

BROKERAGE • DEVELOPMENT • INVESTMENTS

120 & 220 Hidden Corner Court Greenville, SC 29601

3 Acre Redevelopment Site on Swamp Rabbit Trail with 28k SF Industrial Building

Property Type	Industrial, Redevelopment
Status	For Sale
Sale Price	\$2,950,000
Acreage	+/- 3.1 Acre(s)
Square Feet	+/- 28,000 Square Feet
Zoning	I-1
County	Greenville
Tax Map	0139000200101, 0139000200100, 0139000200200, 0139000200300



AGENT CONTACT



GARY KIRBY

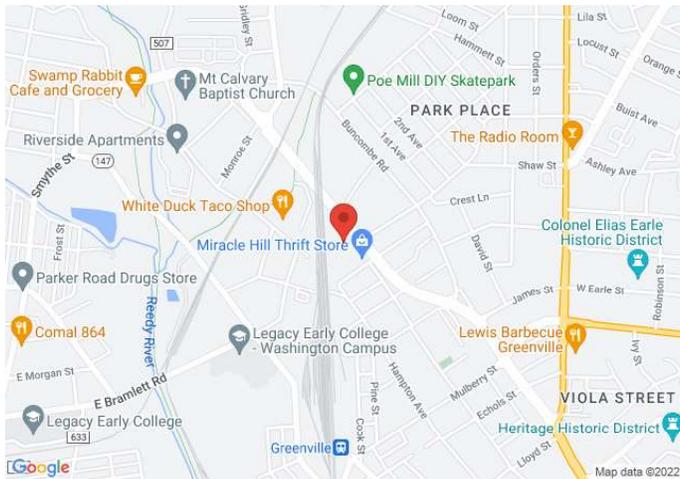
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PROPERTY FEATURES

- Redevelopment Site Located in Greenville County .5 mile from Unity Park and Downtown Greenville
- 28K SF Building: 22,000 SF enclosed | 6,500 SF able to enclose
- 17.5' ceiling | 8" reinforced concrete walls | 8" concrete floors
- (5) 10x10' dock doors | (4) roll up doors | (1) blocked door | (1) 3x7' door
- Covered dock along rail spur line
- 3 phase power and sprinklered
- 8" water main 50 feet from building | (2) water service meters on site | 550 SC DOT constructed drive with 8" asphalt
- 24' concrete pipe | (5) catch basins | (3) grated drainage inlets

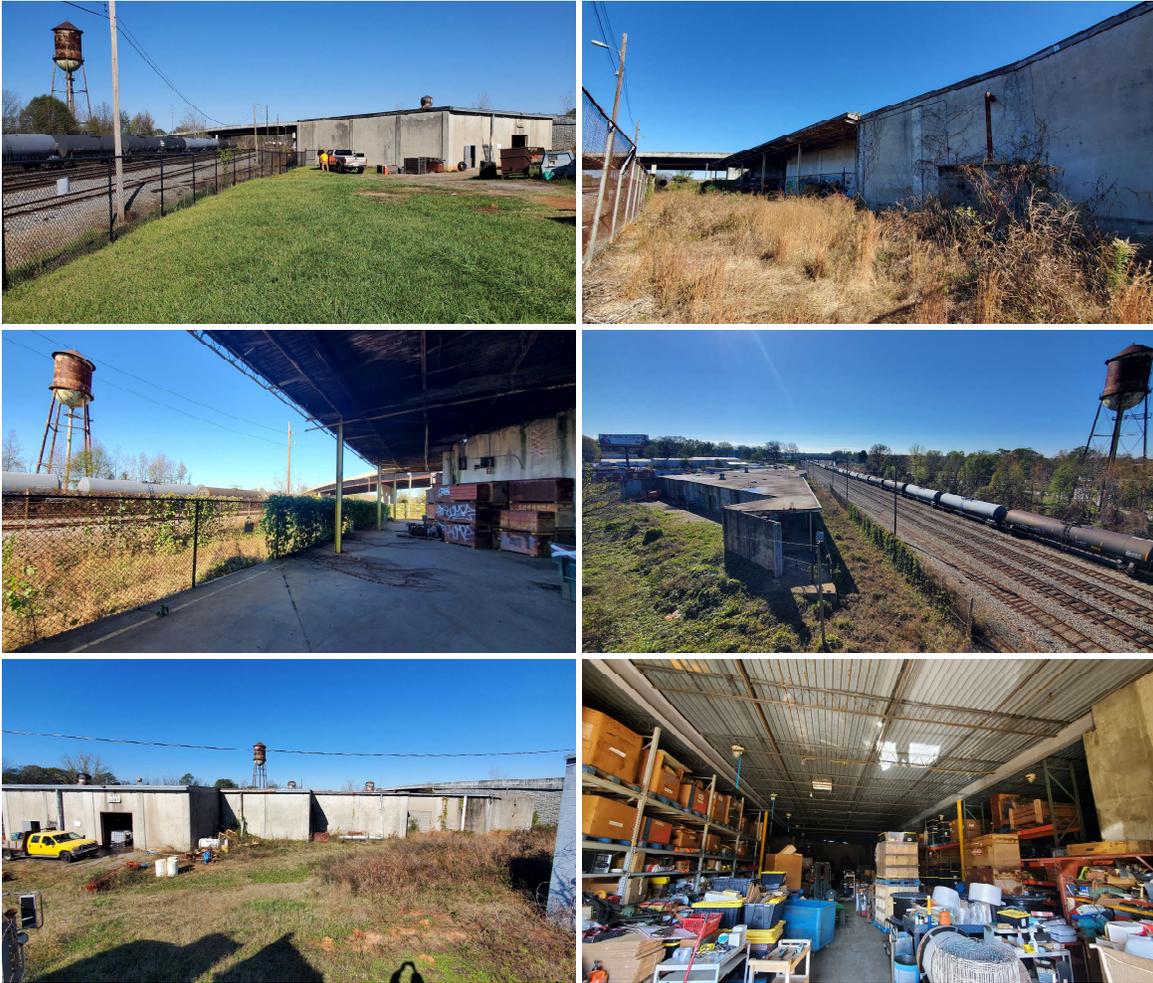


All information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it. It is also subject to change without notice.

340 Rocky Slope Road, Suite 302, Greenville, SC 29607

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PHOTOS



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PROPERTY LOCATION



RECENT DEVELOPMENTS

- | | | |
|---|-------------------------------|----------|
| 1 | CHAPEL | .2 MILE |
| 2 | HAMPTON STATION | .5 MILE |
| 3 | THE VILLAGE AT POE MILL | .5 MILE |
| 4 | RIVERSIDE APARTMENTS | .6 MILE |
| 5 | MULBERRY AT PINKNEY TOWNHOMES | .6 MILE |
| 6 | WATER TOWER APARTMENTS | .6 MILE |
| 7 | THE LOFTS AT GREENVILLE | 1.1 MILE |

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