

INDUSTRIAL PROPERTY FOR LEASE



148 River Street Ste 222
Greenville, SC 29601
864.664.3900
athena.inc

**±33,200 SF
INDUSTRIAL
BUILDING
FOR LEASE**

120 McDougall Ct
Greenville, SC 29607

CHRISTIAN JOYCE
Sr. Advisor
864.867.3939
christianj@athena.inc

LUKE ANASTASI
Sr. Advisor
864.867.2625
lukea@athena.inc

A Rich Southern Properties Team



PROPERTY SUMMARY

120 McDougall Court, Greenville, SC 29607

INDUSTRIAL PROPERTY FOR
LEASE



PROPERTY HIGHLIGHTS

- ±31,700 SF of warehouse space
- ±1,500 SF of planned office space
- Heights of 25' and clear height of 20'
- 9 dock door and 4 drive-in doors for easy access
- Sprinklers
- 3-phase power for industrial and heavy use

SCHEDULED RENOVATIONS

- New Roof
- Exterior Painting
- Asphalt Replacement
- New Warehouse Heaters
- Overhead Door Repairs
- New Office Space

OFFERING SUMMARY

Lease Rate:	\$9.50/SF NNN
Building Size:	± 33,200 SF
Lot Size:	± 2.2 Acres
Tax ID:	M008040100311
County:	Greenville
Zoning:	I-1

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	88	793	3,104
Total Population	156	1,549	6,663
Average HH Income	\$83,613	\$87,992	\$94,163

CHRISTIAN JOYCE

Sr. Advisor
864.867.3939
christianj@athena.inc

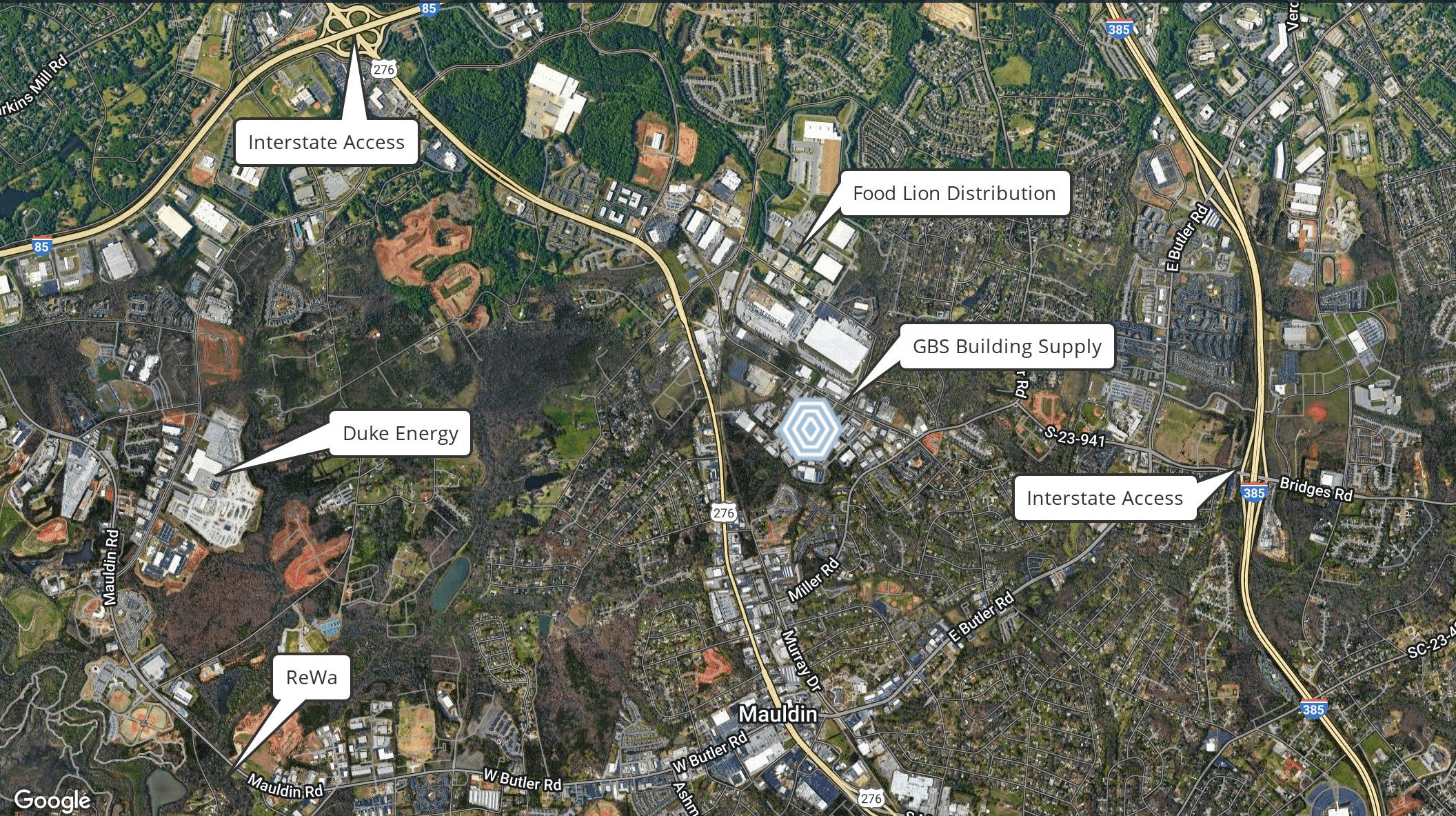
LUKE ANASTASI

Sr. Advisor
864.867.2625
lukea@athena.inc

LOCATION MAP

120 McDougall Court, Greenville, SC 29607

INDUSTRIAL PROPERTY FOR
LEASE



CHRISTIAN JOYCE
Sr. Advisor
864.867.3939
christianj@athena.inc

LUKE ANASTASI
Sr. Advisor
864.867.2625
lukea@athena.inc

 **Athena**
athena.inc



CHRISTIAN JOYCE
Sr. Advisor
864.867.3939
christianj@athena.inc

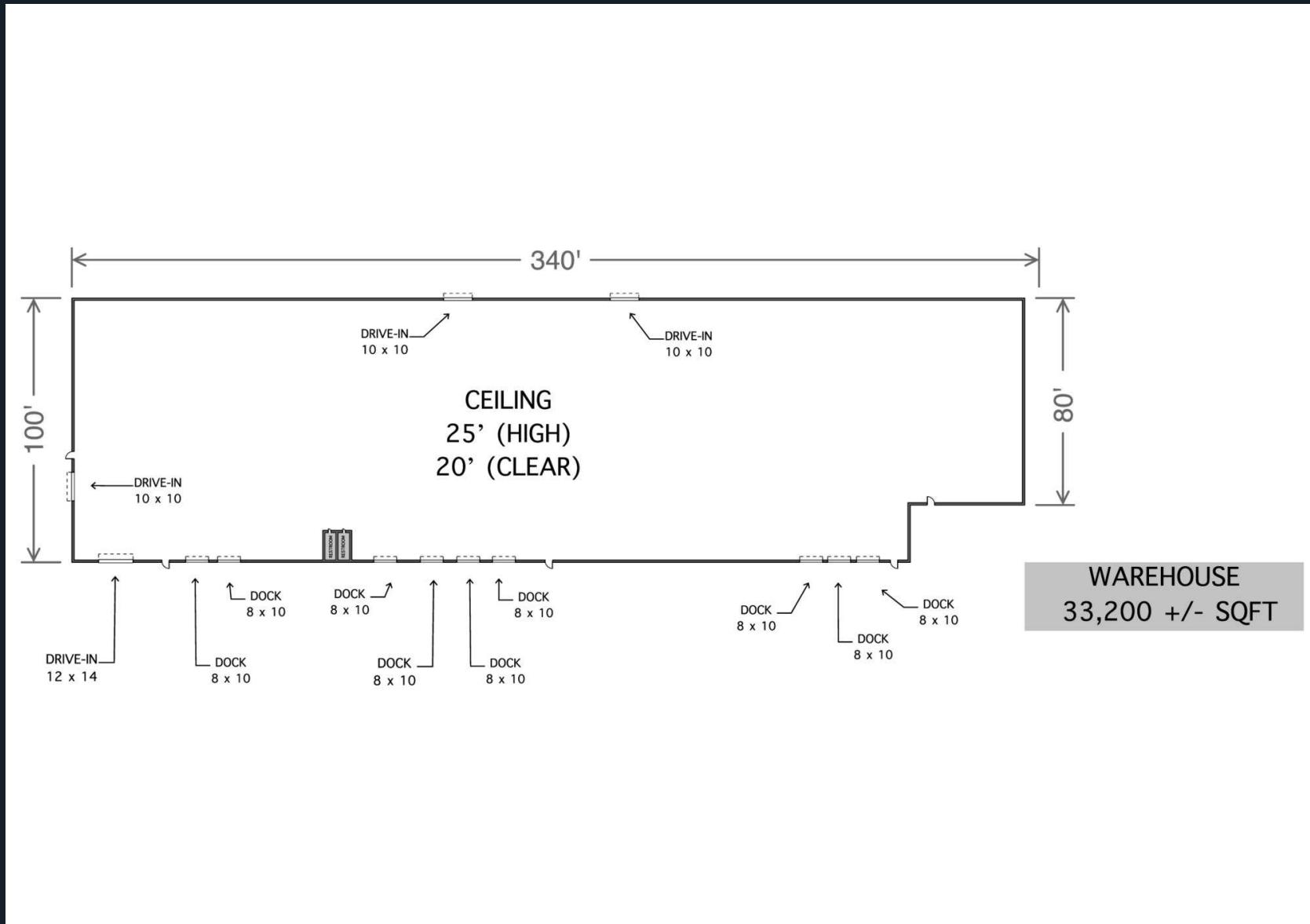
LUKE ANASTASI
Sr. Advisor
864.867.2625
lukea@athena.inc

 **Athena**
athena.inc

FLOOR PLAN

120 McDougall Court, Greenville, SC 29607

INDUSTRIAL PROPERTY FOR
LEASE



CHRISTIAN JOYCE
Sr. Advisor
864.867.3939
christianj@athena.inc

LUKE ANASTASI
Sr. Advisor
864.867.2625
lukea@athena.inc

 **Athena**
athena.inc

DEMOGRAPHICS MAP & REPORT

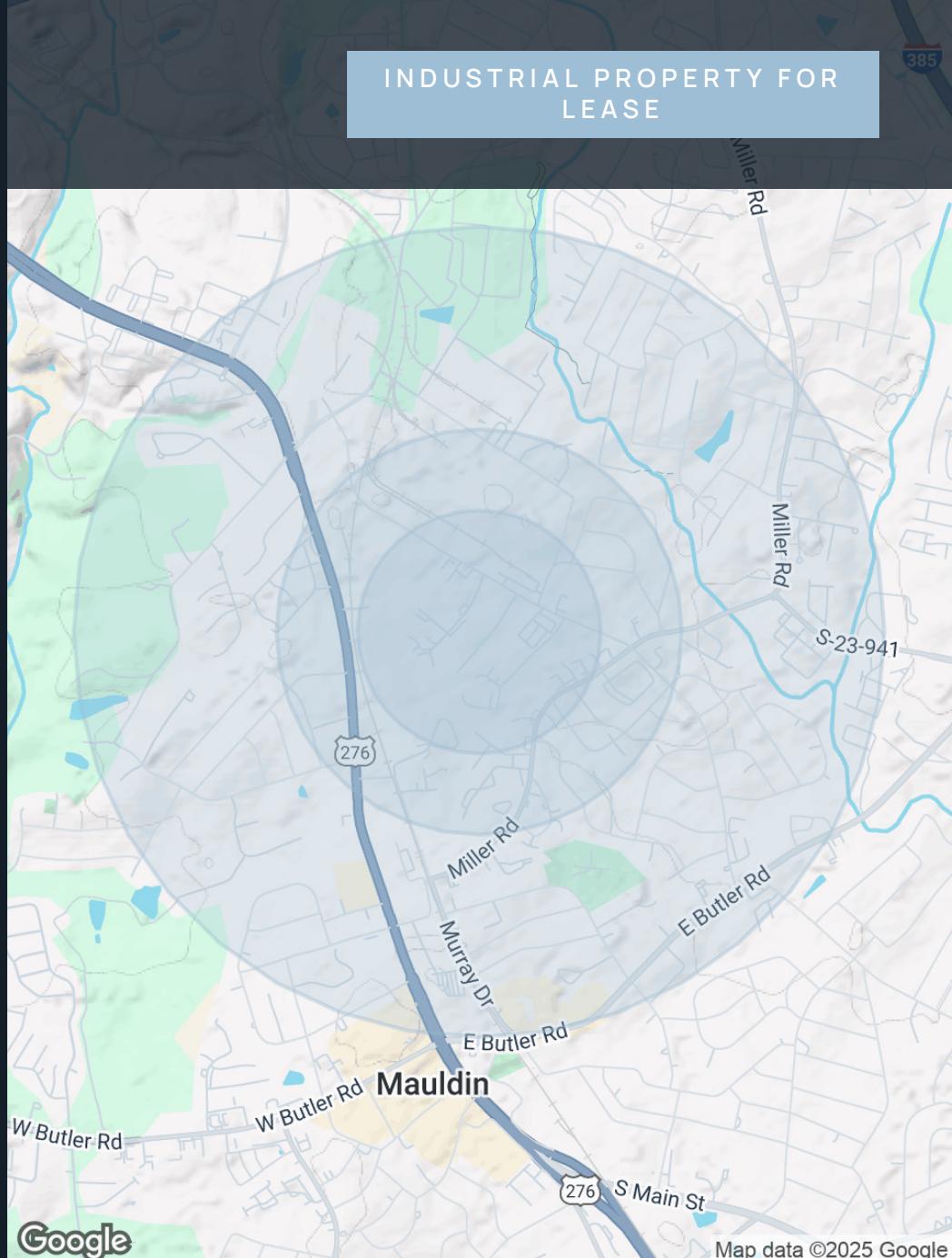
120 McDougall Court, Greenville, SC 29607

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	156	1,549	6,663
Average Age	48	43	41
Average Age (Male)	44	41	39
Average Age (Female)	50	44	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	88	793	3,104
# of Persons per HH	1.8	2	2.1
Average HH Income	\$83,613	\$87,992	\$94,163
Average House Value	\$270,686	\$254,367	\$268,983

Demographics data derived from AlphaMap

INDUSTRIAL PROPERTY FOR
LEASE



CHRISTIAN JOYCE
Sr. Advisor
864.867.3939
christianj@athena.inc

LUKE ANASTASI
Sr. Advisor
864.867.2625
lukea@athena.inc

This document is provided by Athena, Inc. for advertising and informational purposes only. All property information provided in this packet is obtained from reliable sources; however, no guarantee is made regarding its accuracy. Buyers, sellers, and renters are required to conduct their own due diligence and verification. The broker assumes no liability of any kind.

 **Athena**
athena.inc