



FOR LEASE

211 PUCKETT FERRY RD BLDG P5 & P7

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

195,414 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



**WASTEWATER
TREATMENT & ALUM
PRODUCTION FACILITY**



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



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



PROPERTY DETAILS

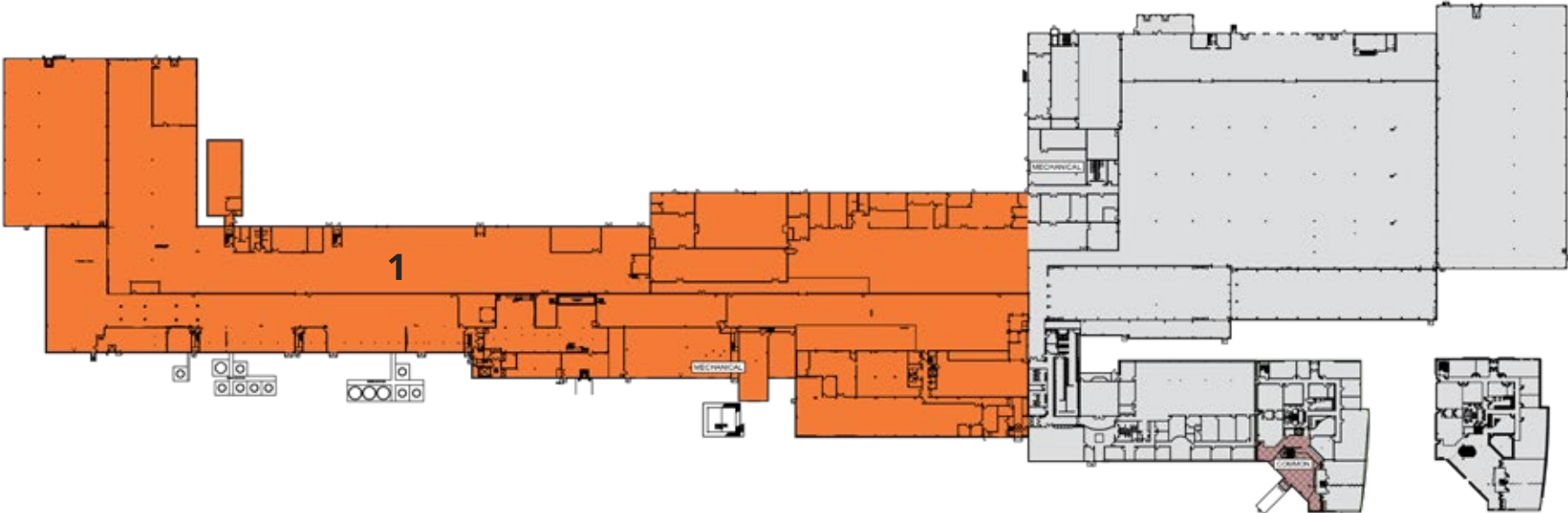
211 PUCKETT FERRY RD BLDG P5 & P7 | GREENWOOD, SC

AVAILABLE SPACE	195,414 SF
DOCK DOORS	Three 8' x 10' Dock High Doors with Levelers, Seals, & Locks
CLEAR HEIGHT	35' - 69' 6"
YEAR BUILT	1989 & 2004
FIRE SUPPRESSION	100% Wet System; Density from .2/1500 to .3/4114
CHILLERS	Two 2004 Muvintage 1280-Ton Trane R-123
BOILERS	One 500-HP & One 800-HP Cleaver Brooks 150 PSI Gas Fired
POWER	Supplied by Duke Energy, 4160/480 Volts, 3-Phase, Two 1200-Amp Main Breakers at 4160V. Two 2500KVA Transformers
LAND AREA	25.86 Acres
PARCEL ID	6877-783-806

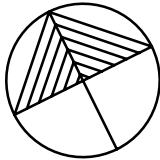


FLOOR PLAN

211 PUCKETT FERRY RD BLDG P5 & P7 | GREENWOOD, SC



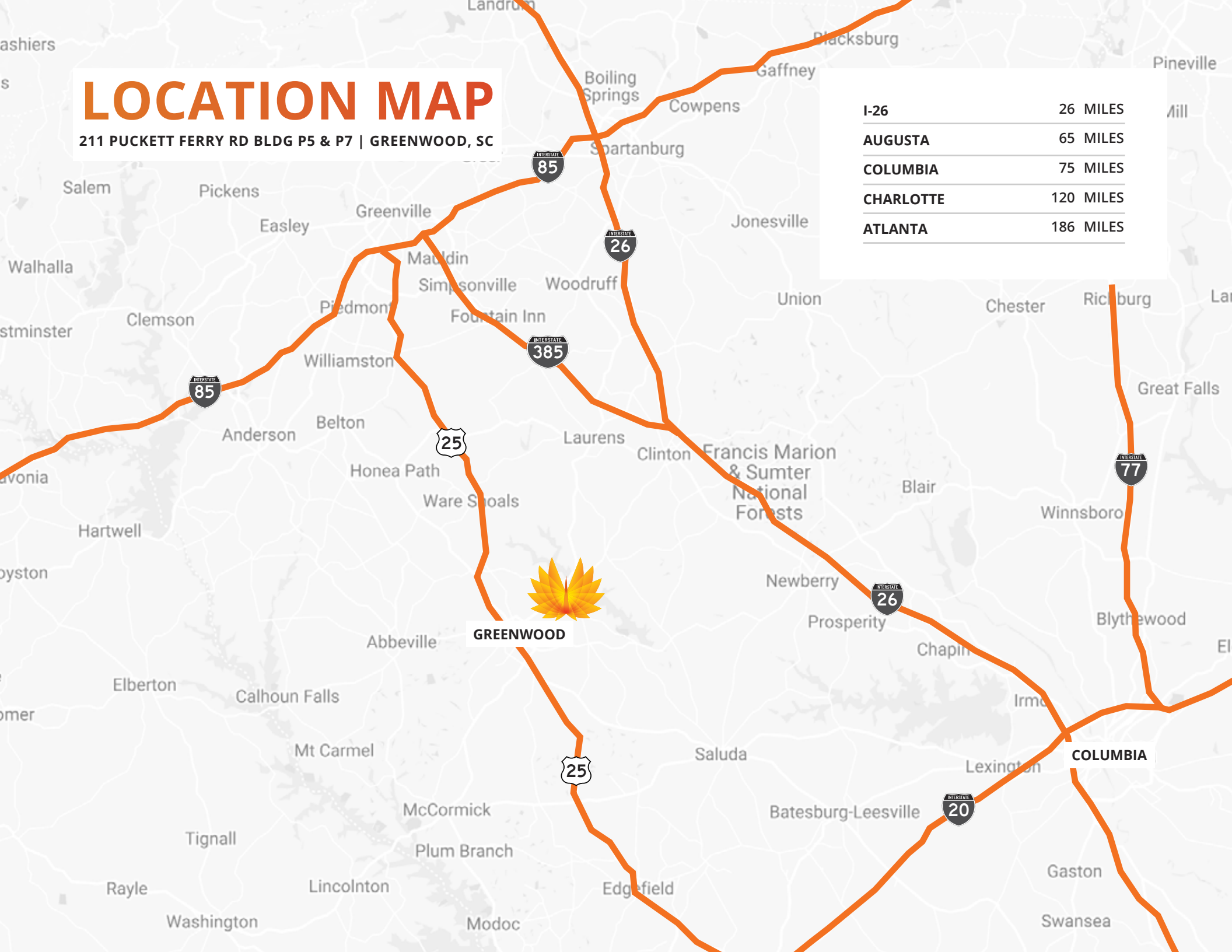
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	195,414 SF
TOTAL		195,414 SF



LOCATION MAP

211 PUCKETT FERRY RD BLDG P5 & P7 | GREENWOOD, SC

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





FOR LEASE

211 PUCKETT FERRY RD BLDG P5 & P7

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

195,414 SF
GREENWOOD, SC



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.