

627 CONGAREE ROAD  
GREENVILLE, SC 29607

## SPACE AVAILABLE



## PROPERTY FEATURES

<b>ADDRESS</b>	627 Congaree Road   Greenville, SC 29607 Frontage on I-385 (Traffic Count - 113,700 VPD) and Congaree Road (Traffic Count - 12,500 VPD)
<b>BUILDING SIZE</b>	23,532 SF retail   showroom   warehouse
<b>ACREAGE</b>	± 1.493 acres or 65,032 SF
<b>LOCATION</b>	1 Minute from I-385 Haywood Mall, Banks, Hotels & Restaurants within Minutes
<b>YEAR BUILT</b>	1995 - Property was originally built as duplex and could be easily divided into two or three separate units
<b>UTILITIES</b>	Sewer - Metropolitan Sewer Water - Greenville Water System Electric - Duke Power Gas - Piedmont Natural Gas
<b>TAX ID</b>	0543010102400- NOT IN CITY LIMIT - NO city business license required
<b>FEATURES</b>	Visibility from I-385 Zoned C3 Greenville County (outside city of Greenville) Five dock high doors 31 Current parking spaces; room for an additional 34 Fully sprinkled Ceiling heights: 20' at center; 14' at eave; Column spacing: 25' x 50'
<b>RECENT IMPROVEMENTS</b>	TPO roof T12 Lighting Windows Air compressor
<b>FOR SALE OR LEASE</b>	\$11.00/SF NNN - NNN Estimate \$1.20/SF - \$2,600,000 Could be subdivided for tenant



**Ben Goforth, CCIM**

Principal | Broker

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**Laurens Nicholson, CCIM, SIOR**

Principal | Director

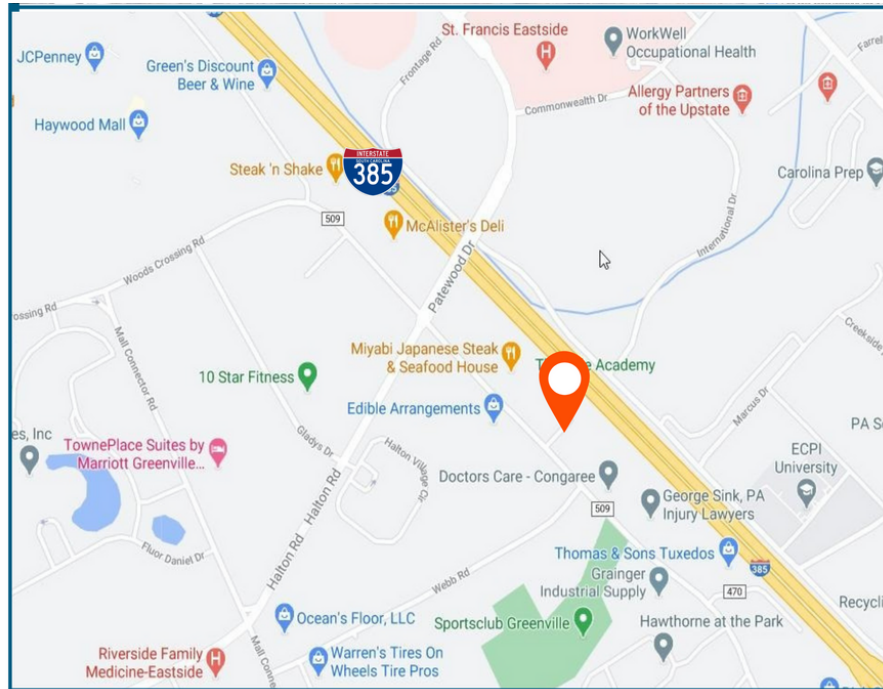
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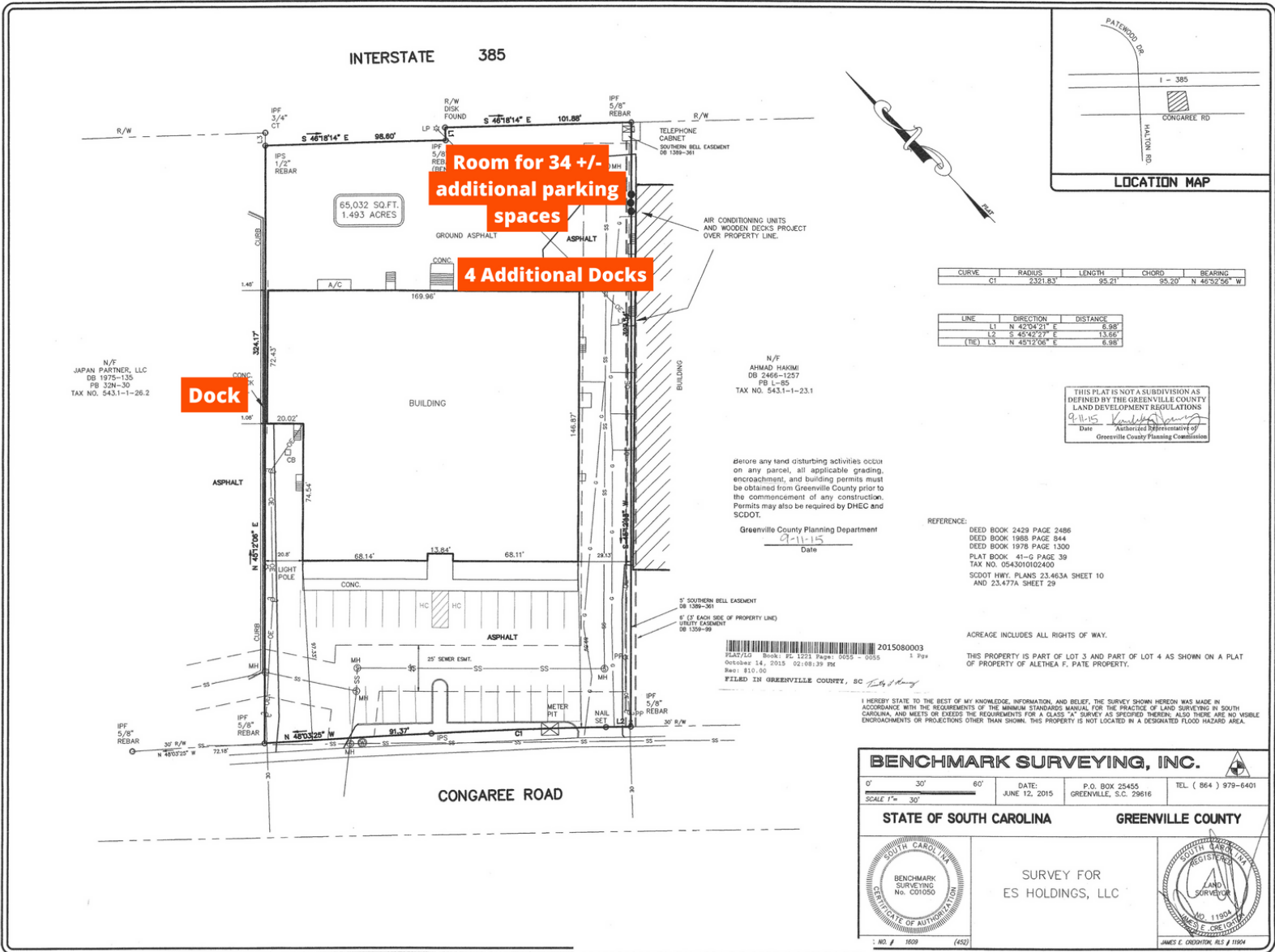
### GIS AERIAL



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### SURVEY



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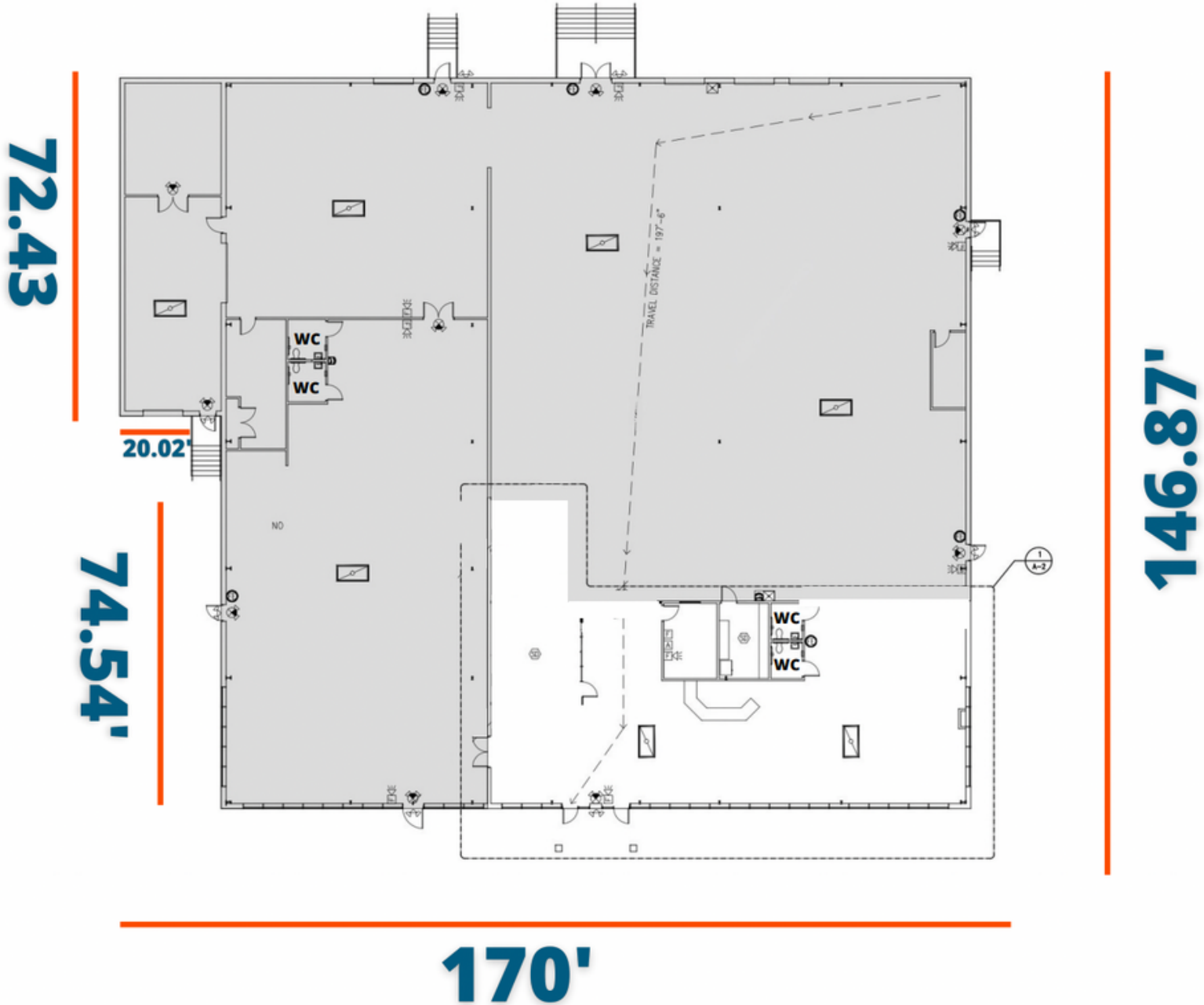




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### FLOOR PLAN



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