



FULLY LEASED

PHOENIXINVESTORS.COM

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**401 PUCKETT FERRY RD BLDG L7
GREENWOOD, SC**



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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**



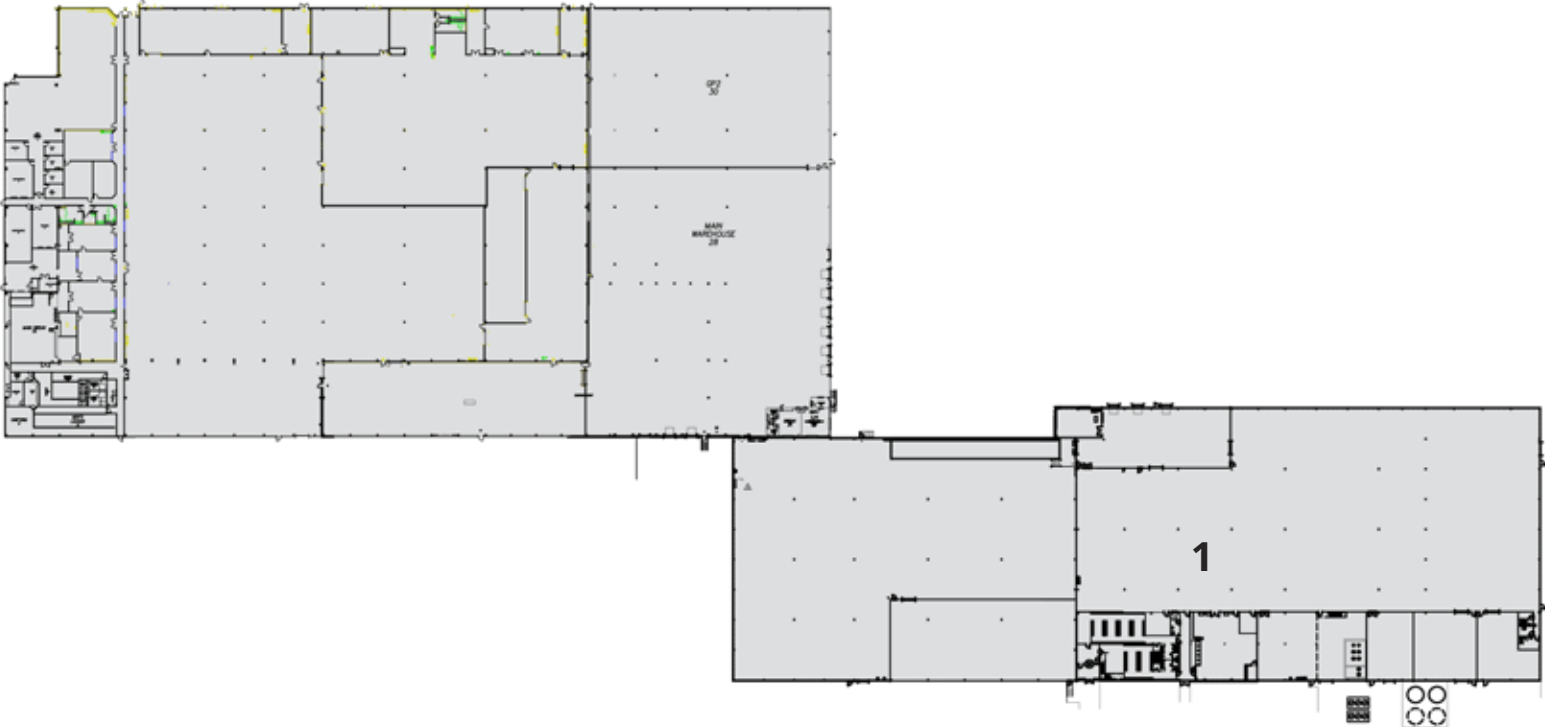
PROPERTY DETAILS

401 PUCKETT FERRY RD BLDG L7 | GREENWOOD, SC

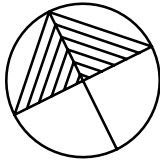
DOCK DOORS	Three Electric 8' x 10' Dock-High Doors with Levelers, Seals, Locks, & Lights
CLEAR HEIGHT	26' - 28'
COLUMN WIDTH/DEPTH	Varies
ROOF	Single-Ply Membrane Over Insulated Metal Deck
WALLS	2" Insulated Metal Sandwich Panel
FLOORS	7.5" Reinforced Concrete Slab
YEAR BUILT	2001
WATER	Supplied by Greenwood CPW; 8" Main, 4" Line
SEWER	Supplied by Greenwood CPW; 18" Main, 8" Line
NATURAL GAS	Supplied by Greenwood CPW; 3" Line, 5 PSI
COMPRESSED AIR	One Ingersoll Rand @ 125 HP, Two Dyers, & Two Tanks
HVAC	Two Trane 100-Ton R22 Units (20 Years) with Cooling Towers
BOILERS	Fed from Building L
ROOFTOP UNITS	Eleven Trane Intellipak & Voyager 20 - 75-Ton Heating & AC Units (20 Years)
FIRE SUPPRESSION	ESFR K14 at 75 PSI in Upper-Level Warehouse & .45/2000 Density Dry Pipe Pre-Action System & In-Rack Sprinklers in Upper-Level Film Storage Area
RESTROOMS	1 Men 1 Women
LIGHTING	T-8 & Metal Halide
POWER	Supplied by Duke Energy; 12470-Volt, Two 1200-Amp Breakers Shared with F & X Plant One 1500KVA (12470 - 480) & One 750 KVA (12470 - 208) Transformer .30/3000 Density Wet System on Lower Level
PARKING	110 Parking Spaces
LAND AREA	155 Acres
PARCEL ID	6888-018-005 6877-822-986

FLOOR PLAN

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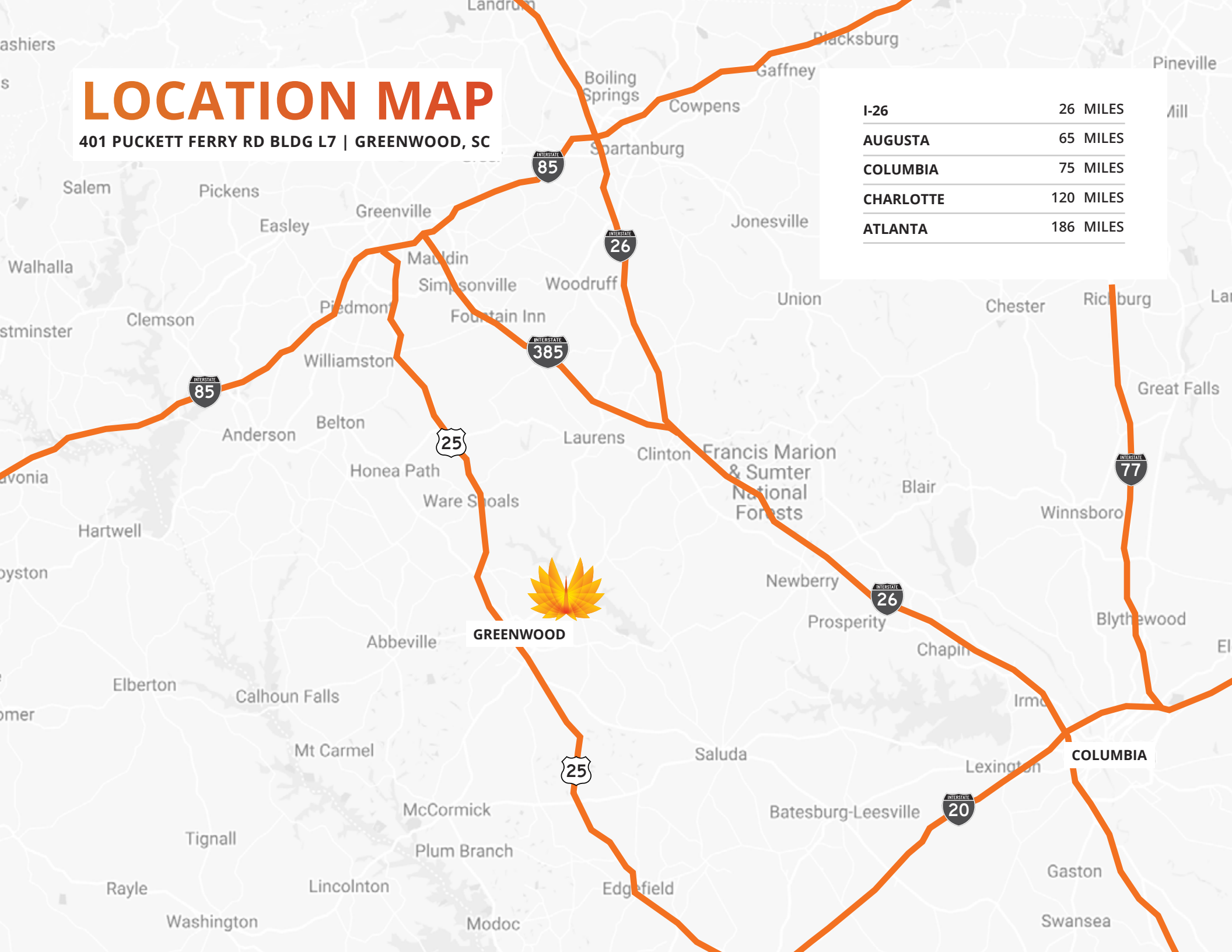
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	WAREHOUSE	118,350 SF
TOTAL		118,350 SF



LOCATION MAP

401 PUCKETT FERRY RD BLDG L7 | GREENWOOD, SC

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





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