



FOR LEASE

215 PUCKETT FERRY RD BLDG M

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

59,870 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**



PROPERTY DETAILS

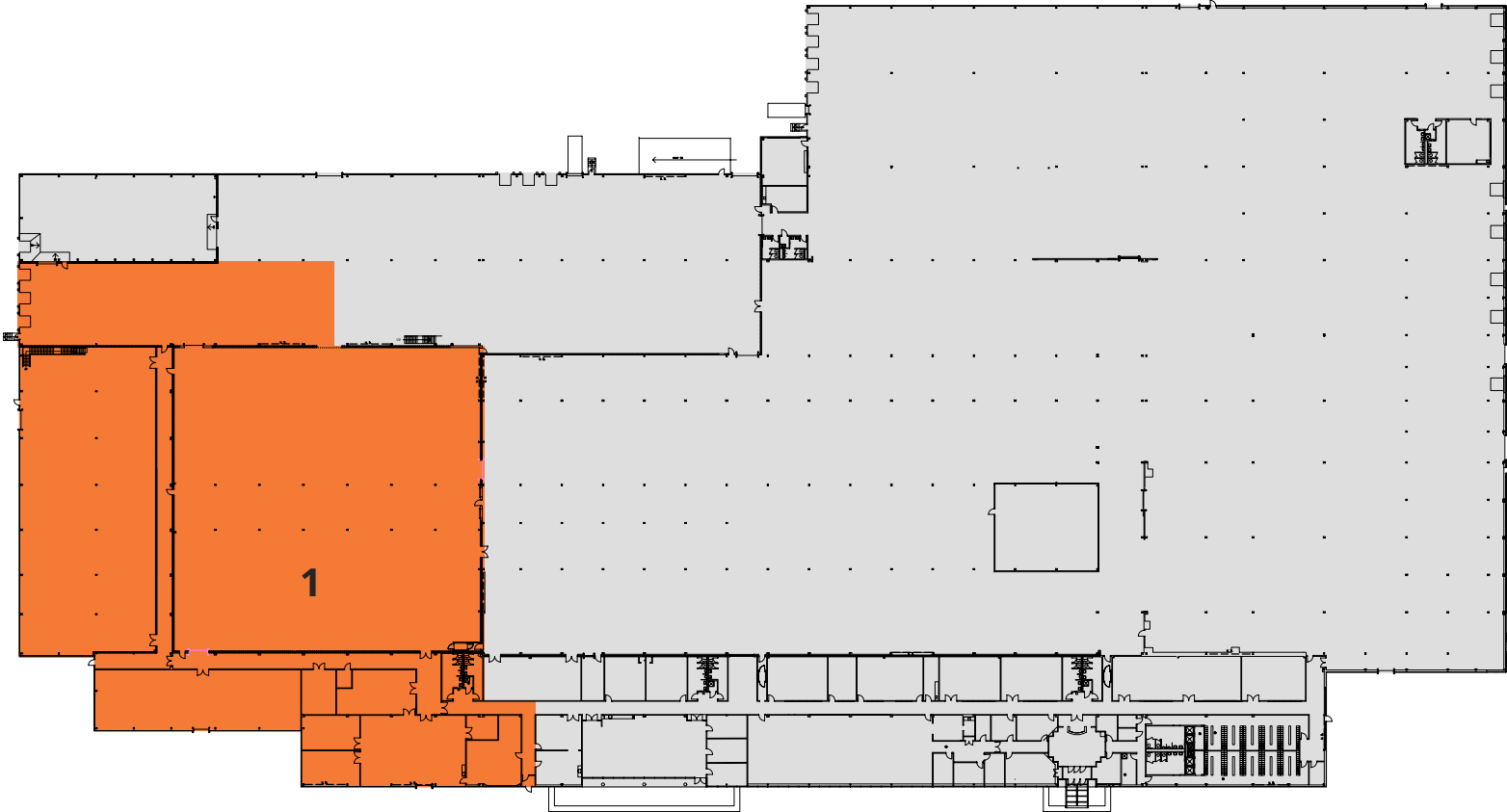
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AVAILABLE SPACE	59,870 SF
OFFICE/LAB/LOCKER/ BREAK AREA	13,000 SF
DOCK DOORS	Three 8' x 10' Dock High Doors
DRIVE-INS	2 Grade-Level Drive-Ins
CLEAR HEIGHT	24' 6" - 40'
COLUMN WIDTH/DEPTH	Varies
ROOF	Single-Ply Membrane Over Insulated Metal Deck
WALLS	2" Insulated Metal Sandwich Panel
FLOORS	6" Reinforced Concrete Slab
YEAR BUILT	1989
FIRE SUPPRESSION	.05/1500 to .65/2000 Density
LIGHTING	Fluorescent, 400-Watt Metal Halide, T-8, & LED with Motion Sensors
POWER	Transformers: Four @ 1000 KVA (4160 - 480/208) Six @ 750 KVA (4160 - 480/208) Two @ 1500 KVA (4160 - 480) Two @ 500 KVA (4160 - 480) Total 9,700 Amps, 120/208, 3-Phase, 4-Wire Switchgear; and 12,000 Amps, 120/208, 3-Phase, 4-Wire Switchgear
WATER	Supplied by Greenwood CPW; 8" Main, 6" Lines
SEWER	Supplied by Greenwood CPW; 18" Main, Two 6" Lines
NATURAL GAS	Supplied by Greenwood CPW; 6" Lines, 5 PSI
COMPRESSED AIR	Compressors Removed; Air Lines in Place Throughout Area
HVAC	18 Roof-Mounted Trane Intellipak, Voyager, and York Units Ranging from 10- to 30-Tons
RESTROOMS	Men: 2 Toilets, 2 Sinks, 2 Urinals Women: 2 Toilets, 2 Sinks
PARKING	Approximately 169 Parking Spaces
LAND AREA	21.95 Acres
PARCEL ID	6877-855-859

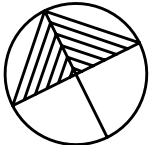


FLOOR PLAN

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NUMBER	SPACE DESIGNATION	SQUARE FEET
1	WAREHOUSE	59,870 SF
TOTAL		59,870 SF



LOCATION MAP

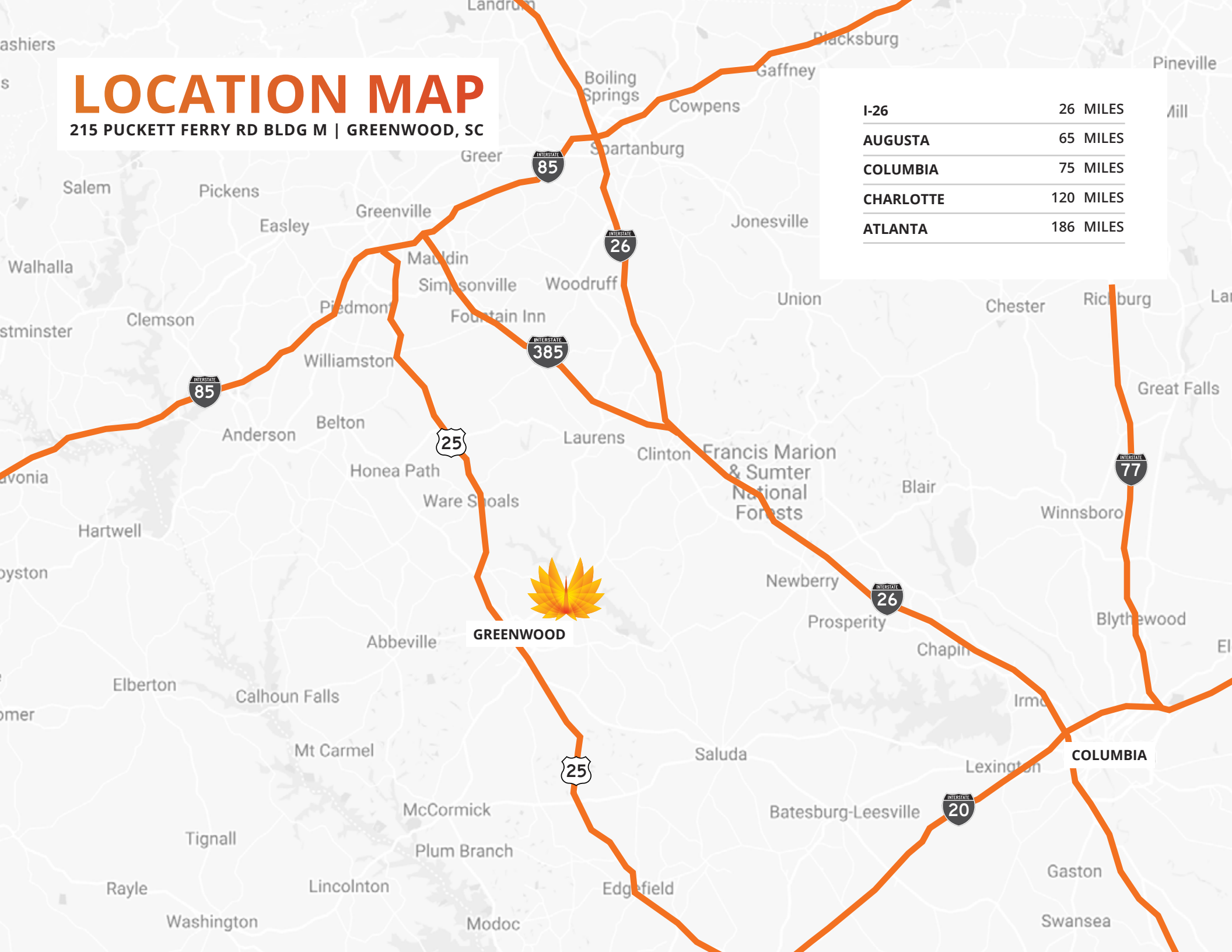
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I-26	26 MILES
AUGUSTA	65 MILES
COLUMBIA	75 MILES
CHARLOTTE	120 MILES
ATLANTA	186 MILES



GREENWOOD

COLUMBIA





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