

## FLEX BUILDING FOR SALE

5+- MINUTES FROM I-85

### 8 DISTRIBUTION COURT, GREER



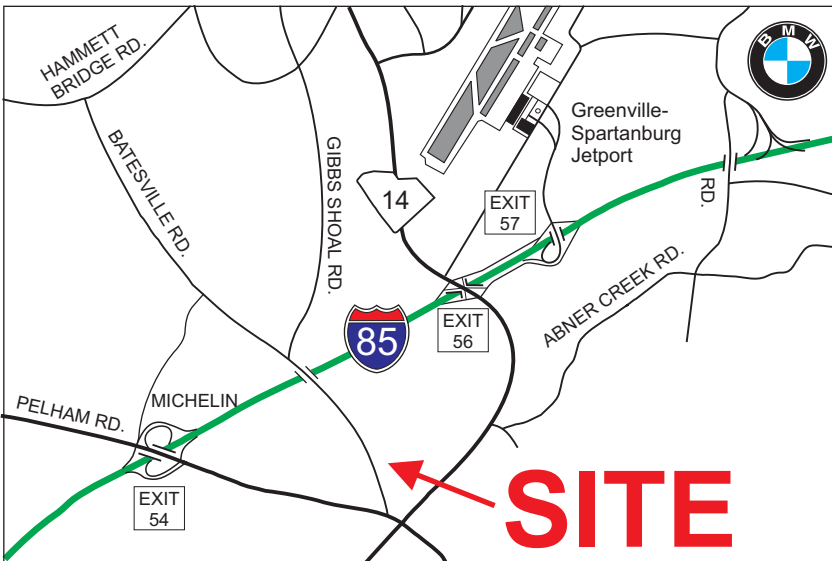
**10,800+- SF BUILDING**  
**1.2+- ACRE PARCEL**

VISIBLE FROM S. BATESVILLE RD.

CLOSE TO INTERSECTION OF SOUTH  
BATESVILLE RD. AND PELHAM RD.

#### BUILDING FEATURES:

- 3,360+- SF OFFICE AREA
- 1,448+- SF LAB AREA
- 5,992+- SF WAREHOUSE ARE
- CEILING HEIGHT 13'2" CLEAR AT CTR.
- ROOF DECK IS 15'1" AT CENTER
- ROOF DECK IS 14' AT EAVE
- HVAC IN OFFICE AND LAB AREA
- DROP HEATERS IN WAREHOUSE
- FENCED YARD AT END OF BLDG.
- 3 DRIVE-IN DOORS
- 2 DOCK HIGH DOORS



- ZONED GREENVILLE COUNTY  
I1 AND IS IN GSP AIRPORT  
ENVIRONS AREA

- PUBLIC WATER AND SEWER

**SALE PRICE: \$695,000**

FOR MORE INFORMATION CONTACT  
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