



FOR LEASE

103 SPRAY SHED RD BLDG F

ROBERT KRIEWALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM

251,958 SF
GREENWOOD, SC



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



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



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



**THE ENTIRE
PROPERTY IS
LOCATED IN
THE FEDERAL
OPPORTUNITY
ZONE**



PROPERTY DETAILS

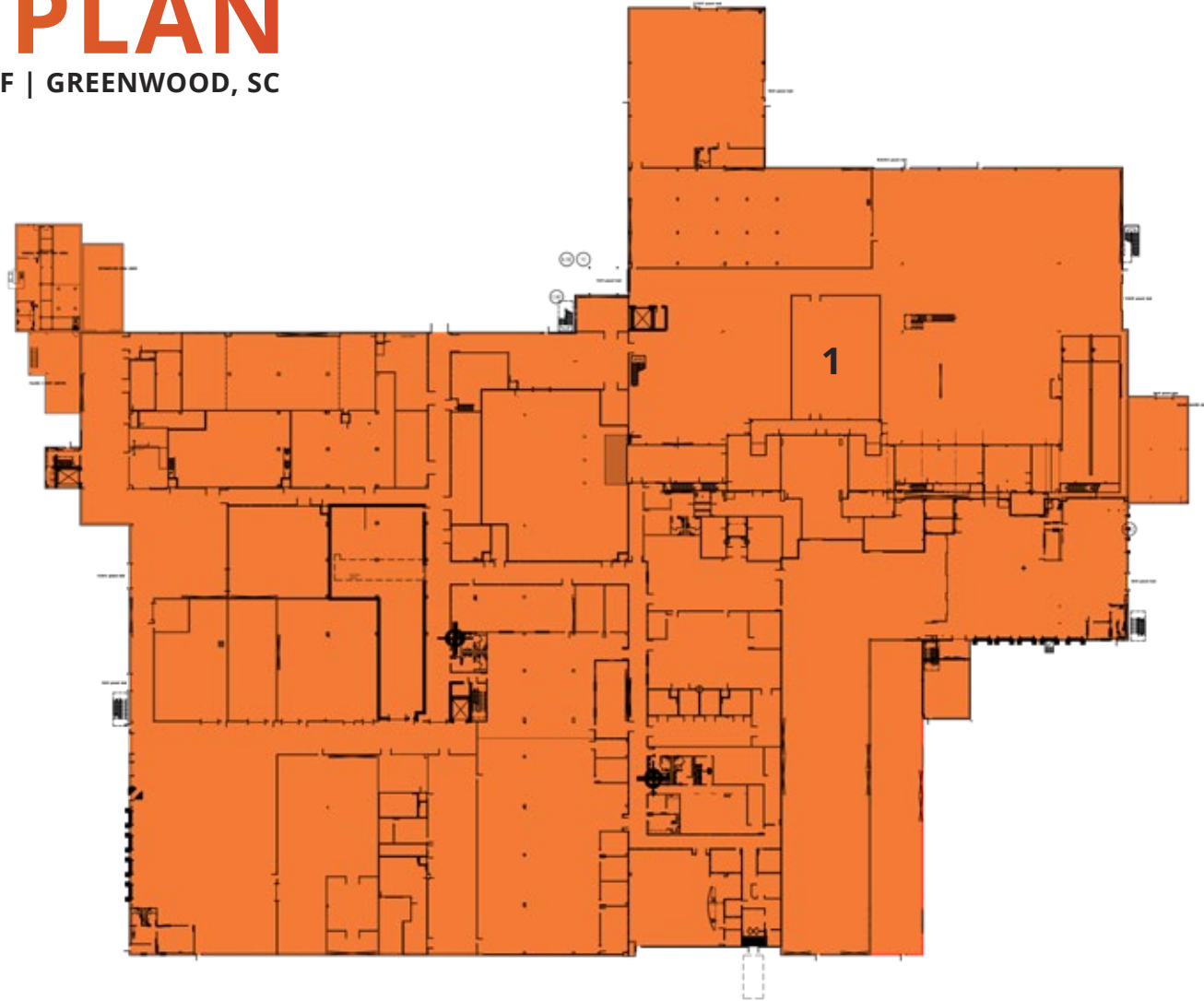
103 SPRAY SHED RD BLDG F | GREENWOOD, SC

| | |
|----------------------|---|
| AVAILABLE SPACE | 251,958 SF |
| OFFICE/CAFETERIA/LAB | 51,435 SF |
| DOCK DOORS | Thirteen 8' x 10' Dock High Doors with Levelers, Locks, Seals, & Lights |
| CLEAR HEIGHT | Varies: 24' - 52' |
| COLUMN WIDTH/DEPTH | Varies |
| ROOF | Single-Ply Membrane Over Insulated Metal Deck |
| WALLS | 2" Insulated Metal Sandwich Panel |
| FLOORS | 6" - 12" |
| YEAR BUILT | 2001 |
| FIRE SUPPRESSION | .17/3000 to .6/3000 Depending Upon Area; Warehouses are K25 @ 20 PSI ESFR; Control Room Area is Dry Pipe Pre-Action |
| LIGHTING | T-8 |
| POWER | Supplied by Duke Energy; 12470 Volts, 3-Phase Two 1200-Amp Breakers at 4160V Six @ 2000 KVA (12470 - 480) & Two @ 3750 KVA (12470 - 4160) Transformers |
| WATER | Supplied by CPW; 8" Main, 8" Line |
| SEWER | Supplied by CPW; 6" Line, 5 PSI |
| COMPRESSED AIR | Two Ingersoll Rand Sierra-H150W, 150 HP, Oil-Free Screw Machines with Desiccant Air Dryers |
| CHILLERS | Four @ 1280-Ton R 123 Trane Centravac Three @ 80-Ton R22 Trane Centravac One @ 320-Ton R123 Trace Centravac Centrifugal & Screw Low Temperature (21 & 25 Years) |
| BOILERS | Two 800-HP Cleaver Brooks Fueled by Natural Gas 75 & 150 PSI (21 Years) |
| ROOFTOP UNITS | 18 Trane Intellipak & Voyager Heating & AC Units @ 20 to 40 Tons |
| RESTROOMS | Men: 8 Toilets, 9 Sinks, 9 Urinals Women: 6 Toilets, 7 Sinks |
| PARKING | Approximately 210 Parking Spaces |
| LAND AREA | 203.38 Acres |
| PARCEL ID | 6878-891-226 |

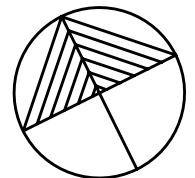


FLOOR PLAN

103 SPRAY SHED RD BLDG F | GREENWOOD, SC



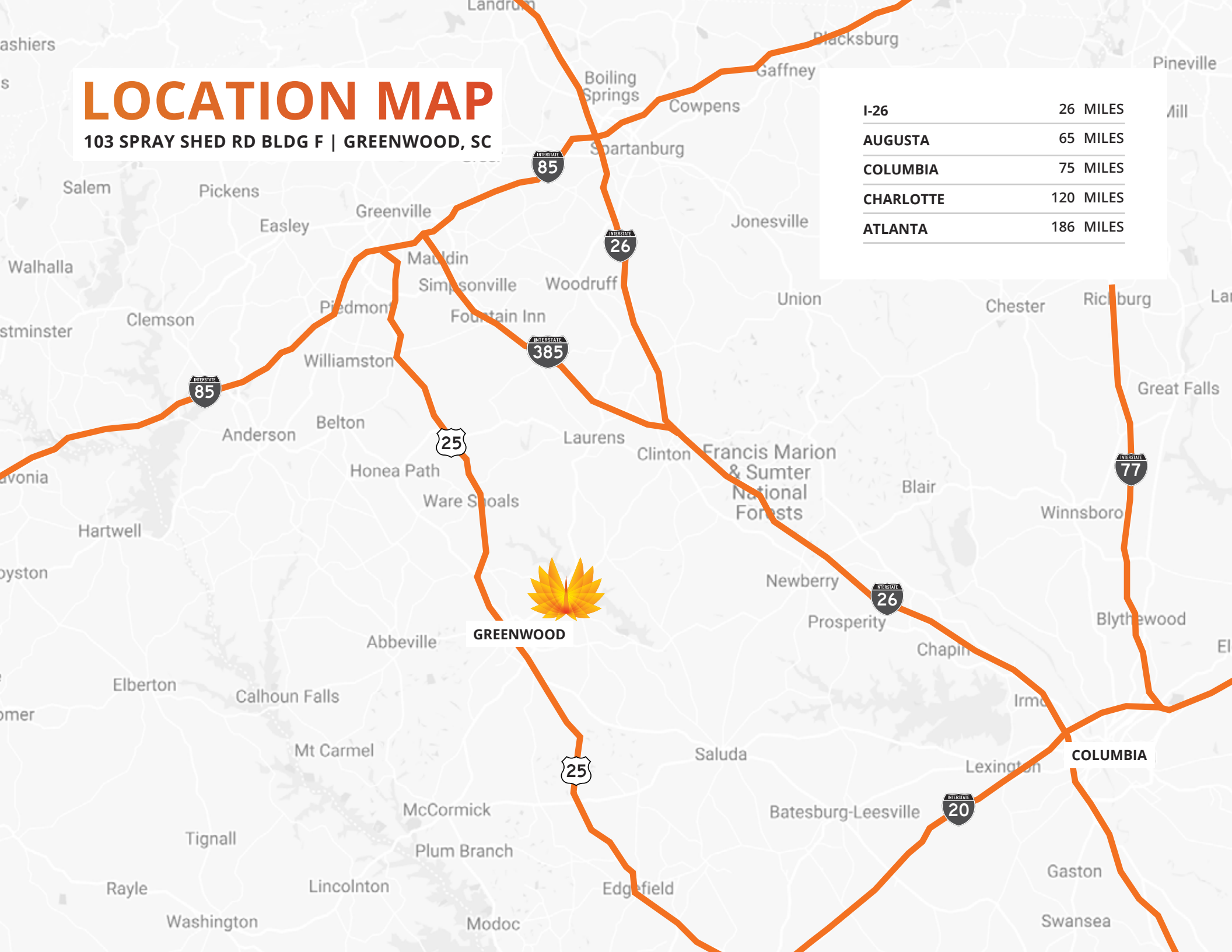
| NUMBER | SPACE DESIGNATION | SQUARE FEET |
|--------------|---------------------|-------------------|
| 1 | AVAILABLE WAREHOUSE | 251,958 SF |
| TOTAL | | 251,958 SF |



LOCATION MAP

103 SPRAY SHED RD BLDG F | GREENWOOD, SC

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





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