

**112 Prosperity Blvd.
Piedmont SC 29673**
24,000sf Warehouse
Up to 30' under center



- +/- 24,000sf warehouse less than one half mile from I-85 at exit 35 (Hwy. 86 Piedmont).
- Half built in 2011 with 20' eave height, half built in 2017 with 27' eave height, 6" slab.
- Front loading with three docks, 2 edge of dock levelers and 1 hydraulic pit leveler, 1 GLD.
- New LED lighting, skylights, suspended gas heat, fully sprinklered-ordinary hazard.
- Two restrooms. Currently no office, however LL will consider additions.
- 200Amp 120/208 3Ph power.
- Shipping and receiving area (approx. 2400sf) has air conditioning, though not enclosed.
- Racking and 3 Toyota forklifts are owned by the current tenant and can be purchased separately.
- **Lease Rate: \$8.75sf NNN (\$1.68sf)**

Glenn Batson - 864.630.4311
gbatson@spencerhines.com

WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
 500 East North Street Suite F, Greenville, SC 29601 - 864.991.8077

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

