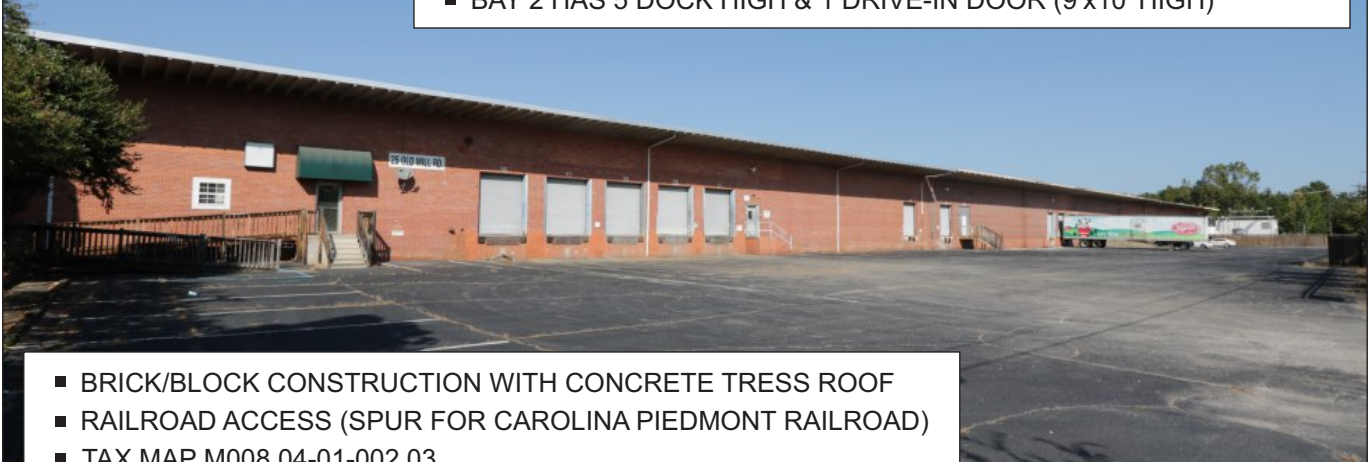


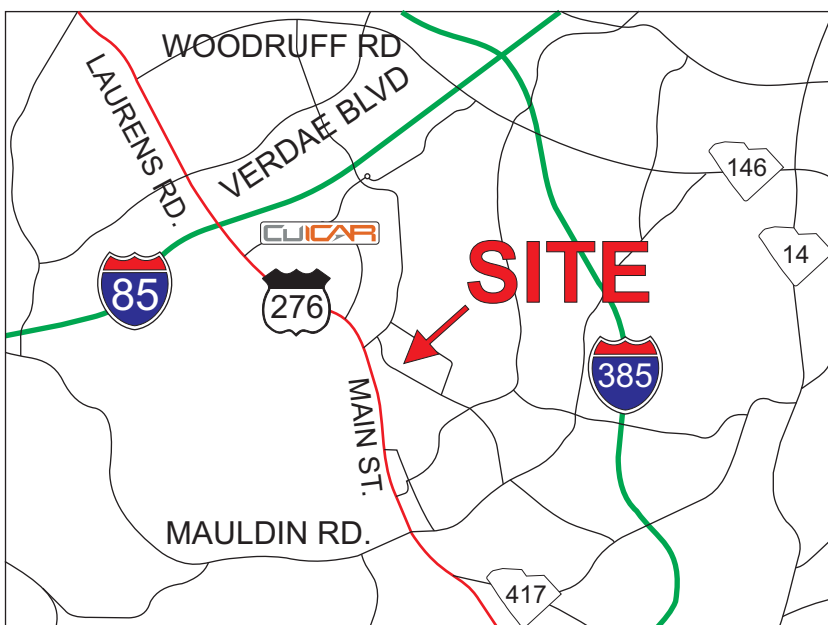
25 OLD MILL ROAD, GREENVILLE

- TWO BAYS AVAILABLE. EACH BAY IS 150' X 200'
- BAYS CAN BE LEASED SEPARATELY
- 2,890+- SF OFFICE SPACE IN BAY 1. NO OFFICE SPACE IN BAY 2
- BAY 1 HAS 6 DOCK HIGH DOORS (9'x10' HIGH)
- BAY 2 HAS 5 DOCK HIGH & 1 DRIVE-IN DOOR (9'x10' HIGH)



- BRICK/BLOCK CONSTRUCTION WITH CONCRETE TRESS ROOF
- RAILROAD ACCESS (SPUR FOR CAROLINA PIEDMONT RAILROAD)
- TAX MAP M008.04-01-002.03
- ZONED CITY OF MAULDIN I1

- GREAT CENTRAL LOCATION FOR UPSTATE SC
- CLOSE TO I-85 (2+- MILES) & I-385 (1.9+- MILES)
- 1.6+- MILES FROM MAIN ICAR ENTRANCE



LEASE RATE: ~~\$5.50/SF NNN~~
REDUCED TO **\$3.50/SF NNN**

FOR MORE INFORMATION CALL
TL BALDREE AT 864-430-8423
tlbaldree@langston-black.com

LANGSTON BLACK
REAL ESTATE, INC.

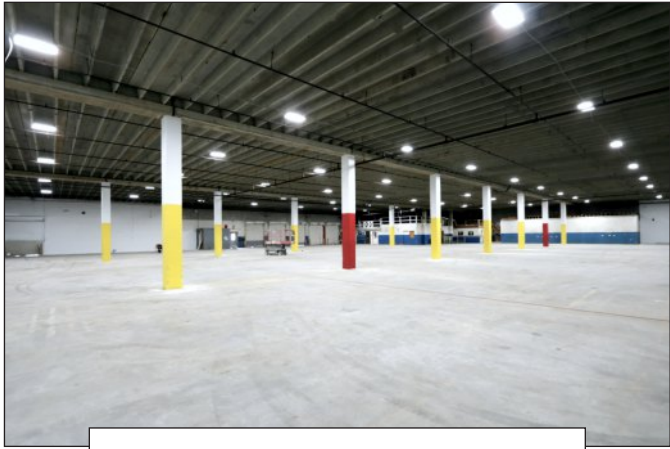
P.O. BOX 2167
GREER, S.C. 29652
BUS: 864-848-9070

407

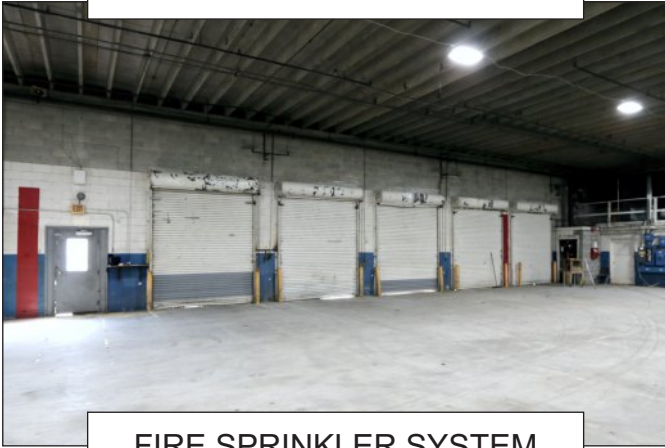
www.langston-black.com



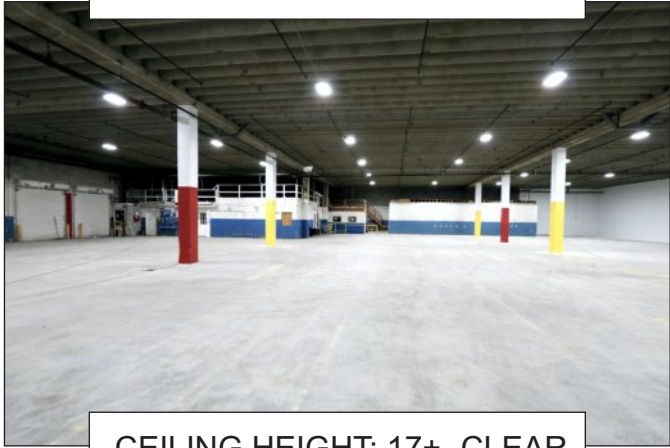
LARGE PARKING AREA



LED LIGHTING



FIRE SPRINKLER SYSTEM



CEILING HEIGHT: 17+- CLEAR

2,890+- SF OFFICE AREA IN BAY 1
 15'x50' CONCRETE BLOCK ROOM IN BAY 1

