

**AVISON
YOUNG**

**For sale: Occupier
warehouse/infill land**



1505 BUNCOMBE ROAD | GREENVILLE, SOUTH CAROLINA

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Offering summary

Originally a bakery, this ±39,000 sf masonry building is ideal for an owner-occupant looking for value-add warehouse or light manufacturing space near downtown Greenville. It is 2 blocks from the Swamp Rabbit Trail Orange Line and 1.25 mi from downtown Greenville. In addition, this property is located in an Opportunity Zone and qualifies for SC textile tax credits. The location, which includes a 2nd small office/warehouse building would also be an ideal location for multifamily development.

PROPERTY INFORMATION

Address 1505 Buncombe Road

State South Carolina

Zip code 29609

County Greenville

Municipality Greenville (outside city limits)

Parcel #1 ±1.978 acres
0150000200101

Parcel #2 ±0.57 acre
0150000200300

Total acreage ±2.548 acres

Zoning FRD



\$2.50M
sale price



Offering summary



PARCEL #1 INFORMATION

Tax ID	0150000200101	Doors	2 dock highs/1 drive-in
Office	4,000 sf	Heat/AC	100% / office only
Showroom	2,400 sf	Structure	Brick
Warehouse	32,000 sf	Utilities	Power: Duke Gas: PNG Water/sewer: GWS Fiber: Spectrum
Parking	±24 spaces		

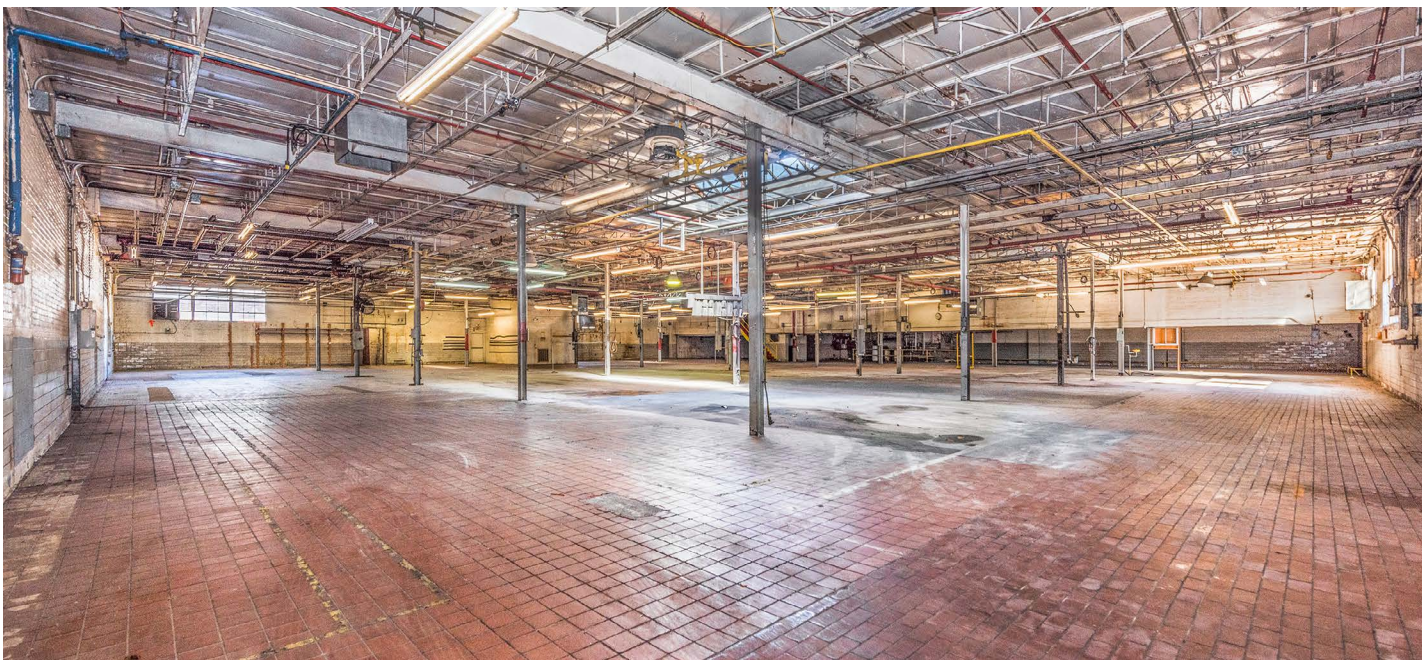
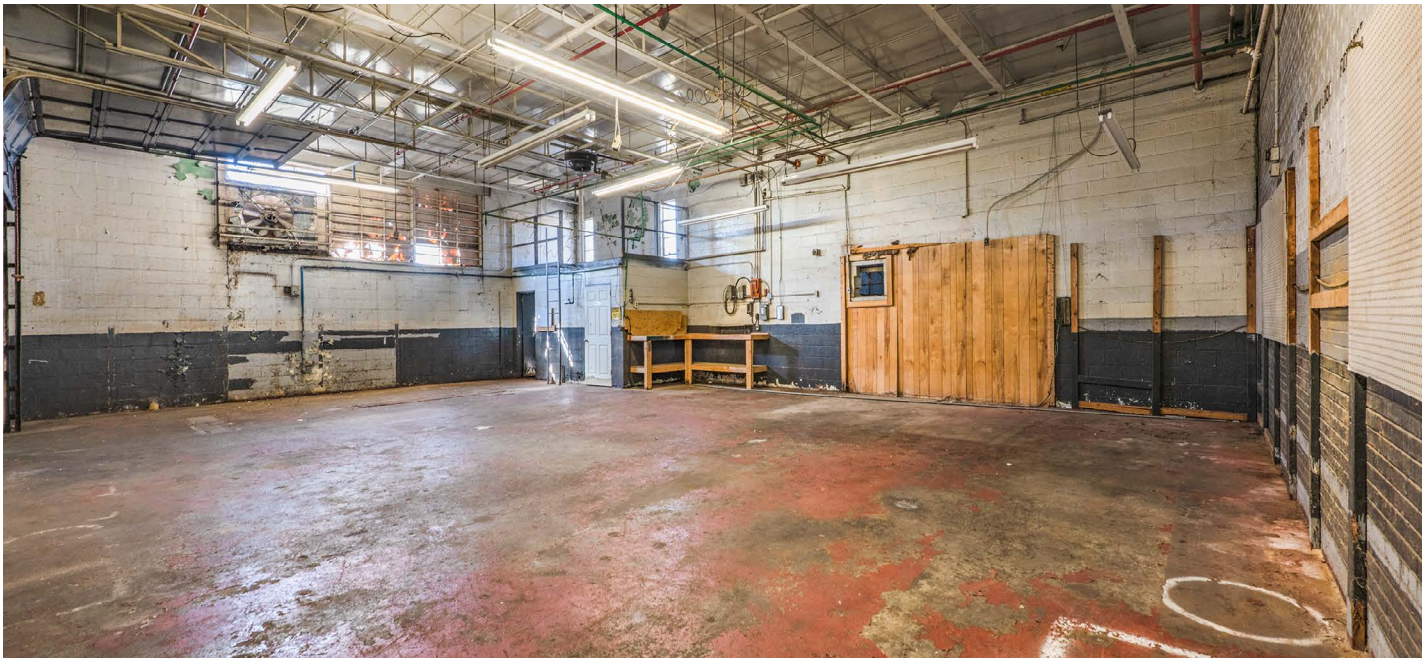
PARCEL #2: INFORMATION

Tax ID	0150000200300	Storage	1,760 sf
Office	500 sf	Parking	±10 spaces

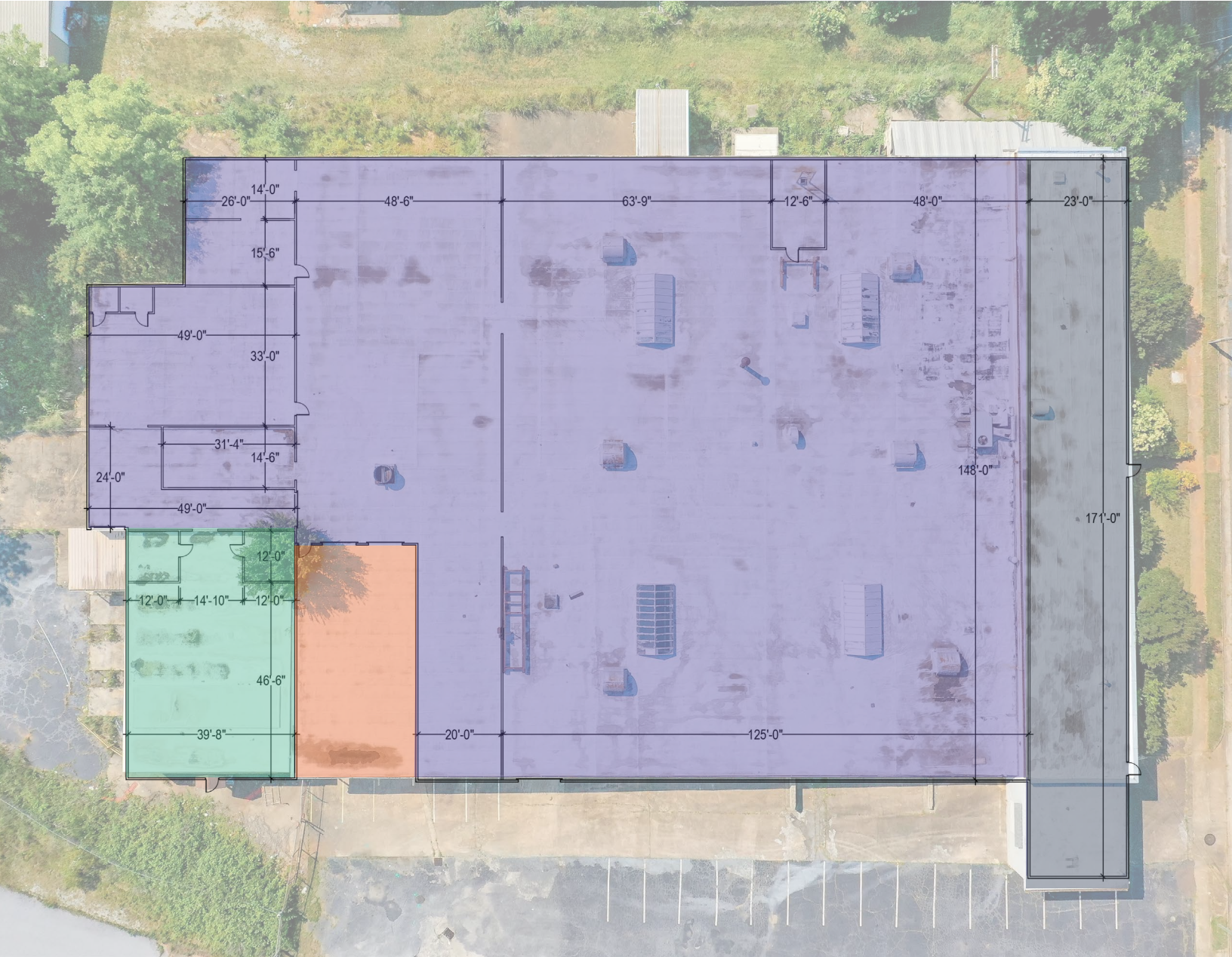
Office/showroom photos



Warehouse photos



Floor plan



LAYOUT & SQUARE FOOTAGE

	Office	±4,000 sf		Warehouse	±32,000 sf
	Showroom	±2,400 sf		Covered dock access	±1,400 sf

Demographics

KEY FACTS

10,084

Population



Average Household Size

36.9

Median Age

\$40,789

Median Household Income

WORK FORCE



White Collar



Blue Collar



Services

4.2%

Unemployment Rate

EDUCATION

21%

No High School Diploma



29%

High School Graduate



17%

Some College



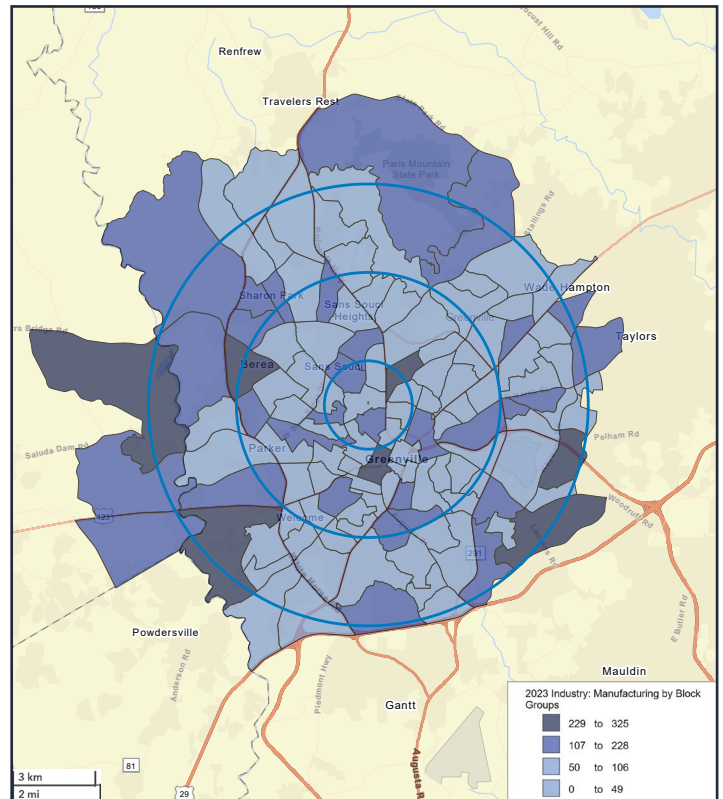
32%

Bachelor's/Grad/Pr of Degree



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LOCAL MANUFACTURING DENSITY





Area map



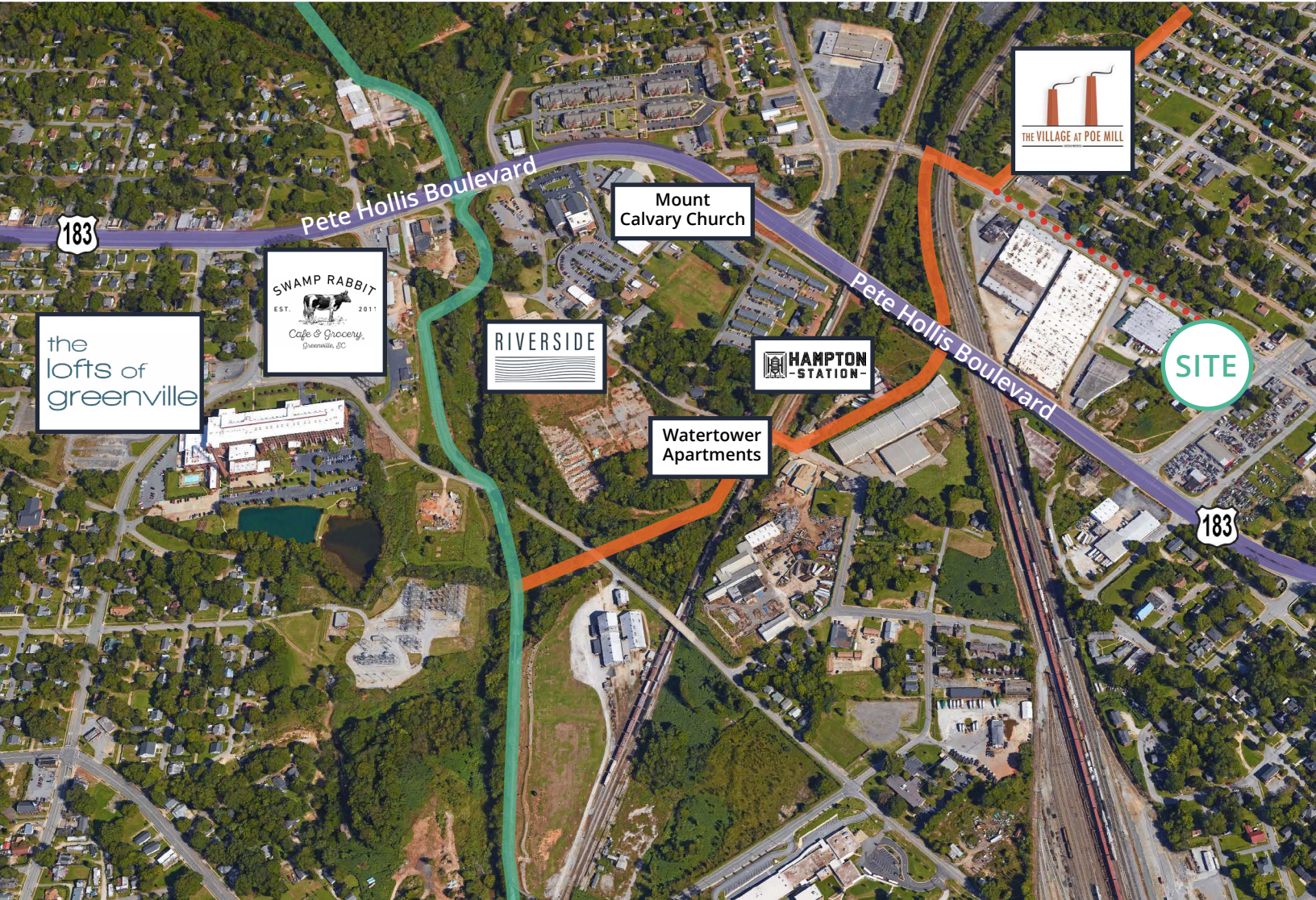
TRANSPORT DISTANCES

Interstate 385	2 miles
Interstate 185	4 miles
Interstate 85	6 miles
GSP International Airport	14.5 miles
Inland Port Terminal	16 miles
BMW Manufacturing	18 miles

MAJOR CITY DISTANCES

Columbia, SC	105 miles
Charlotte, NC	106 miles
Atlanta, GA	147 miles
Charleston, SC	215 miles
Savannah, GA	258 miles
Raleigh/Durham, NC	267 miles





Amenities



Swamp Rabbit Trail

Running along the scenic Reedy River, the 22-mile Prisma Health Swamp Rabbit Trail links the cities of Travelers Rest and Greenville in upstate South Carolina via a historic railroad corridor. Opened to the public in 2009, the trail has experienced continual growth and offers fun, non-motorized recreation and transportation opportunities throughout the Upstate. Usage rates recorded for 2022 were more than 700,000 people.

MAP KEY

-  Major roads (labeled)
-  Swamp Rabbit Trail – Orange Line
-  Swamp Rabbit Trail
-  Distance to Orange Line



Let's
talk.

For more information, contact:

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