



FOR LEASE

401 PUCKETT FERRY RD BLDG K

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

512,496 SF
GREENWOOD, SC



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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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**



**ULTRAPURE
WATER SYSTEM IN
BUILDING**



**EXTENSIVE ON-
SITE PROCESS
WASTE TREATMENT**



PROPERTY DETAILS

401 PUCKETT FERRY RD BLDG K | GREENWOOD, SC

AVAILABLE SPACE	512,496 SF
OFFICE SPACE	86,514 SF
DOCK DOORS	South Wall: Four 8' x 10' Electric Dock High Doors with Levelers, Locks, Lights, & Seals North Wall: Eighteen 8' x 10' Electric Dock High Doors with Levelers, Locks, Lights, & Seals
CLEAR HEIGHT	24' 7" - 71'
COLUMN WIDTH/DEPTH	Varies
ROOF	Single-Ply Membrane Over Insulated Metal Deck
WALLS	2" Insulated Metal Sandwich Panel
FLOORS	6" - 9" Reinforced Concrete
YEAR BUILT	1995, 1997, 1998, 2000, 2001
FIRE SUPPRESSION	.17/3000 to .6/3000 Depending Upon Area Warehouses are K25 @ 20 PSI ESFR
LIGHTING	Fluorescent, Metal Halide, High-Pressure Sodium, & LED
POWER	6 Transformers @ 1000KVA, 480/277 Volt, 3-PH 4 Transformers @ 2000KVA, 480/277 Volts, 3-PH 2 Transformers @ 1500KVA, 480/277 Volt, 3-PH 2 Transformers @ 1000KVA, 208/120 Volt, 3-PH (4) 4160-Volt, 200-Amp Chiller Circuits
WATER	Supplied by Greenwood CPW; 8" Main, Two 6" Lines, One 4" Line, 100 PSI
SEWER	Supplied by Greenwood CPW; 18" Main, Two 10" Lines, Two 8" Lines, Three 6" Lines, Two 4" Lines
COMPRESSED AIR	Three Hitachi 90-W, 125 HP, Oil-Free Air Compressors with Desiccant Dryers
CHILLERS	Four @ 1280-Tons R123 Two @ 80-Tons R22 Two @ 110-Tons R22 Trane Centrifugal & Screw Low Temperature (26 Years)
BOILERS	Five Cleaver Brooks @ 400 HP (26 Years)
ROOFTOP UNITS	31 Trane Intellipak & Voyager Units @ 25 - 75 Tons Heating & AC Units
RESTROOMS	Men: 12 Toilets, 15 Sinks, 12 Urinals Women: 13 Toilets, 13 Sinks
PARKING	345 Parking Spaces
LAND AREA	148.79 Acres
PARCEL ID	6877-822-986

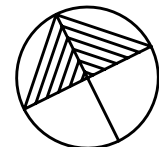
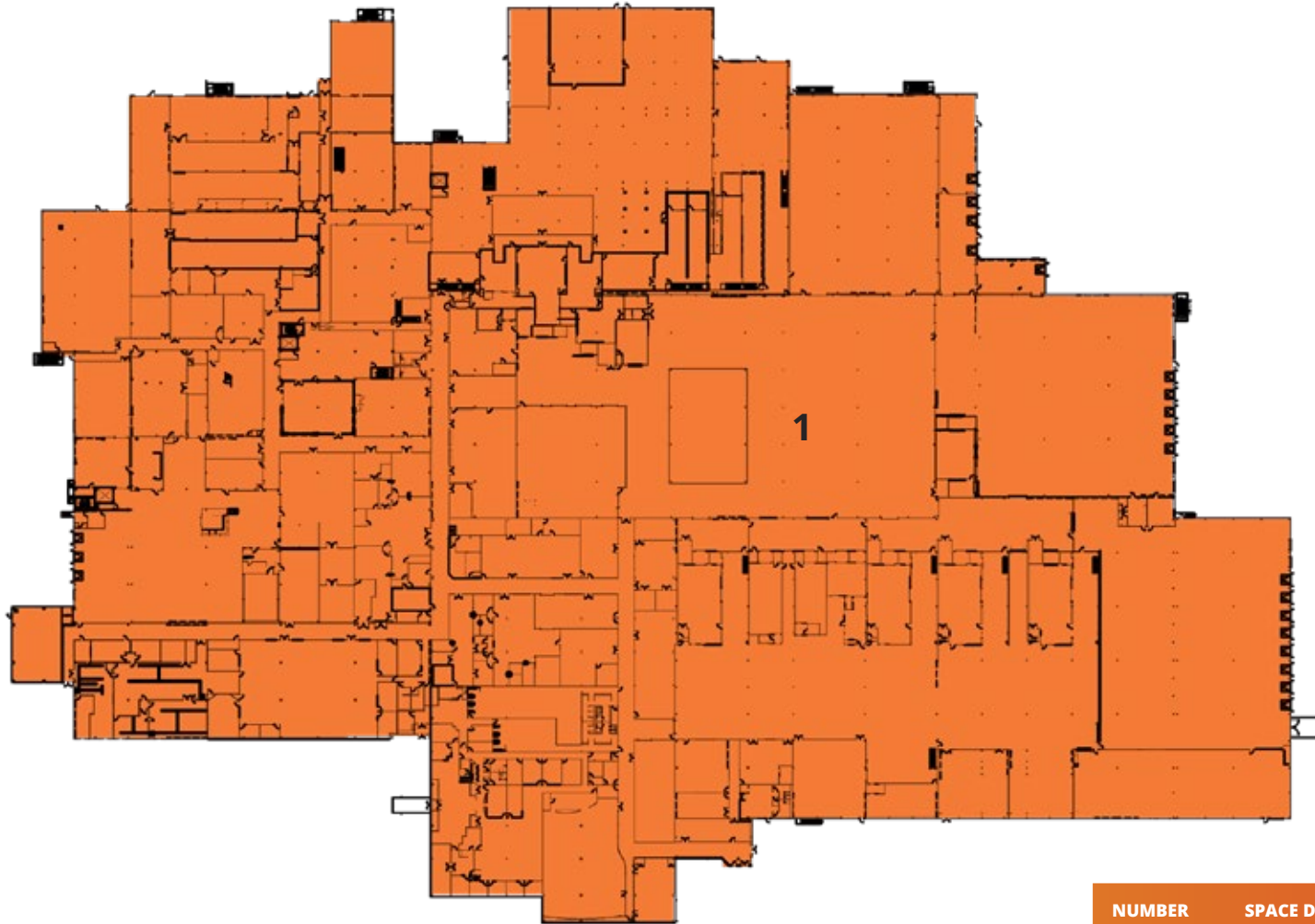
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FLOOR PLAN

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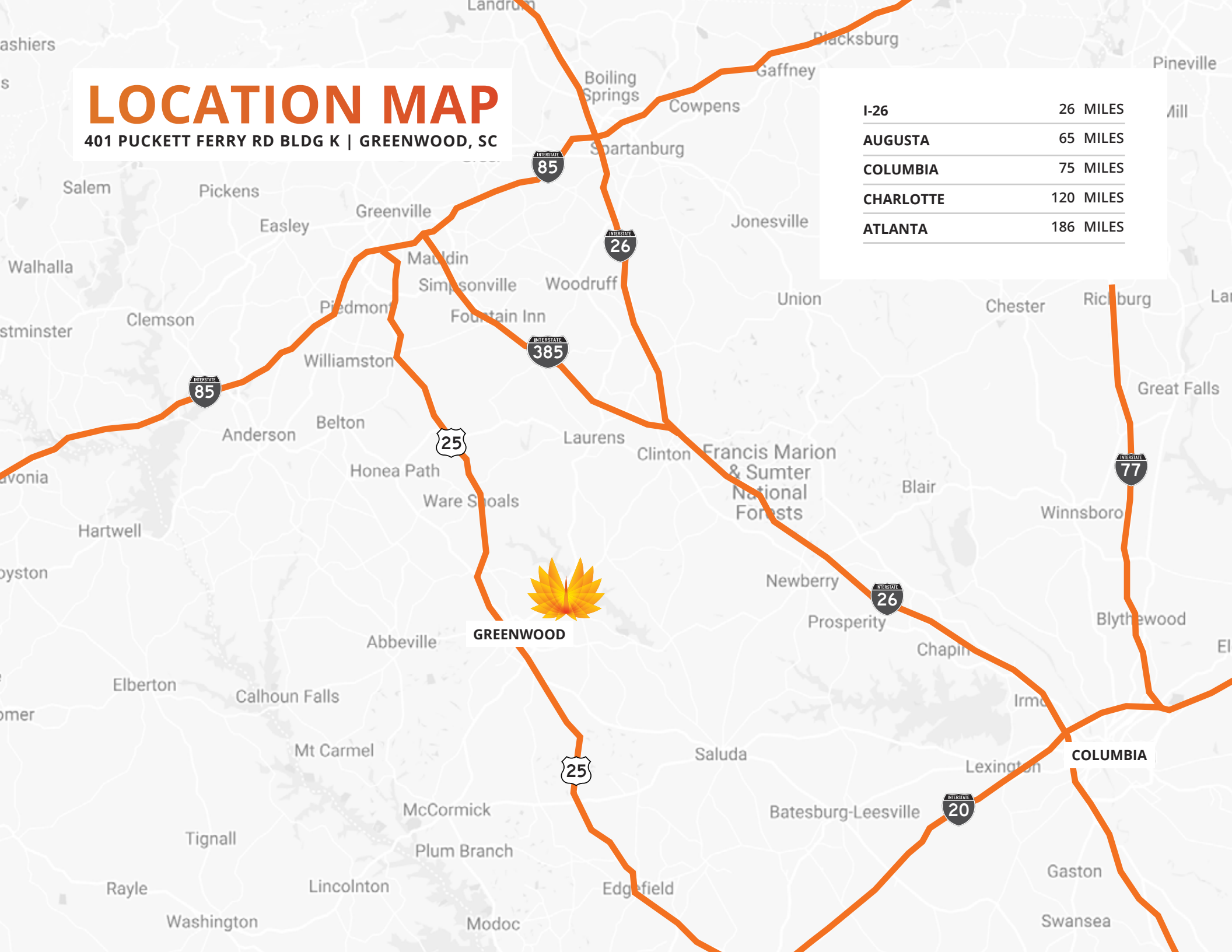


NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE WAREHOUSE	512,496 SF
TOTAL		512,496 SF

LOCATION MAP

401 PUCKETT FERRY RD BLDG K | GREENWOOD, SC

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





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