

Greenleaf Distribution

Union County
Industrial Park Road
Union, SC 29379



Tax Map ID(s)	073-00-00-001
Building Location	Stand Alone Building
Municipality	Within City Limits
Zoning	No Zoning Present
Flood Zone Status	No Portion is located in a Flood Zone
Landuse	Industrial / Distribution(N), Industrial / Distribution(S), Industrial / Distribution(E), Industrial / Distribution(W)

Pricing:

Sales Price	\$1,900,000
Annual Lease Rate	Building Not Available for Lease

Building Information:

Building Type	Industrial
Tenancy	Single Tenant
Year Built	1965
Building Condition	Not Yet Assessed
Total Building Area	135,000 SF
Expandable To	Not Expandable
Site Size	15 Acres
Building Dimensions	675' x 200'
Column Spacing	Varies
Slab Thickness	6"
Wall Material	Brick
Roof Material	Metal

Transportation:

Road Serving Build.	Industrial Park Road (2 Lane County Road)
<u>Nearest</u>	
Interstate	I-26 (21 MI)
Port	Charleston (179 MI)
Commercial Airport	Greenville-Spartanburg International (44 MI)
Intermodal Facility	CSX Charlotte(76 MI)/NS Charlotte(81 MI)



Transportation:

Rail Access	No
Runway Access	No
Barge Access	No

Utilities:

Water System

Provider	City of Union
Diameter of Line	16"

Wastewater System

Provider	City of Union
Diameter of Line	10" (Gravity)

Natural Gas/Alternative Gases

NG Provider	City of Union
Diameter of NG Line	4"(Distribution)
Alternative Gases	None Available

Telecomm. Provider	AT&T
Electric Provider	Lockhart Power

Available Spaces:

Suite 1		Dock Doors	18
Available Area	135,000 SF	Auto Spaces	100
Minimum Area	Not Subdividable	Trailer Spaces	Non-Marked Parking Area
Contiguous Area	Undetermined	Most Recent Use	Distribution/Warehouse
Office Area	5,000 SF	Lease/Sublease Rate	(Not Available)
Heated Area	100%	Operating Expenses	Undetermined
Air Conditioned Area	62%		
Fire Suppression	Wet - 100%		
Lighting	Flourescent		
Connected Amps	Undetermined		
Clear Height Range	13' to 28'		
Drive-In Doors	1		

