



FOR LEASE

211 PUCKETT FERRY RD BLDG P

KURT JENSEN 262-308-0008 | KURT@PHOENIXINVESTORS.COM

157,896 SF
GREENWOOD, SC



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PROPERTY HIGHLIGHTS

↖ ↗ ASRS ARA IS
↙ ↘ APPROXIMATELY
50' X 385'



LOCATED
APPROXIMATELY 26
MILES SOUTH OF I-26
VIA FOUR-LANE HWY 72



GREENVILLE-
SPARTANBURG
AIRPORT IS LOCATED
APPROXIMATELY 56
MILES NORTH OF
THE SITE



PROPERTY DETAILS

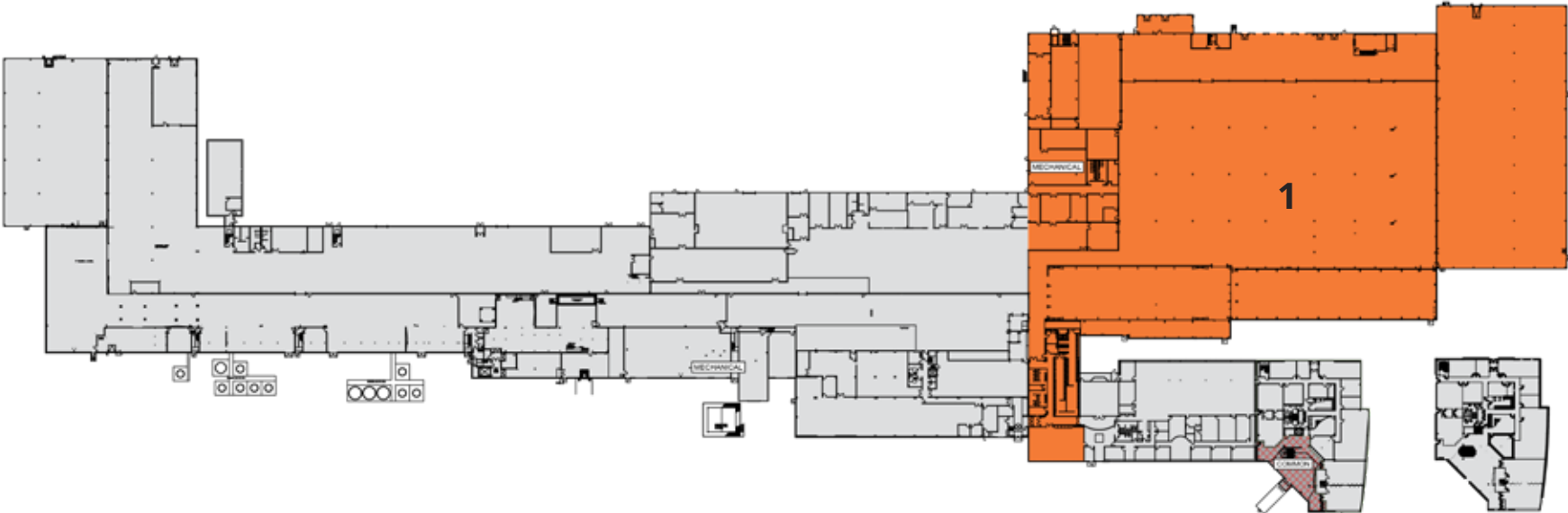
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AVAILABLE SPACE	157,896 SF
OFFICE/BREAK/LAB	3,285 SF
DOCK DOORS	Ten 8' x 10' Electric Dock-High Doors with Levelers, Locks, & Seals One 8' x 9' Electric Dock-High Door with Leveler, Lock, & Seal
DRIVE-INS	One 12' x 12' Electric Rollup Door (North)
CLEAR HEIGHT	21' 6" in Finishing Area 72' in ASRS Section
COLUMN WIDTH/DEPTH	34' x 46' in Main Production Area
ROOF	Single-Ply Membrane Over Insulated Metal
WALLS	2" Metal Sandwich Panel
FLOORS	6", 8", & 12" Reinforced Concrete Slab
YEAR BUILT	1988, 1998, 2001, 2005
WATER	Supplied by CPW; 8" Main, 8" Line, 100 PSI
SEWER	Supplied by CPW; 18" Main, Six 6" Lines, Two 4" Lines
NATURAL GAS	Supplied by CPW; 6" & 2" Lines at 5 PSI
HVAC	100% Air-Conditioned by 12 Roof-Mounted Package Units & DX Cooling
RESTROOMS	Men: 3 Toilets, 3 Urinals, 3 Sinks Women: 4 Toilets, 3 Sinks
LOCKER ROOM	Men: 2 Toilets, 2 Urinals, 3 Sinks Women: 4 Toilets, 3 Sinks
FIRE SUPPRESSION	.25/2500 to .36/3000 Density & ESFR K16.8 @ 42 PSI
COMPRESSED AIR	Three 100-HP Atlas Copco Pure Air Compressors with Storage Tanks & Dryers
POWER	Transformers: Two 2,000 KVA (4160 - 480) Four 750 KVA (4160 - 480) Two 1000 KVA (4160 - 480) Two 1,600-Amp, 480/277 Volt, 3-Phase, 4-Wire Switchgears
PARKING	234 Spaces, Shared with Building G
LAND AREA	25.86 Acres
PARCEL ID	6877-783-806

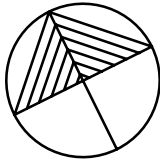


FLOOR PLAN

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NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	157,896 SF
TOTAL		157,896 SF



LOCATION MAP

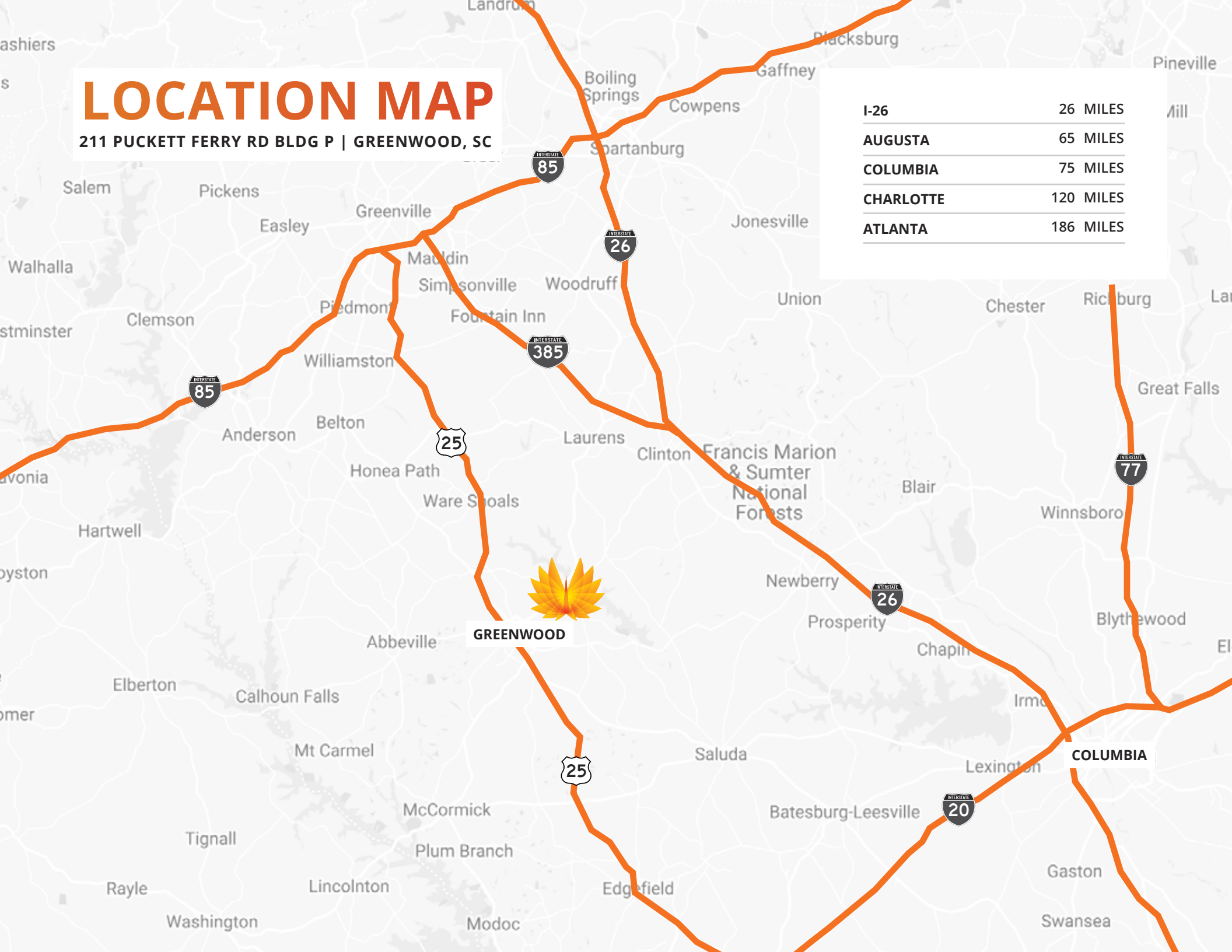
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I-26	26 MILES
AUGUSTA	65 MILES
COLUMBIA	75 MILES
CHARLOTTE	120 MILES
ATLANTA	186 MILES



GREENWOOD

COLUMBIA





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