

INDUSTRIAL PROPERTY FOR LEASE



148 River Street Ste 222
Greenville, SC 29601
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±33,200 SF INDUSTRIAL BUILDING FOR LEASE

120 McDougall Ct
Greenville, SC 29607

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A Rich Southern Properties Team



PROPERTY SUMMARY

120 McDougall Court, Greenville, SC 29607

INDUSTRIAL PROPERTY FOR
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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

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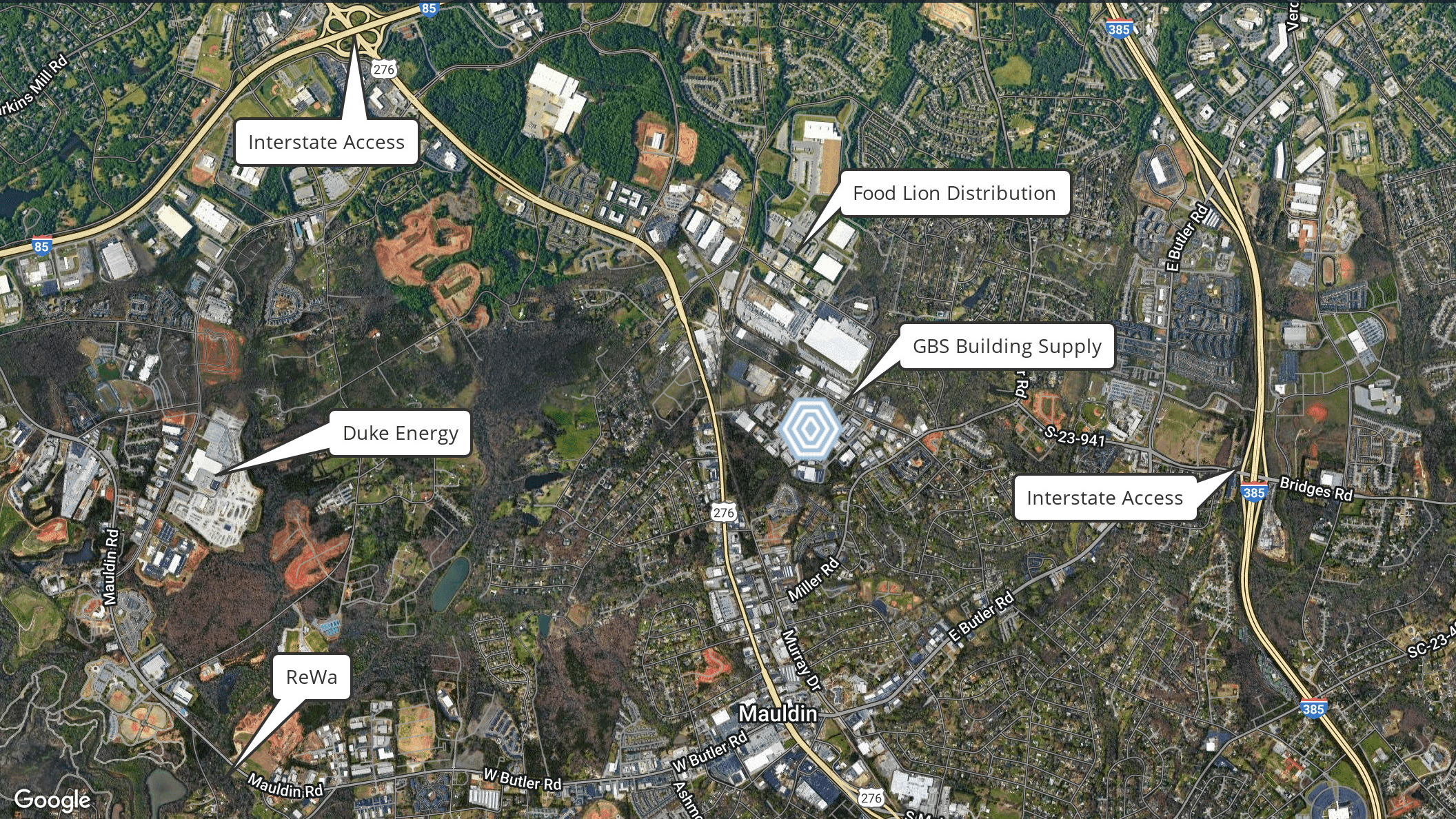
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LOCATION MAP

120 McDougall Court, Greenville, SC 29607

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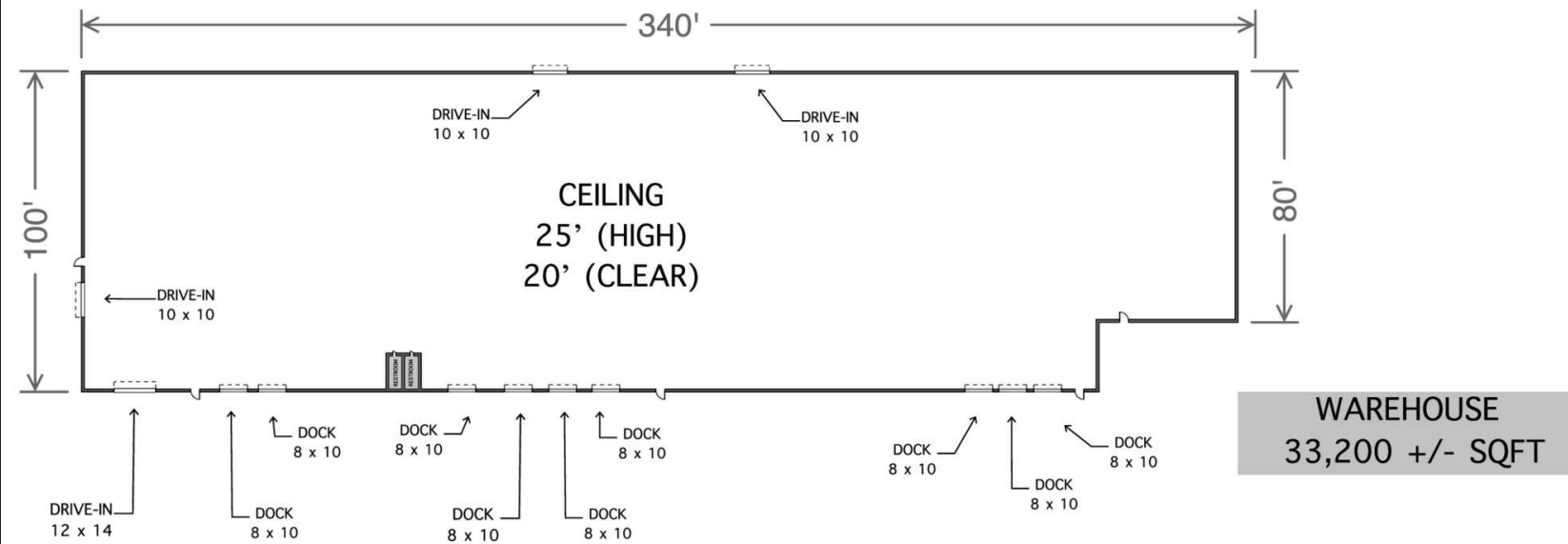
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FLOOR PLAN

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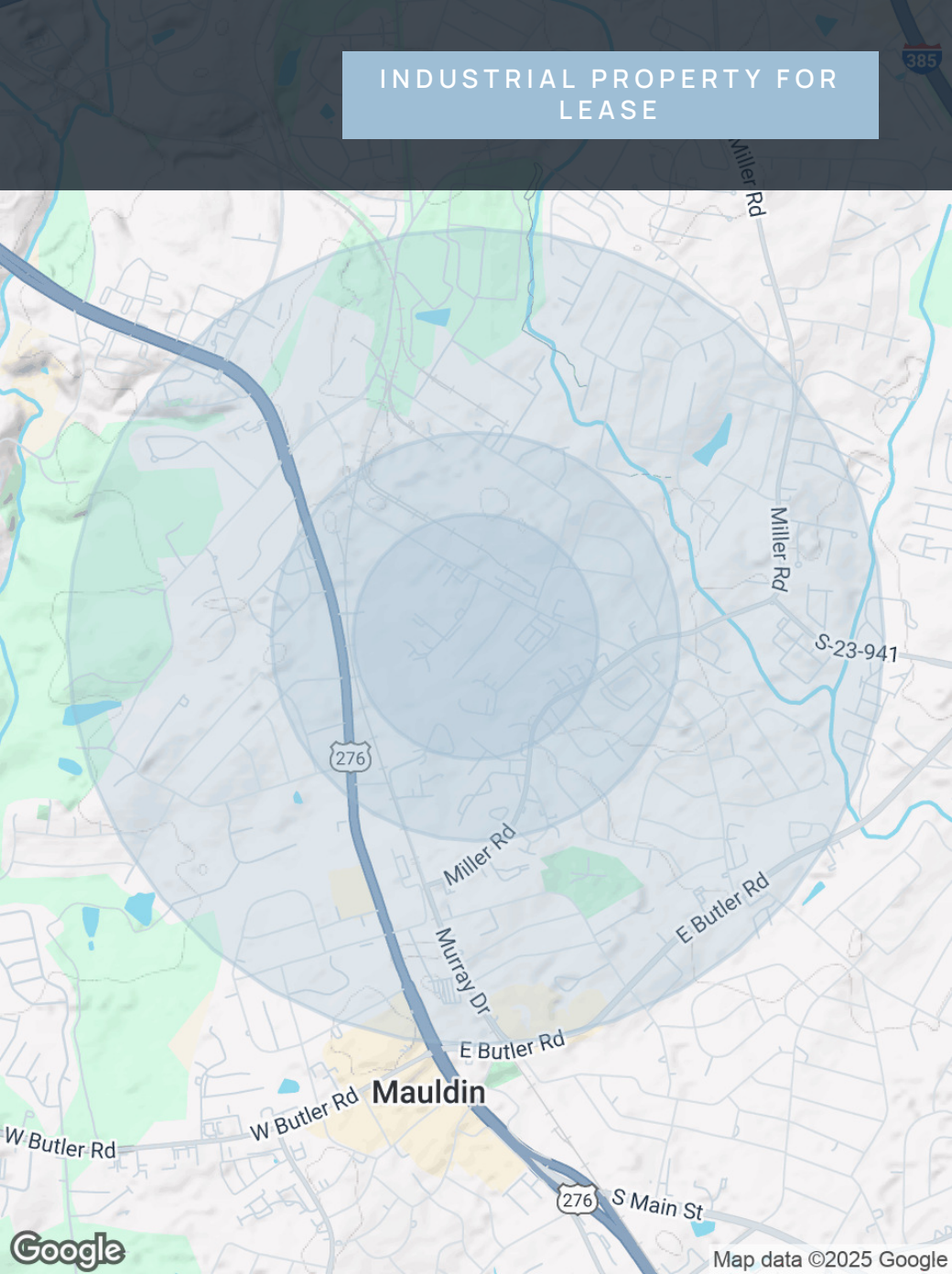
DEMOGRAPHICS MAP & REPORT

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



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