

FOR LEASE

211 PUCKETT FERRY RD BLDG P5 & P7

195,414 SF GREENWOOD, SC KURT JENSEN 262-308-0008 | KURT@PHOENIXINVESTORS.COM



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WASTEWATER TREATMENT & ALUM PRODUCTION FACILITY

LOCATED APPROXIMATELY 26
MILES SOUTH OF 1-26 **VIA FOUR-LANE HWY 72**

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



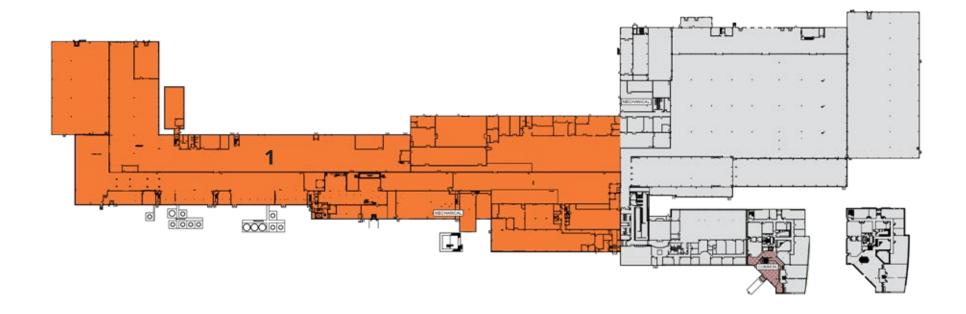
PROPERTY DETAILS

211 PUCKETT FERRY RD BLDG P5 & P7 | GREENWOOD, SC

AVAILABLE SPACE	195,414 SF	
DOCK DOORS	Three 8' x 10' Dock High Doors with Levelers, Seals, & Locks	
CLEAR HEIGHT	35' - 69' 6"	
YEAR BUILT	1989 & 2004	
FIRE SUPPRESSION	100% Wet System; Density from .2/1500 to .3/4114	
CHILLERS	Two 2004 Muvintage 1280-Ton Trane R-123	
BOILERS	One 500-HP & One 800-HP Cleaver Brooks 150 PSI Gas Fired	
POWER	Supplied by Duke Energy, 4160/480 Volts, 3-Phase, Two 1200-Amp Main Breakers at 4160V. Two 2500KVA Transformers	
LAND AREA	25.86 Acres	
PARCEL ID	6877-783-806	

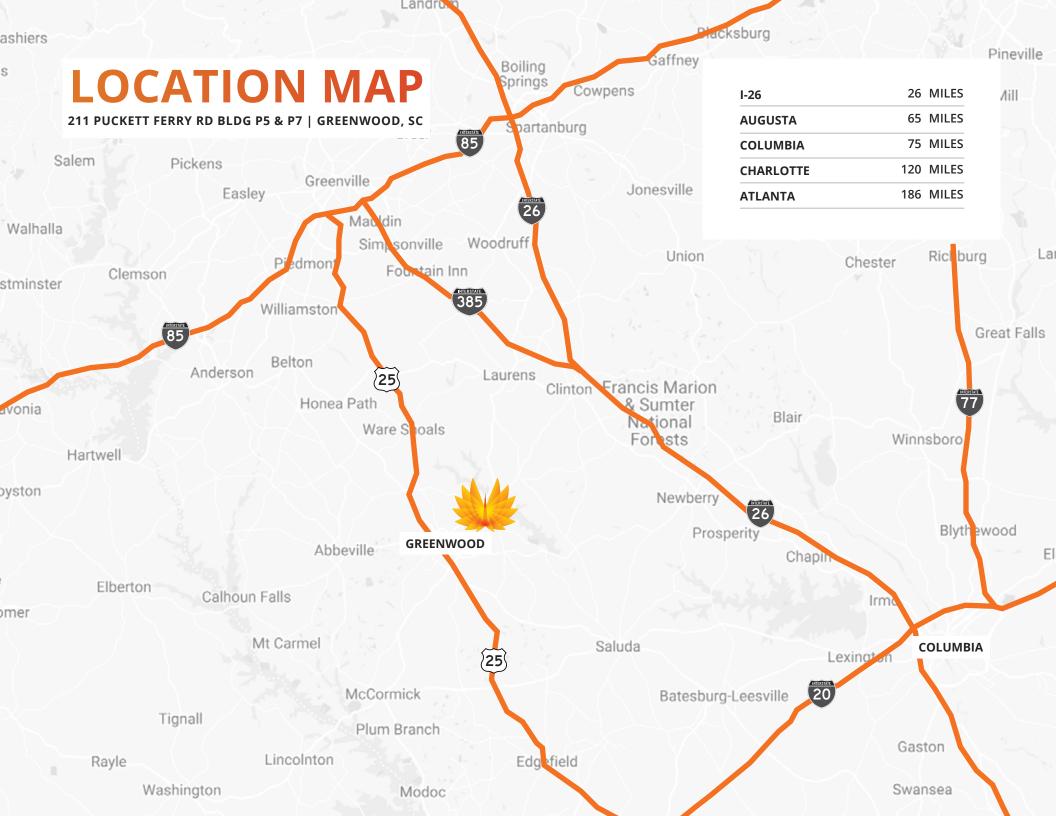


FLOOR PLAN 211 PUCKETT FERRY RD BLDG P5 & P7 | GREENWOOD, SC



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	195,414 SF
TOTAL		195,414 SF







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