

1 Unit Available for Lease Nalley Warehouse ±46,200 SF



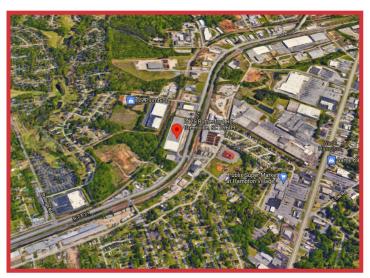
## Nalley Warehouse

2425 Rutherford Road, Greenville, SC 29609

## **Property Features**

- Unit C available
- Located just off of Wade Hampton Boulevard
- Zoned I-1; Greenville County
- Tax Map #: P021000200601
- Covered docking platform
- 100% sprinkled
- Available Immediately

### Lease Rate: \$4.00/SF/NNN



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



# Nalley Warehouse Property Details

Property Name:	Nalley Warehouse		
Property Description:	Class C - Industrial Warehouse		
Property Address:	2425 Rutherford Road, Greenville, SC 29609		
Tax Map #:	P021000200601		
Building Size (Total):	±184,800 SF		
Available Space:	±46,200 SF		
Warehouse:	±46,200 SF		
Office:	BTS		
Lot Size:	±10.00 Acres		
Year Built:	1961		
<b>Building Dimensions:</b>	840' x 260' (including loading platforms)		
Construction:	Concrete		
Roof:	Membrane		
Zoning:	I-1; Greenville County		
City Limits:	No		
Ceiling Height:	14' minimum under girders		
Column Spacing:	52.5'		
Signage:	Available		
Lighting:	Fluorescent/LED		
# of Docks:	Ample docking available on platform		
Cranes:	None		
Gas:	Piedmont Natural Gas - 6"		
Water:	Greenville Water - 12"		
Sewer:	None		
Power:	Duke Energy - 12,470 V		
Heat:	Yes		
Air-Conditioning:	No		
Sprinklers:	Dry system		

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## Nalley Warehouse



Old Rail Spur	Old Rail Spur	Old Rail Spur	Old Rail Spur	
20' Covered Loading Platform 10' x 10' Roll-up Door	Covered Loading Platform 10' x 10' Roll-up Door	Covered Loading Platform 10' x 10' Roll-up Door	Covered Loading Platform 10' x 10' Roll-up Door	
60' 110' × × × × 23,100 SF 50'	x x x x 23,100 SF	x x x x 23,100 SF	x x x x 23,100 SF	
260' 10' x 10' Openning st EASED AREA	 Openning LEASED AREA	10' x 10' Openning AVAILABLE	Depenning	
110' 52.5' x x x x 23,100 SF 60' Roll-up Door	x x x x 23,100 SF Roll-up 1,300 SF Door Office	x x x x 23,100 SF 0ffice Roll-up Door	x x x x 23,100 SF Roll-up Door	
10' x 10' 20' Covered Loading Platform	10' x 10' Covered Loading Platform	10' x 10' Covered Loading Platform	10' x 10' Covered Loading Platform	
Old Rail Spur	Old Rail Spur	Old Rail Spur	Old Rail Spur	
Fenced-In Truck Court 210'	Fenced-In Truck Court 840'	Fenced-In Truck Court	Fenced-In Truck Court	
Rutherford Rd	Rutherford Rd	Rutherford Rd	Rutherford Rd	
2425 Rutherford Rd, Greenville, SC For Illustration Purposes Only - Not Exactly to Scale				
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