



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

1721 WHITE HORSE ROAD

**±124,046 BUILDING FOR SALE OR LEASE
IN GREENVILLE, SC | ±0.4 MILES TO INTERSTATE 85**

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**SALES PRICE OR LEASE RATE:
Contact Brokers**



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COMMERCIAL REAL ESTATE SERVICES

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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS



Industrial Manufacturing & Warehouse Ready

Specifically designed for industrial manufacturing and warehousing, the facility provides the robust infrastructure required for production and storage. Its layout and features cater to businesses needing a dedicated space for heavy-duty operations.



Heavy Power & Specialized Equipment

The facility offers heavy power (750 kVA at 480 Volt) availability along with features like a 2-ton overhead crane, multiple dock doors, and a drive-in door. These attributes are critical for operations that require substantial electrical capacity and specialized handling of goods.



Integrated Office Facilities

The building includes executive, administrative, and engineering office spaces, creating a built-in hub for management and support functions. This integration helps streamline operations and enhance communication between different business functions.



Prime Location & Access

Situated near I-85 and within close proximity to the Greenville Metro Area, the property benefits from excellent regional access and connectivity. The ample employee and trailer parking further supports efficient logistics and daily operations.



Extensive HVAC Coverage

With roughly 52,000 square feet of HVAC coverage across both office areas and the shop floor, the property is equipped to maintain optimal temperature and air quality. This feature is essential for preserving equipment and ensuring a comfortable work environment.



Immaculate & Move-In Ready

The property presents itself in an exceptionally clean and well-maintained condition, as evidenced by the interior and exterior visuals provided. This turnkey readiness means that tenants can occupy and start operations immediately without the need for extensive renovations or clean-up.

PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS

PROPERTY ADDRESS	1721 White Horse Road
TYPE	Industrial/Flex
TOTAL AVAILABLE SF	±97,962 SF
TOTAL BUILDING SF	±124,046 SF
HVAC	±82,000 SF Conditioned
OFFICE SF	±10,000 SF
TAX MAP #	WG04000101200
COUNTY	Greenville
CITY LIMITS	No
ZONING	I-1
DOCKS	9 (Nine)
DRIVE-INS	1 (One)
LOT SIZE	±8.80 Acres
CONSTRUCTION	Brick/Masonry
POWER	Heavy (750 kVA at 480 Volt)
PARKING	1.30/1,000 SF (6 H/C, 142 Spaces)
SPECIAL FEATURES	One 2200 lb.Crane (17' Under Hook) 27' Long One 1/2 Ton Crane (10' Underhook) 89' Run



PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS

SECTION A: $\pm 26,084$ SF

12' Clear Height
Warehouse Restrooms:
Women's (5 Stalls, 3 Sinks)
Men's (2 Stalls, 1 Urinal, 2 Sinks)
Eye Wash Area
HVAC
Office Restrooms:
Women's (2 Stalls, 1 Sink)
Men's (1 Stall, 1 Urinal, 1 Sink)

SECTION B: $\pm 34,863$ SF

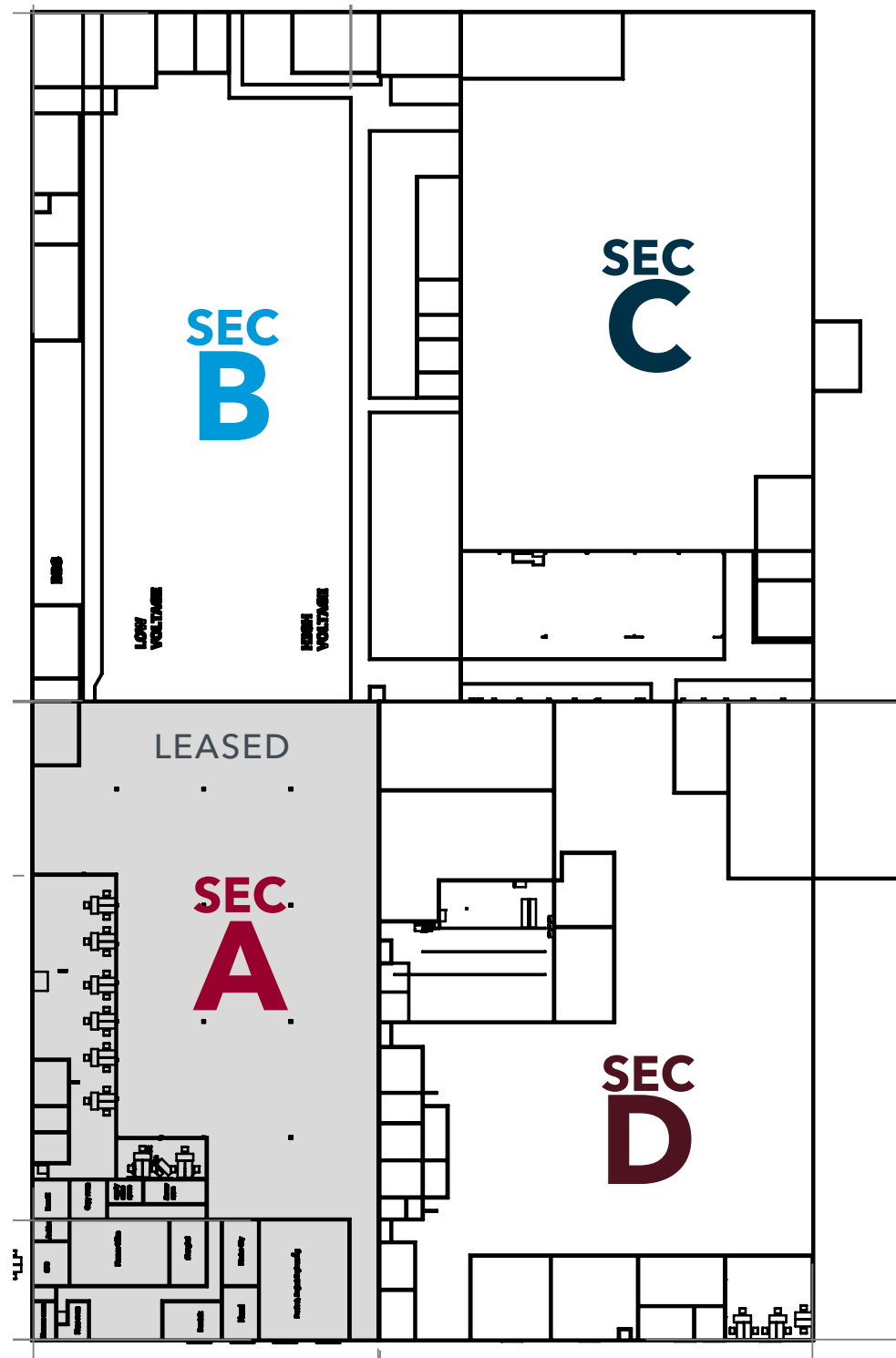
1 Half Ton Crane
1 2,200 lb Crane
Restrooms:
Women's (5 Stalls, 2 Sinks)
Men's (2 Stalls, 1 Urinal, 2 Sinks)
Clear Height Beam: 12'9"
Clear A/C: 10'7"
HVAC

SECTION C: $\pm 28,568$ SF

24' 2" Clear Height
26' x 29' Column Spacing
Gas Heaters (6)
Dock 1: 8' x 10' Seal
Dock 2: 8' x 10', Electric Roll-up, EOD
Dock 3: 8' x 10', Electric Roll-up, EOD, Seal
Dock 4: 8' x 10', Bumper, Seal, Electric Roll-up
GLD: 10' x 12'
Metal Halide Lighting

SECTION D: $\pm 34,524$ SF

12' Clear Height
HVAC
5 Docks
1 EOD & Seal

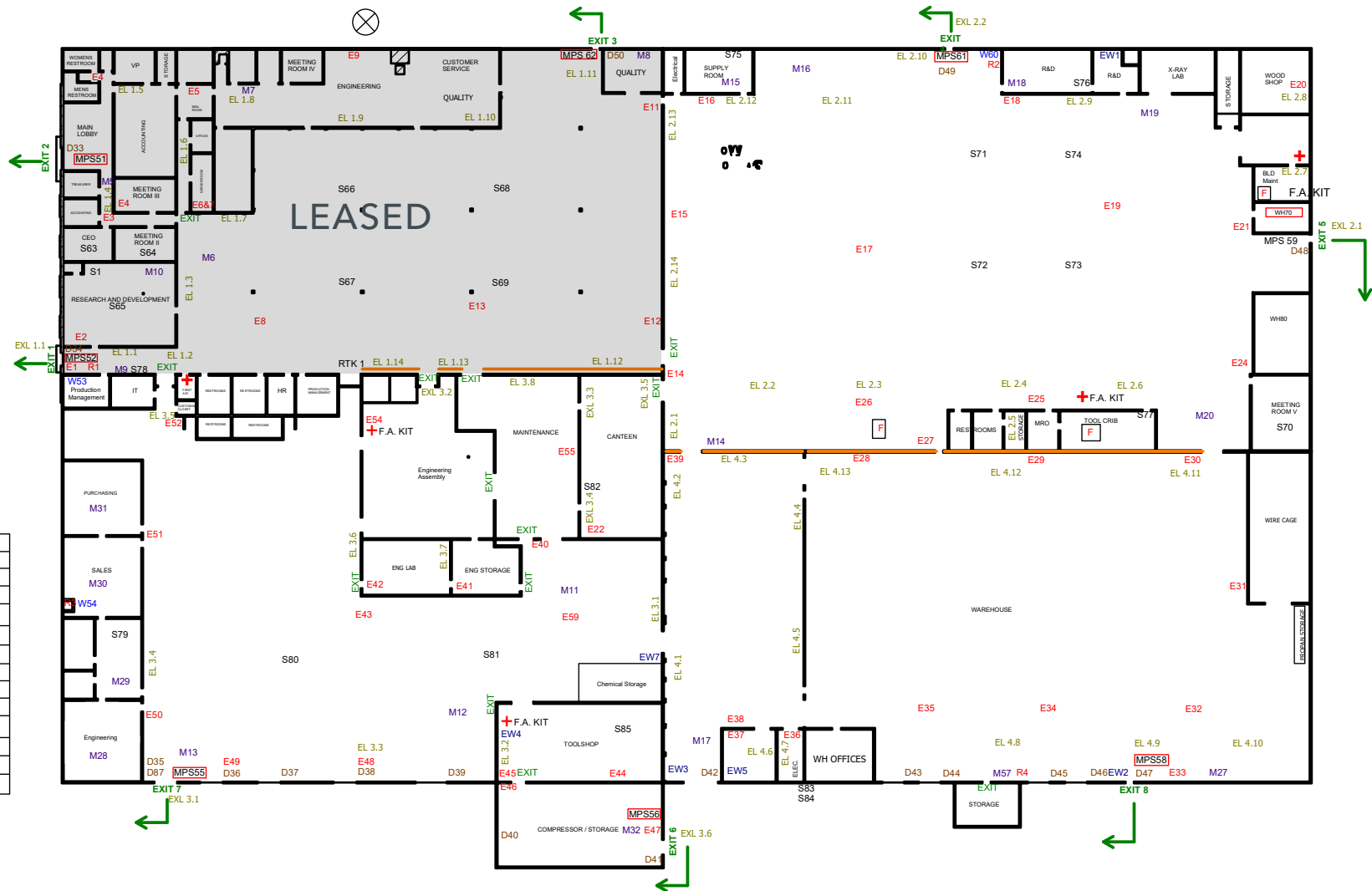


PROPERTY OVERVIEW

BUILDING LAYOUT



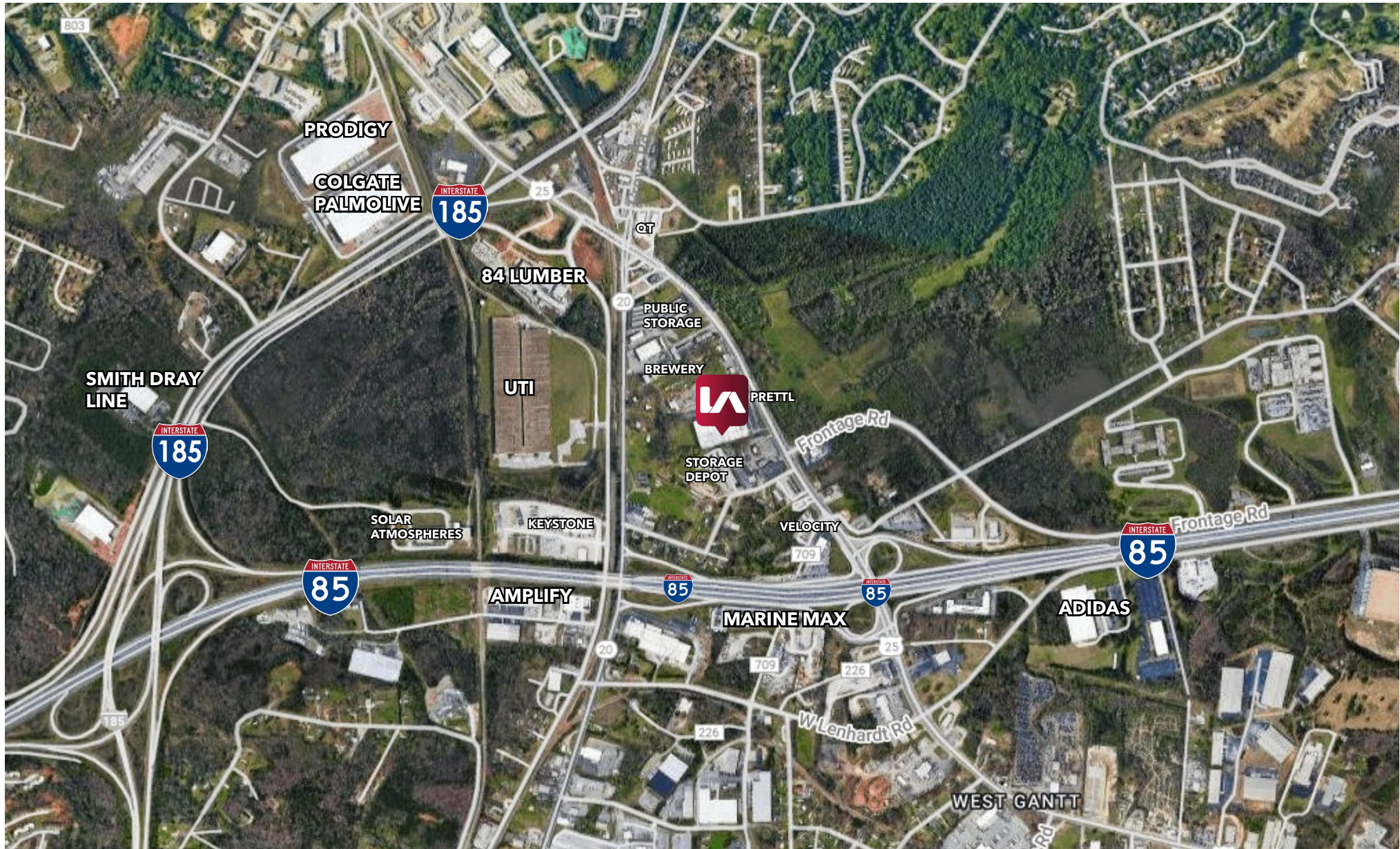
D	Door Contact
EW	Eye-Wash Station
M	Motion Detector
S	Smoke Detector
MPS	Manual Pull Station
W	Waterflow Switch
E	Fire Extinguisher
R	Sprinkler System Riser
Severe Weather Shelter Area	Severe Weather Shelter Area
RTK 1	Right to Know Prett Electric
⊗	Generator
F	Fire Cabinet
EL	Emergency Lights
EXL	Exit Lights





PROPERTY OVERVIEW

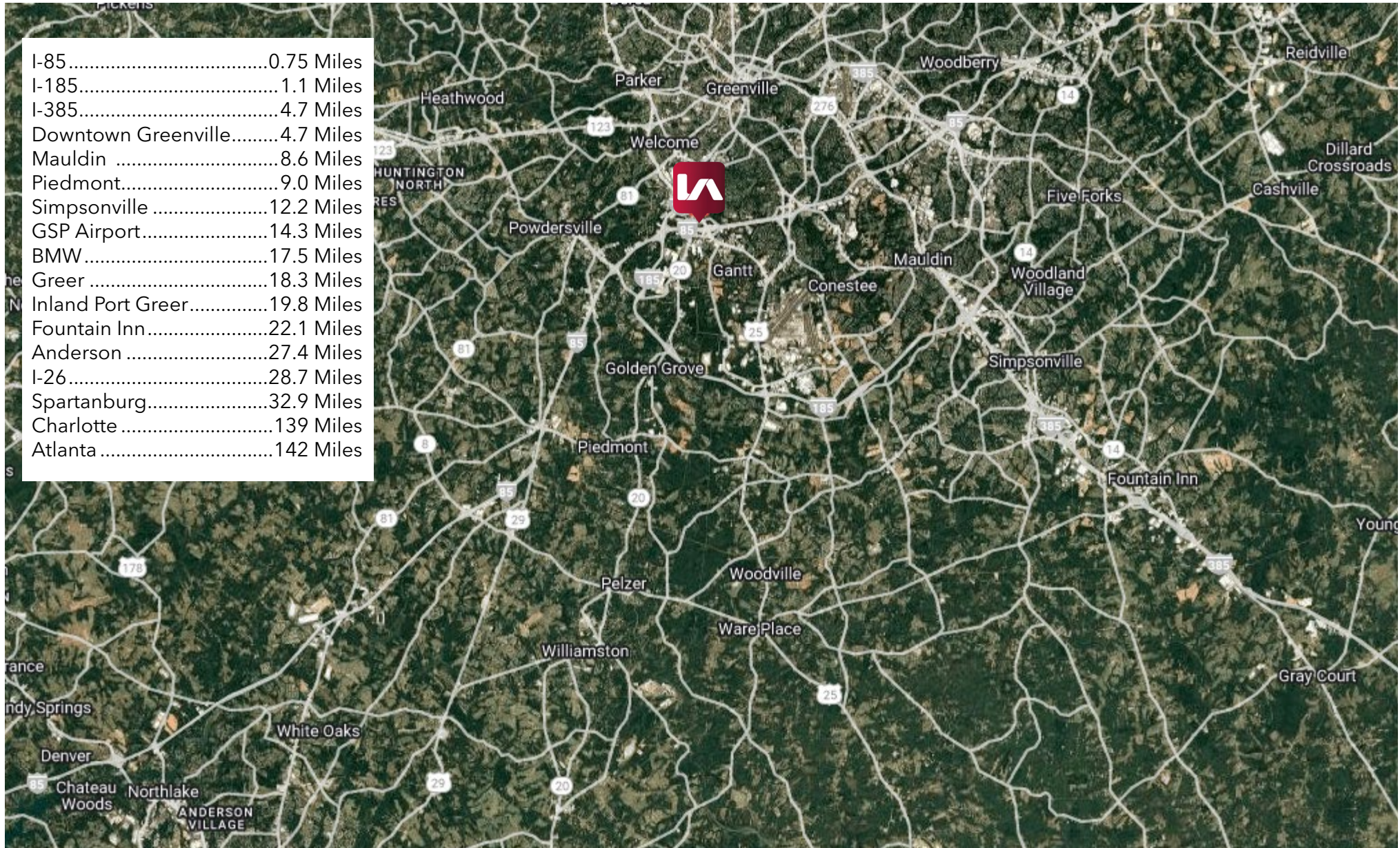
LOCATION MAP



PROPERTY OVERVIEW

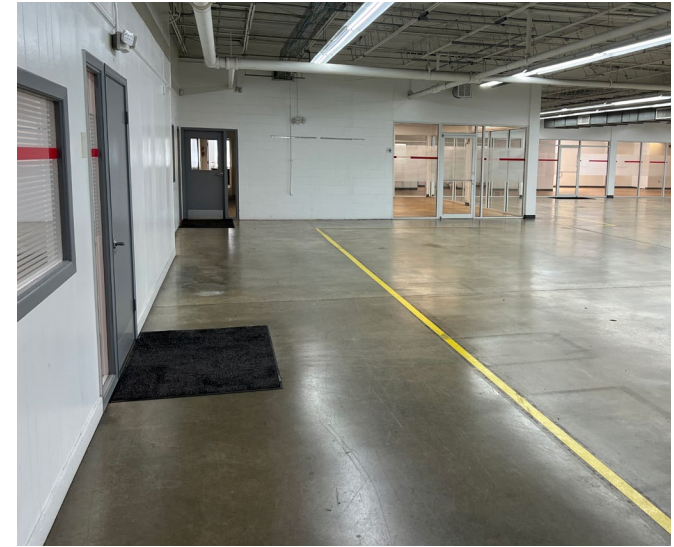
LOCATION MAP | DISTANCE TRACKER

I-85.....	0.75 Miles
I-185.....	1.1 Miles
I-385.....	4.7 Miles
Downtown Greenville.....	4.7 Miles
Mauldin	8.6 Miles
Piedmont.....	9.0 Miles
Simpsonville	12.2 Miles
GSP Airport.....	14.3 Miles
BMW	17.5 Miles
Greer	18.3 Miles
Inland Port Greer.....	19.8 Miles
Fountain Inn.....	22.1 Miles
Anderson	27.4 Miles
I-26.....	28.7 Miles
Spartanburg.....	32.9 Miles
Charlotte	139 Miles
Atlanta	142 Miles



PROPERTY OVERVIEW

PROPERTY PHOTOS





LEARN MORE
GIVE US A CALL



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***For Lease or Sale
Contact Broker for
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