

FLEX BUILDING FOR LEASE

CLOSE TO I-85 AND HWY 14

364 WEST PHILLIPS ROAD, GREER

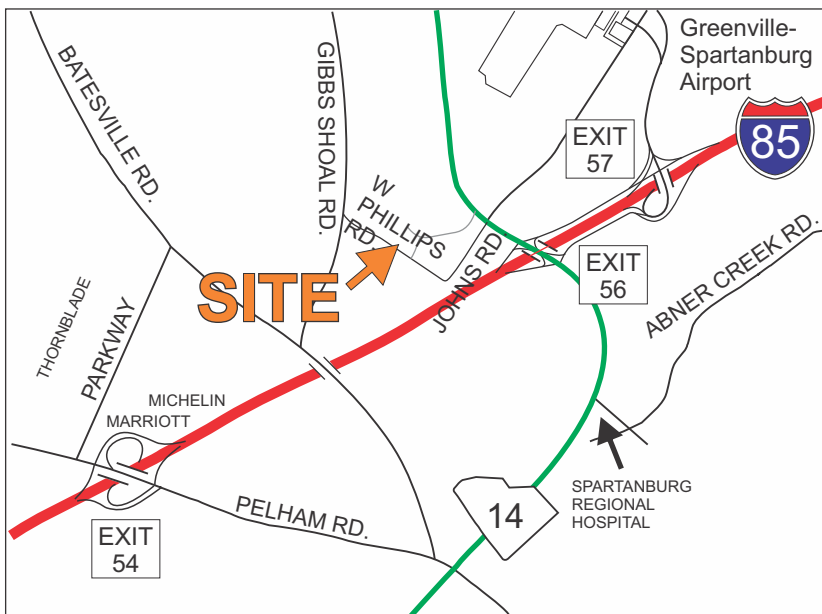
★ **LEASING BONUS** ★
\$2,000 BONUS TO LEASING BROKER
IF LEASED BY OCTOBER 31, 2018

10,000 SF BUILDING



- CLEAR CENTER CEILING HEIGHT OF 19.2'
- ZONED CITY OF GREER S1
- IN GREENVILLE SPARTANBURG AIRPORT ENVIRONS AREA

- 9,360+- SF WARHOUSE AREA
- 640+- SF OFFICE AREA
- 2 DOCK HIGH DOORS (8'x9')
- 1 DRIVE-IN DOOR (12'x12')
- FREE SPAN SPACE
- 2 RESTROOMS
- NATURAL GAS, PUBLIC WATER & SEPTIC
- 400 AMP SERVICE
- LED LIGHTING



LEASE RATE: ~~\$5.50/SF NNN~~
REDUCED TO \$5.00/SF NNN

FOR MORE INFORMATION CALL
TIM ALLENDER AT 864-884-2198
tallender@langston-black.com

Langston Black
REAL ESTATE, INC.

P.O. BOX 2167
GREER, S.C. 29652
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OFFICE HAS HVAC / WAREHOUSE HAS 1 HANGING NATURAL GAS HEATER
 PORTION OF TAX MAP 0529.03-01-016.31