

# LANGSTON BLACK

REAL ESTATE, INC.

## INCOME PROPERTY FOR SALE

9 SHELTER DRIVE, GREER



**\$3,100,000**

LOCATED ON 4.3+- ACRE PARCEL

**40,069+- SF WAREHOUSE  
AND OFFICE SPACE**

- 32,400+- SF FULLY CONDITIONED INDUSTRIAL BUILDING

THREE 10'x10' DOCK HIGH DOORS  
ONE 12'x14 HIGH DRIVE-IN DOOR  
CEILING HEIGHT: 20' EAVES & 24' CTR  
SPRINKLER SYSTEM  
TWO TON CRANE  
PAINT BOOTH

- 3,697+- SF MAIN OFFICE BLDG
- 1,032+- SF OFFICE BLDG 1
- 2,940+- SF OFFICE BLDG 2

FOR MORE INFORMATION, INCLUDING  
INCOME NUMBERS, PLEASE CONTACT  
BOB ASHWORTH AT 864-706-3488  
bashworth@langston-black.com

**LANGSTON BLACK**  
REAL ESTATE, INC.

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

701

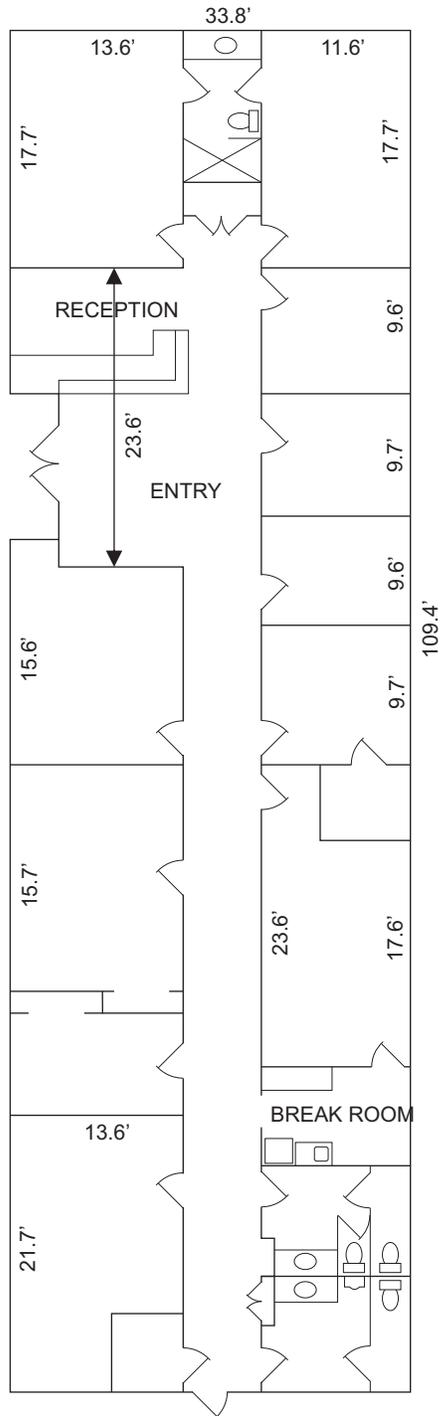


[www.langston-black.com](http://www.langston-black.com)

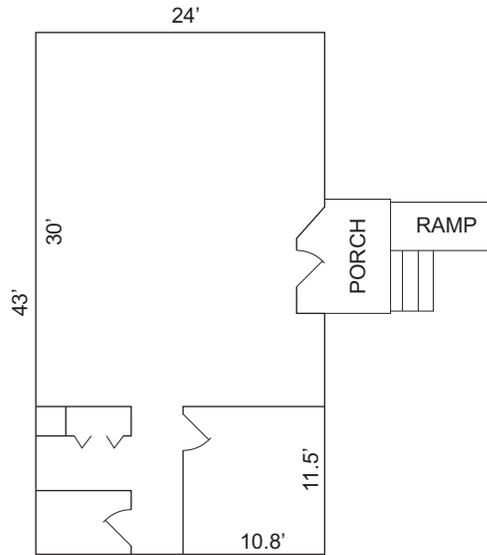
Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.  
(LANGSTON-BLACK SITE #701)



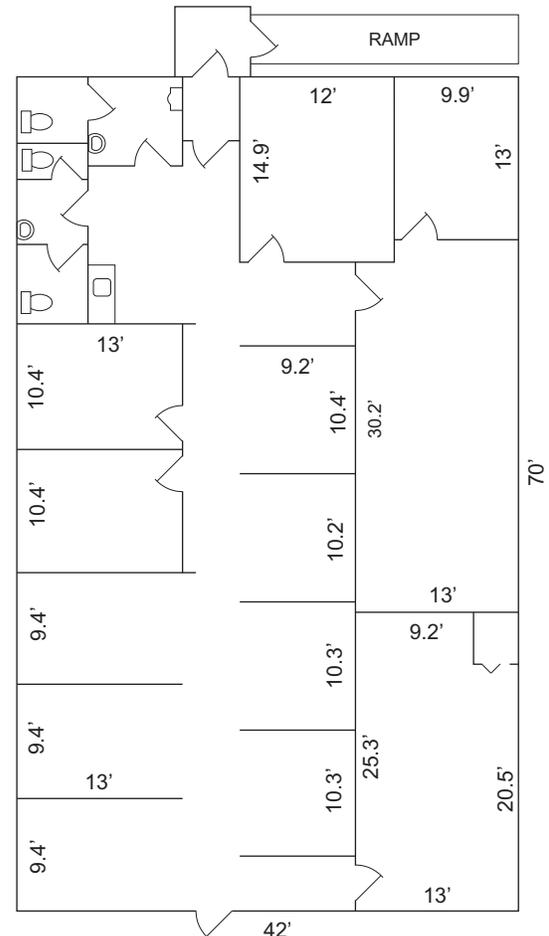
3,697+- SF MAIN OFFICE BLDG



1,032+- SF OFFICE BLDG 1



2,940+- SF OFFICE BLDG 2



ZONED GREENVILLE COUNTY I-1 AND IS LOCATED IN THE GSP AIRPORT ENVIRONS AREA

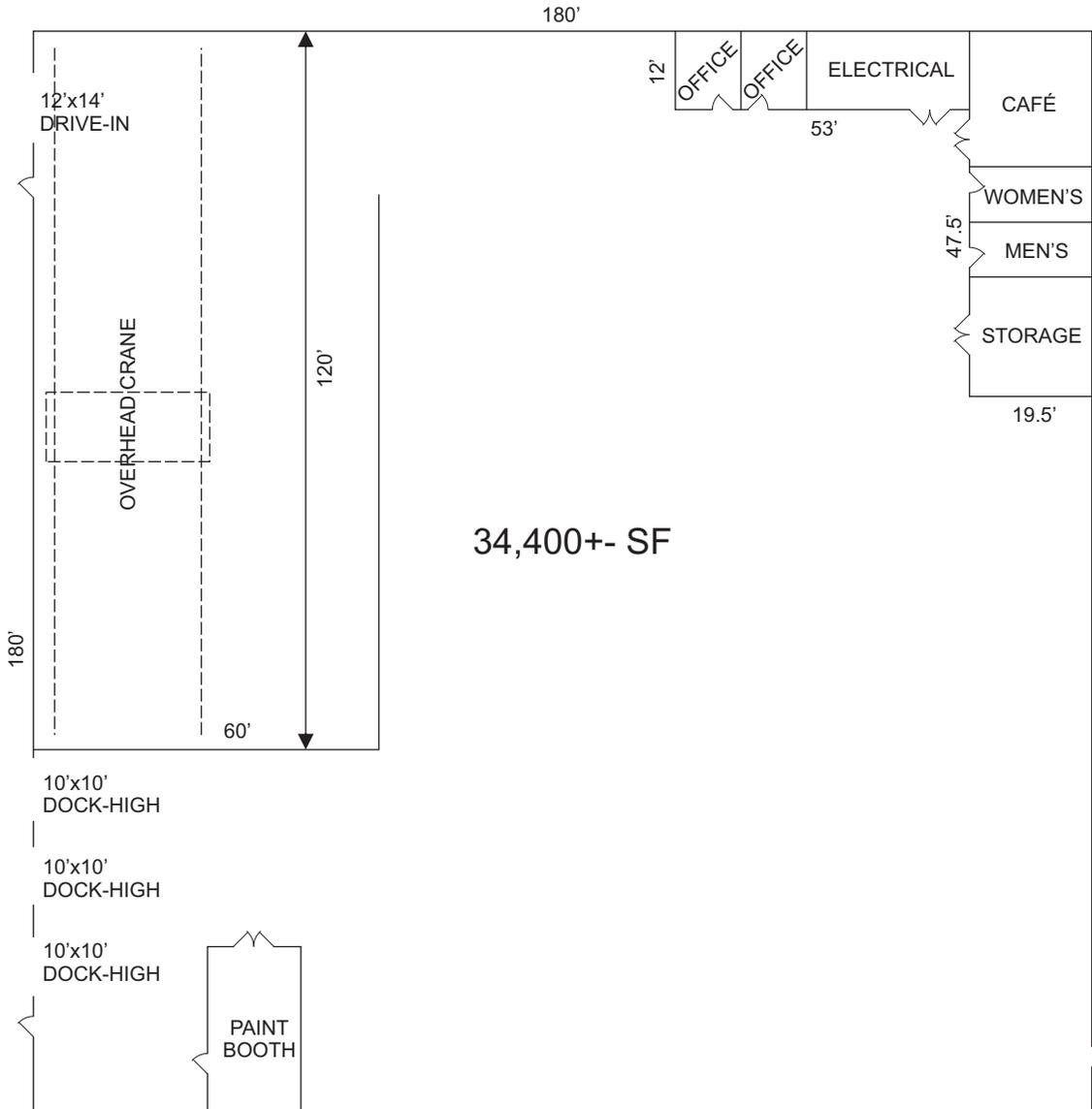
LESS THAN 1 MILE FROM HWY 14 AND I-85 INTERCHANGE

CLOSE TO GSP AIRPORT AND BMW MANUFACTURING

TAX MAP 0530.05-01-013.06

32,400+- SF FULLY CONDITIONED INDUSTRIAL BUILDING

IN 2017 NEW SKYLIGHTS WERE INSTALLED ALONG WITH A NEW ROOF COATING AND 5 NEW TRANE 20 TON HVAC UNITS



**ELECTRICAL:** 1,200 AMP SHOP, 200 AMP OFFICE. ALL COMMON VOLTAGES AVAILABLE IN SHOP, INCLUDING VIA TRANSFORMER 575V/3P/60 CYCLE





