



FOR LEASE

211 PUCKETT FERRY RD BLDG P5 & P7

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

195,414 SF
GREENWOOD, SC



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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

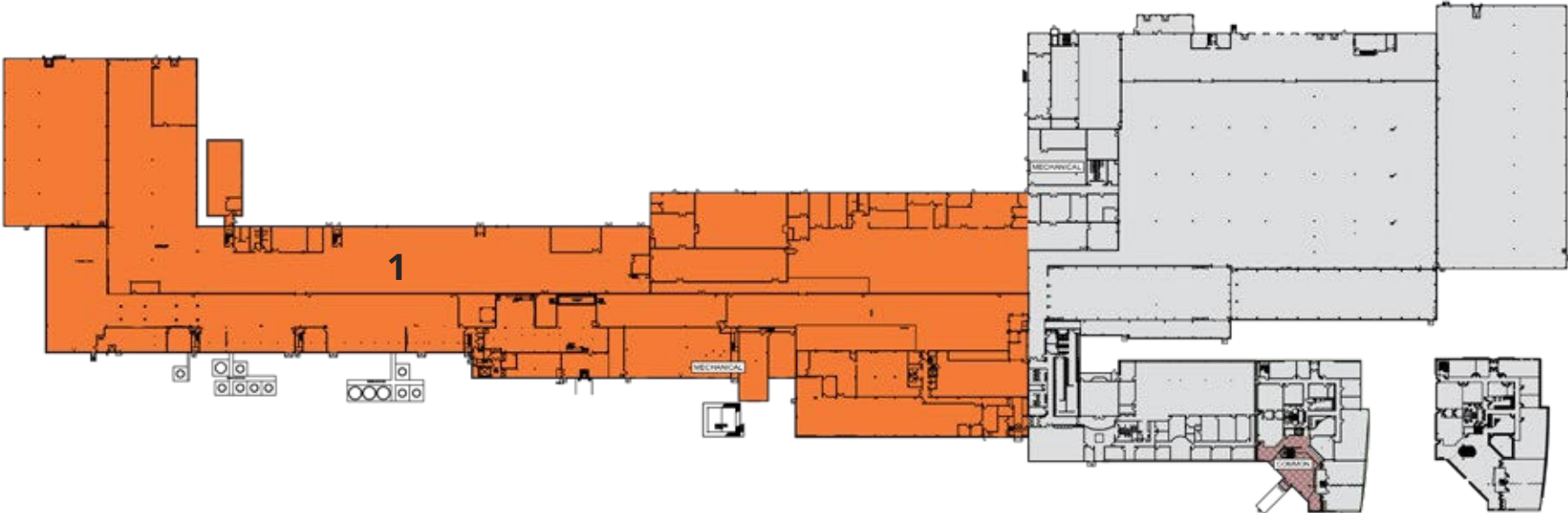
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AVAILABLE SPACE	195,414 SF
DOCK DOORS	Three 8' x 10' Dock High Doors with Levelers, Seals, & Locks
CLEAR HEIGHT	35' - 69' 6"
YEAR BUILT	1989 & 2004
FIRE SUPPRESSION	100% Wet System; Density from .2/1500 to .3/4114
CHILLERS	Two 2004 Muvintage 1280-Ton 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

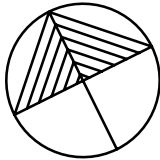


FLOOR PLAN

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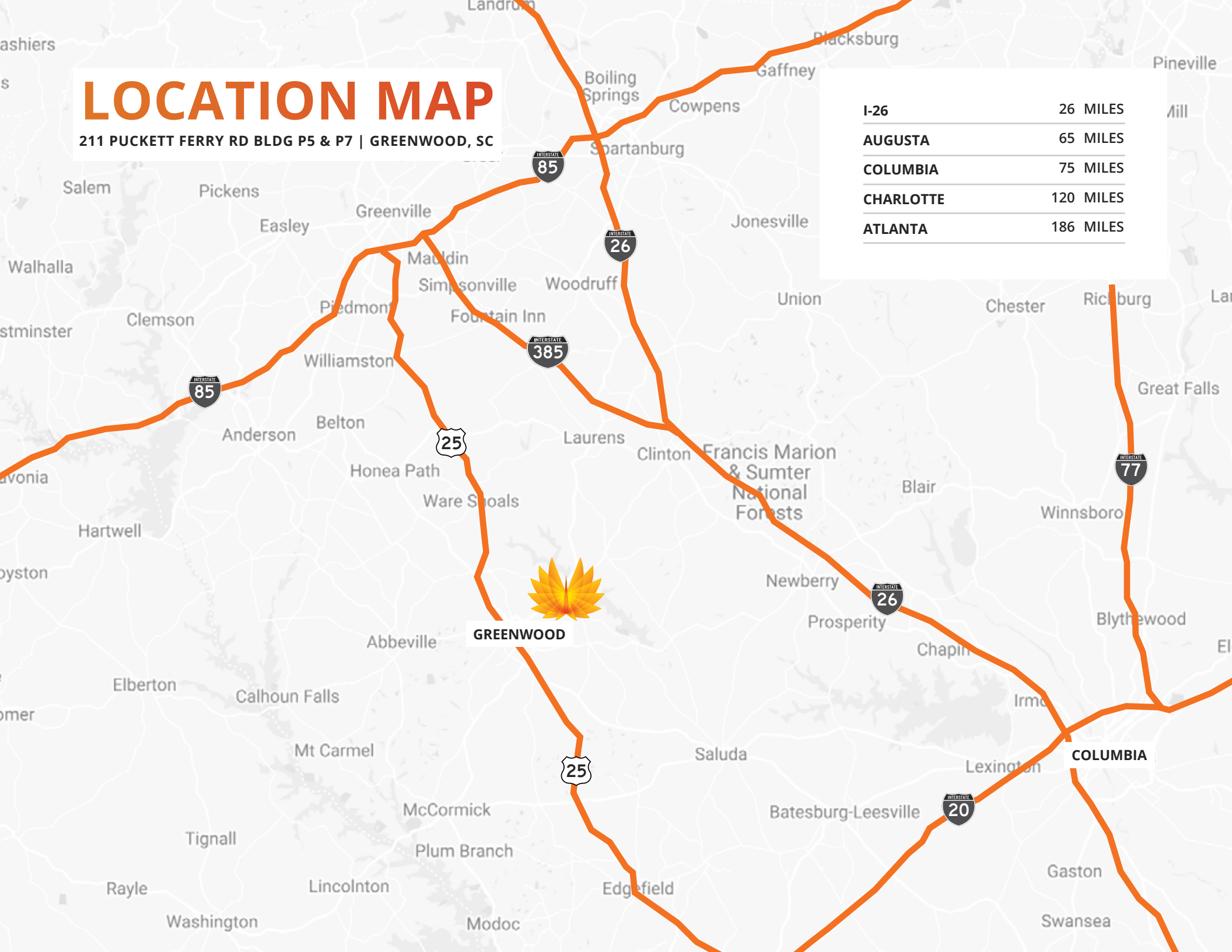
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	195,414 SF
TOTAL		195,414 SF



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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