



III SPENCER/HINES
P R O P E R T I E S

112 Prosperity Blvd., Piedmont SC
12,000sf or 24,000sf

Available

I-85 at Exit 35 (Hwy. 86 Piedmont)



- +/- 24,000sf warehouse less than one half mile from I-85 at exit 35 (Hwy. 86 Piedmont).
- **Divisible for two 12,000sf tenants or one 24,000sf tenant.**
- 2011 section with 20' eave height, 2017 section 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.
- 200Amp 120/208 3Ph power.
- Racking and 3 Toyota forklifts are owned by the current tenant and can be purchased separately.
- **Lease Rate: \$7.50sf NNN (\$1.52sf)**

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

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