



FOR LEASE

103 SPRAY SHED RD BLDG F

KURT JENSEN 262-308-0008 | KURT@PHOENIXINVESTORS.COM

251,958 SF
GREENWOOD, SC



PHOENIX
INVESTORS

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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

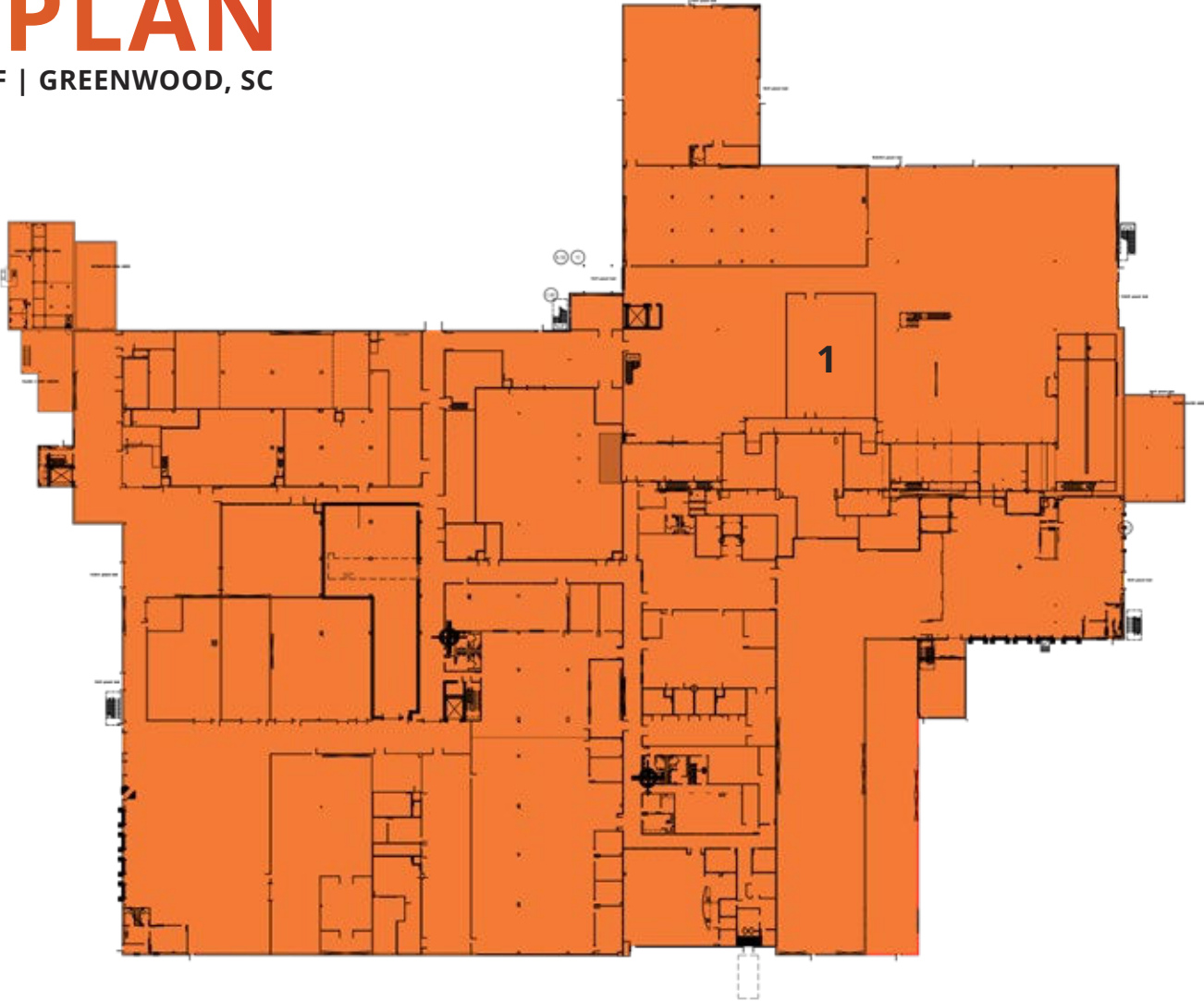
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AVAILABLE SPACE	251,958 SF
OFFICE/CAFETERIA/LAB	51,435 SF
DOCK DOORS	Thirteen 8' x 10' Dock High Doors with Levelers, Locks, Seals, & Lights
CLEAR HEIGHT	Varies: 24' - 52'
COLUMN WIDTH/DEPTH	Varies
ROOF	Single-Ply Membrane Over Insulated Metal Deck
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

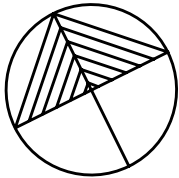


FLOOR PLAN

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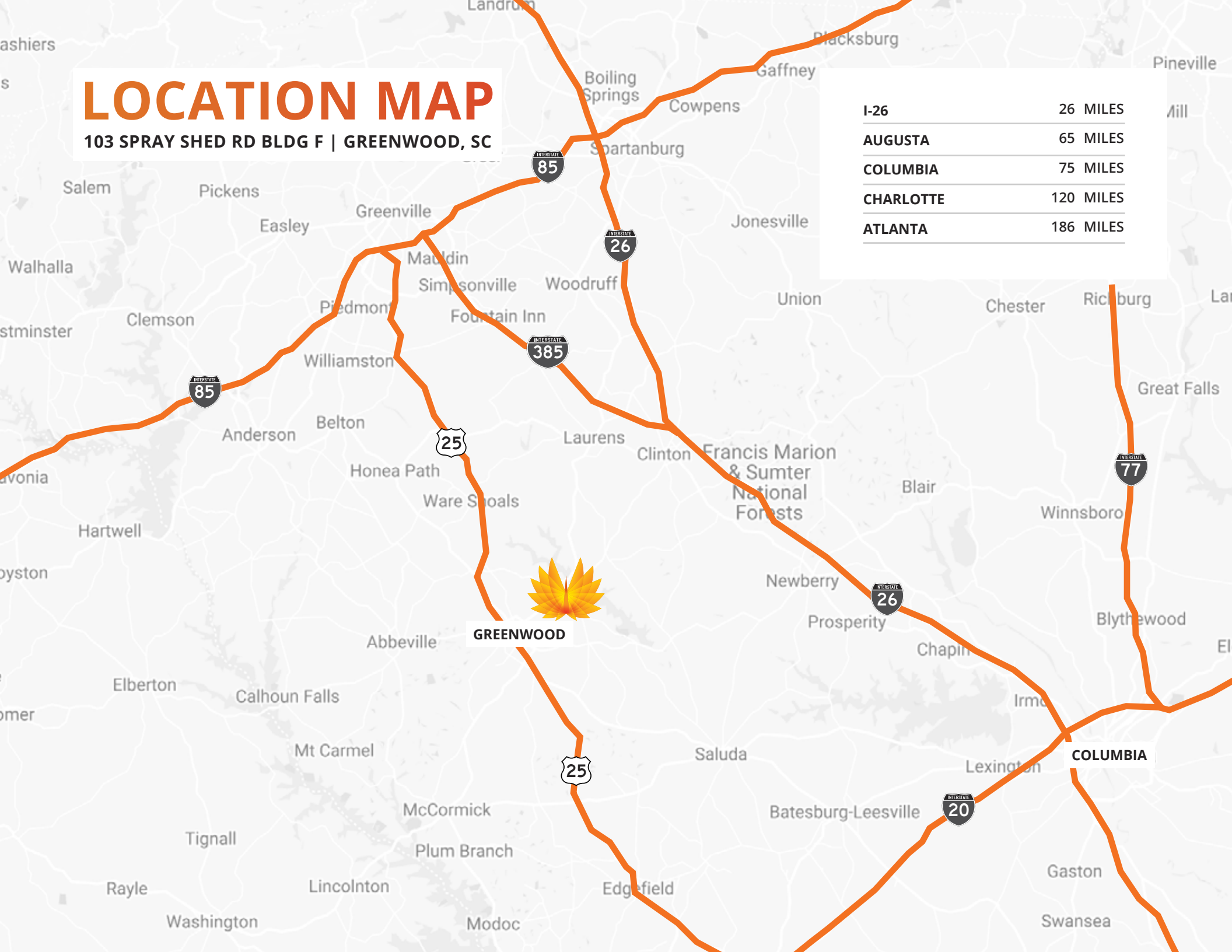
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE WAREHOUSE	251,958 SF
TOTAL		251,958 SF



LOCATION MAP

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





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