



FOR LEASE

211 PUCKETT FERRY RD BLDG N

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

245,835 SF
GREENWOOD, SC



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



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

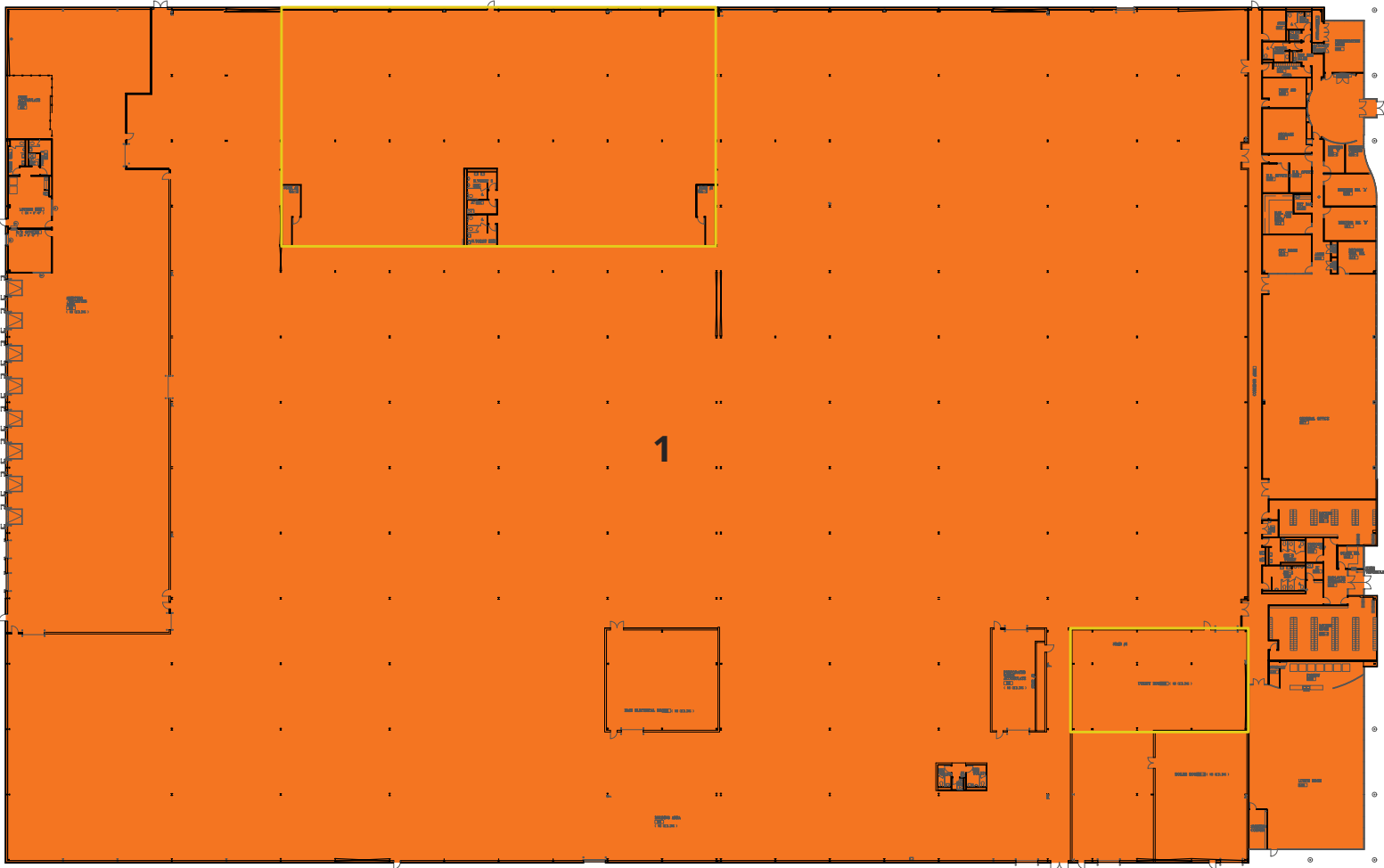
211 PUCKETT FERRY RD BLDG N | GREENWOOD, SC

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

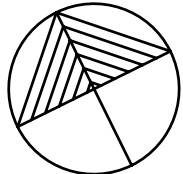


FLOOR PLAN

211 PUCKETT FERRY RD BLDG N | GREENWOOD, SC



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

