



FOR LEASE

211 PUCKETT FERRY RD BLDG N

245,835 SF
GREENWOOD, SC

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**LOCATED APPROX. 26
MILES SOUTH OF I-26
VIA 4 LANE NORTH OF
THE SITE**



**EXTENSIVE
RENOVATIONS
IN PROGRESS**



FTZ 38 SERVICE AREA



OPPORTUNITY ZONE



**LUNCHROOM,
LOCKER ROOMS, &
MODERN OFFICES**



PROPERTY DETAILS

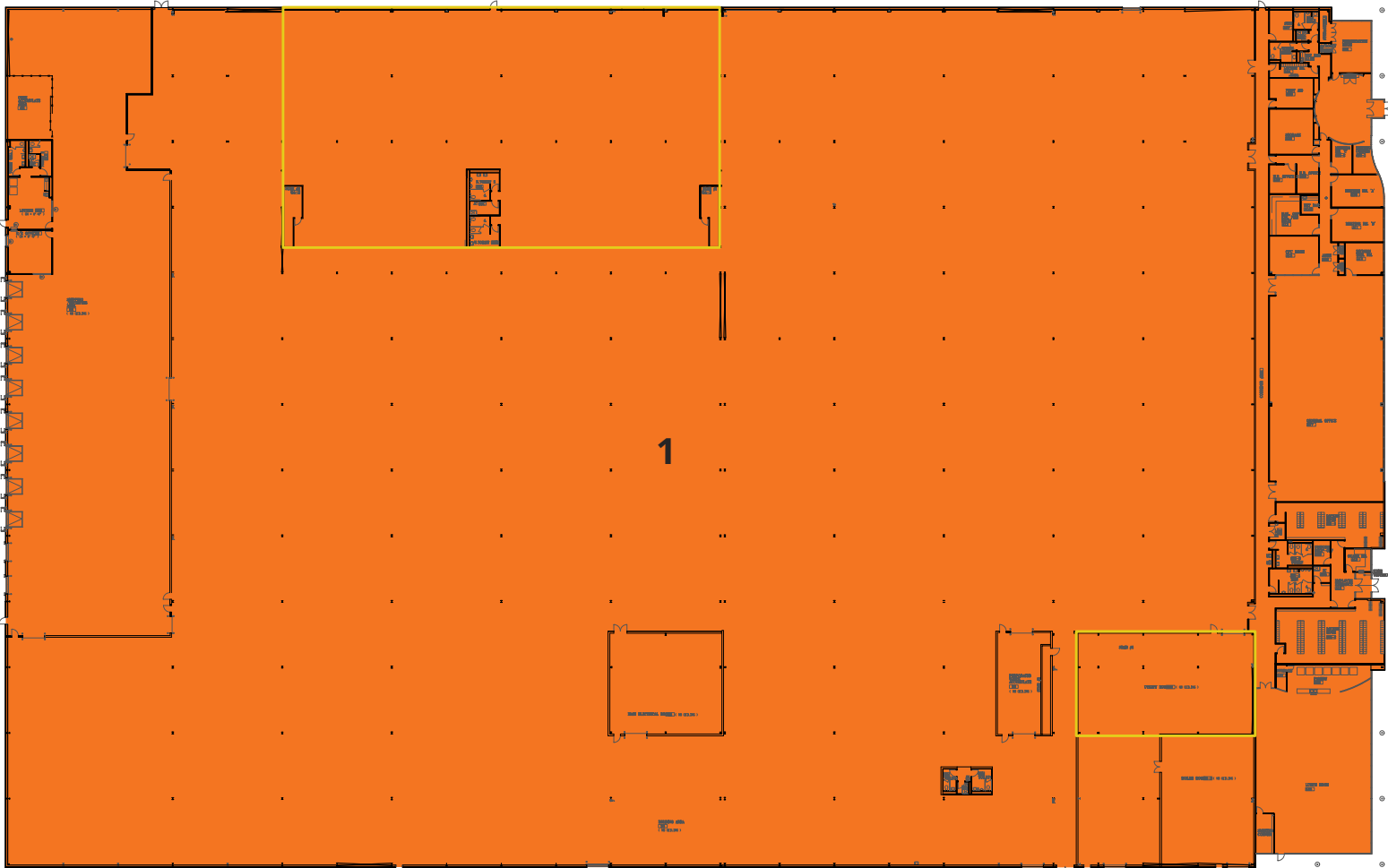
211 PUCKETT FERRY RD BLDG N | GREENWOOD, SC

AVAILABLE SPACE	245,835 SF
MINIMUM DIVISIBLE	100,000 SF
DOCK DOORS	Ten 8' x 10' Electric Docks High Doors
GRADE-LEVEL DRIVE-IN DOORS	5
CLEAR HEIGHT	Up to 29'
ROOF	Single-Ply Membrane Over Insulated Metal Deck
WALLS	2" Insulated Metal Panel
FLOORS	6" Reinforced Concrete
YEAR BUILT	1996
FIRE SUPPRESSION	.17/3000 to .45/2500 Plus ESFR K14 at 50 PSI, ESFR K25.2 @ 40 PSI
LIGHTING	Fluorescent, Metal
POWER	4, 160V, Two Amp Breakers at 4160V
PARKING	196 Parking Spaces

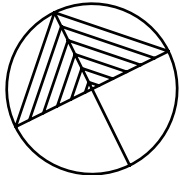


FLOOR PLAN

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NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	245,835 SF
TOTAL		245,835 SF



LOCATION MAP

211 PUCKETT FERRY RD BLDG N | GREENWOOD, SC

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

