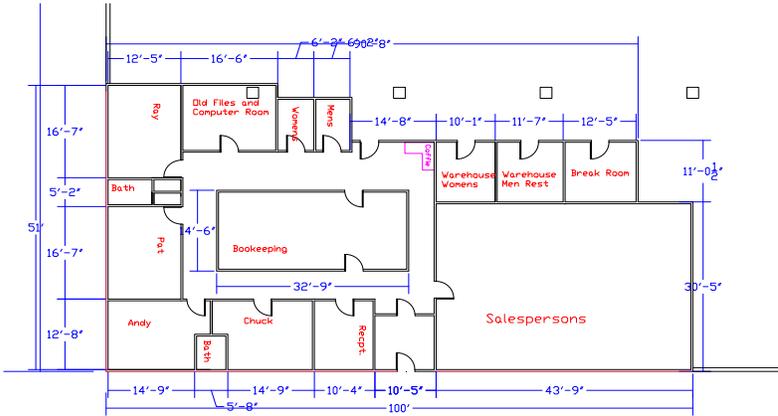
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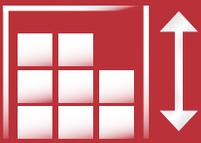
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Office Layout



Additional mezzanine storage in warehouse



CEILING HEIGHT
17'11" (OUTSIDE)
25'10" (CENTER)



6 DOCK DOORS
2 DRIVE-IN DOOR
DOCK SHELTER



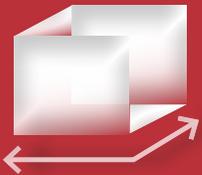
CLOSE PROXIMITY
TO GSP AIRPORT,
SC INLAND PORT
& I-85



FLOURESCENT
LED



WET SYSTEM
SPRINKLER



±60,000 SF
INDUSTRIAL
BUILDING
±5,000 SF OFFICE
SPACE



SEWER, WATER
GAS & POWER
AVAILABLE



25'X50'
COLUMN
SPACING



OFFICE: HEATING/
AIR
WHSE: HEATING



INSULATED
METAL
BUILDING

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