

## SALE or LEASE

JUST OFF THE INTERSECTION OF HWY 14  
AND HWY 80 (VERNE SMITH PKWY)

### 151 TANDEM DRIVE, GREER

### 7500+- SF BUILDING

- CONCRETE PAD WITH TRUCK WELL LOADING DOCK
- 10'x10' DRIVE-IN DOOR

- 5,000+- SF FULLY CONDITIONED WAREHOUSE / SHOP SPACE
- 2,500+- SF OFFICE SPACE



- 2.5+- MILES FROM HWY 14 / I-8 INTERCHANGE
- ZONED GREENVILLE COUNTY S1
- 10'x10' DRIVE-IN DOOR
- CONCRETE PAD WITH TRUCK WELL LOADING DOCK

## \$825,000

LEASE RATE: \$8/SF NNN

FOR MORE INFORMATION CONTACT  
CHUCK LANGSTON AT 864-230-4302  
clangston@langston-black.com

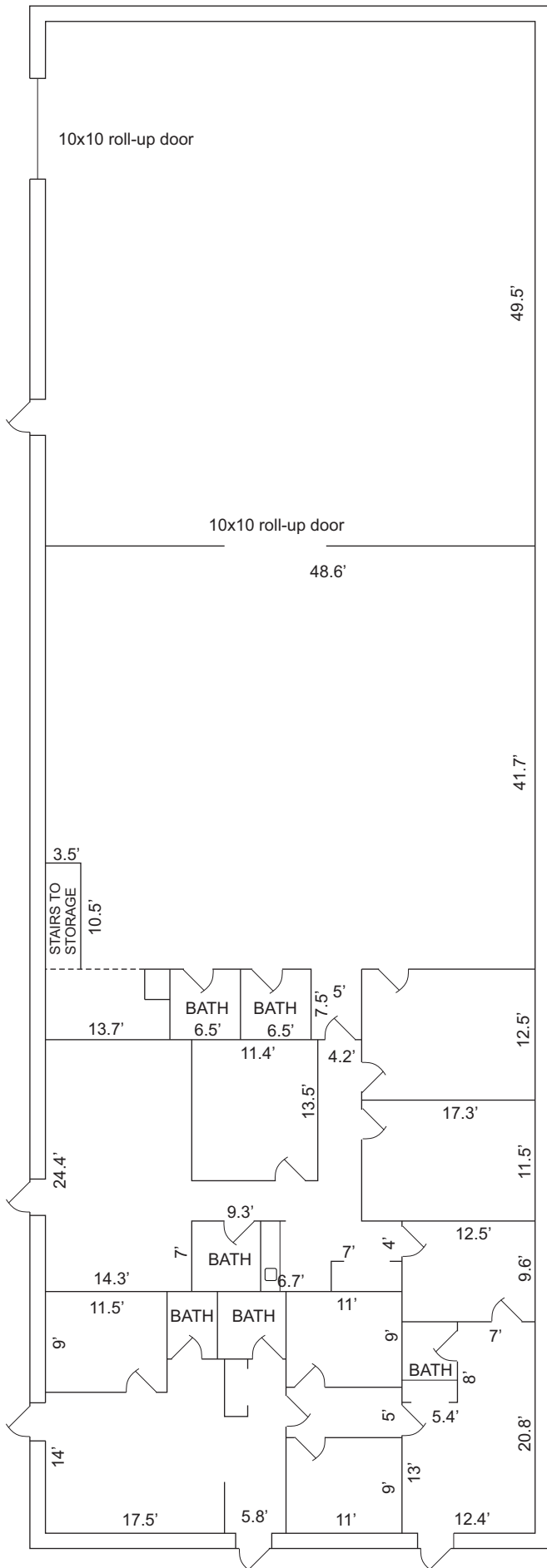
## LANGSTON BLACK

REAL ESTATE, INC.

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

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



- PUBLIC WATER & NATURAL GAS BY GREER CPW
- SEPTIC TANK
- POWER PROVIDED BY DUKE ENERGY
- 3 HEAT PUMPS WITH AC, 1 HVAC WITH GAS HEAT,
- 2 AIR CONDITIONING SYSTEMS AND
- 2 NATURAL GAS DROP HEATERS
- 5 ELECTRIC METERS
- ALARM SYSTEM
- 480 VOLT 3 PHASE DISCONNECT
- 240 VOLT 3 PHASE PANEL
- HIGH SPEED CHARTER INTERNET AVAILABLE
- 10'X10' DRIVE-IN DOOR
- LOCATED AT THE END OF VERNE SMITH PKWY
- 1+- ACRE PARCEL
- TAX MAP 0529.03-01-007.11
- CLOSE TO BMW MANUFACTURING (4+- MILES),
- GREENVILLE SPARTANBURG AIRPORT
- (2+- MILES) AND SC INLAND PORT (4+- MILES)



