

LANGSTON BLACK

REAL ESTATE, INC.

FULLY LEASED
INCOME PROPERTY
FOR SALE

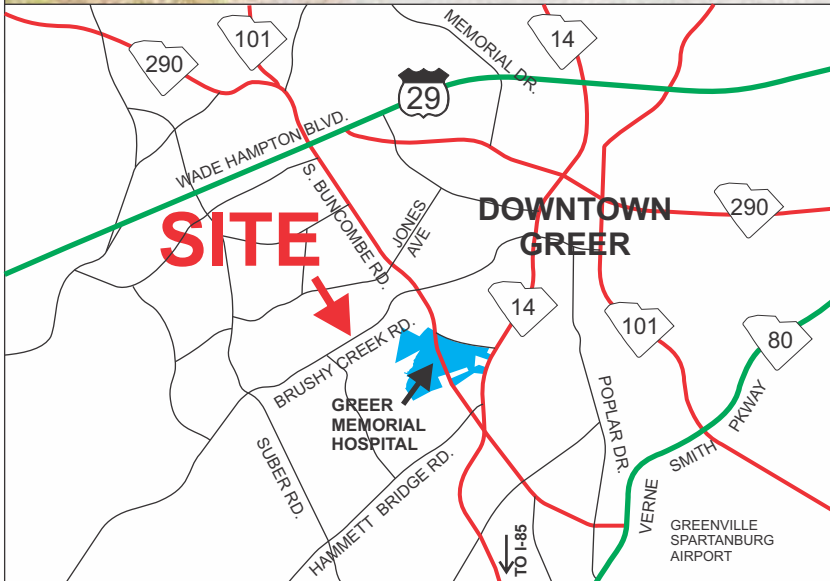
3307 BRUSHY CREEK ROAD, GREER

SINGLE TENANT INDUSTRIAL PROPERTY
WITH 5 YEAR \$125,000/YEAR NNN LEASE



\$1,975,000

16,163+- SF TOTAL
2 BUILDINGS WITH
9,540+- SF WAREHOUSE
6,623+- SF OFFICE



FOR MORE INFORMATION CONTACT:
CHUCK LANGSTON 864-230-4302
clangston@langston-black.com
RICK HAMMETT AT 864-313-9507
rhammett@langston-black.com

BOTH AGENTS HAVE OWNERSHIP
INTERESTS IN THE PROPERTY

LANGSTON BLACK
REAL ESTATE, INC.

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

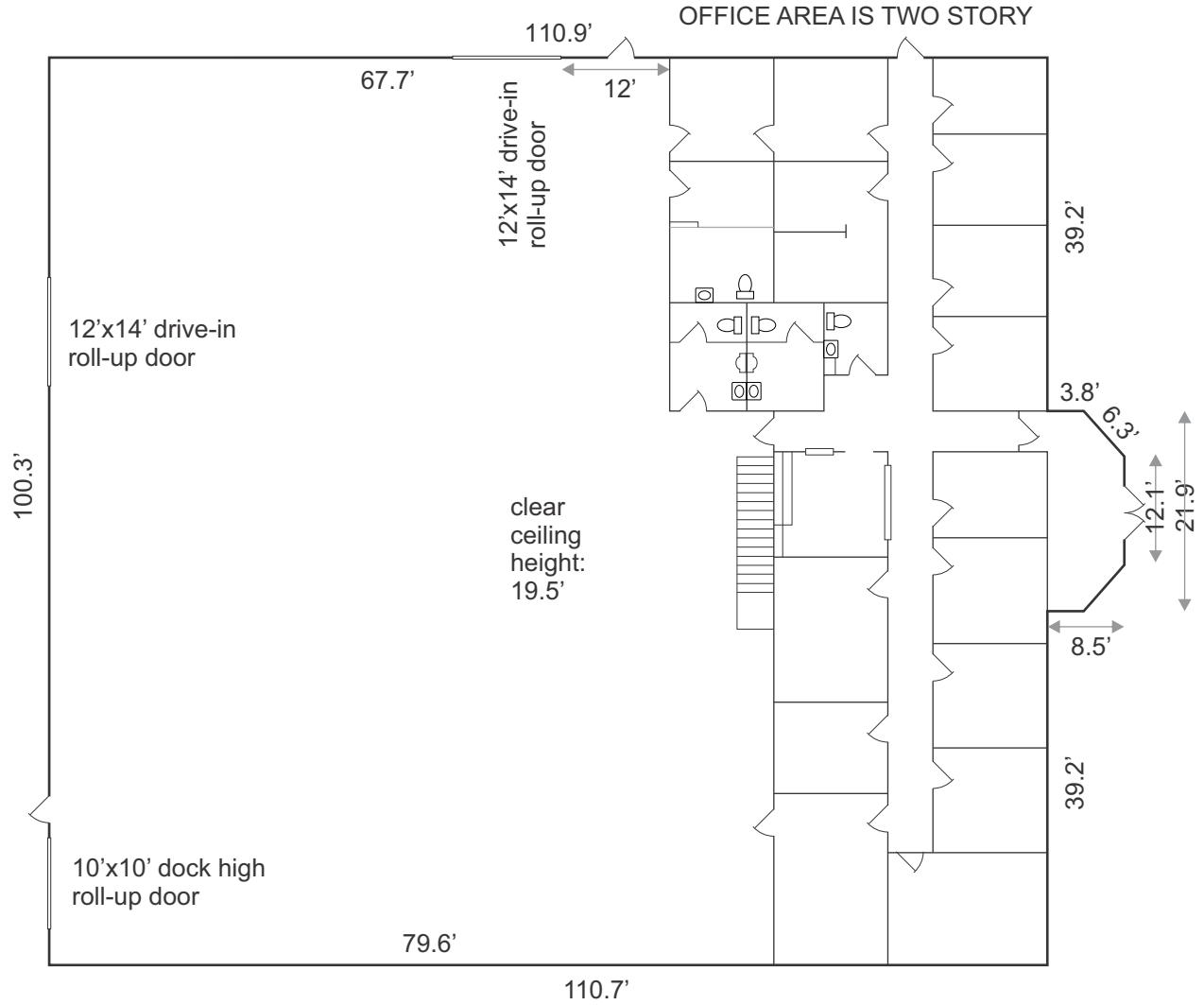
700

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 #700)



14,163+- SF BUILDING



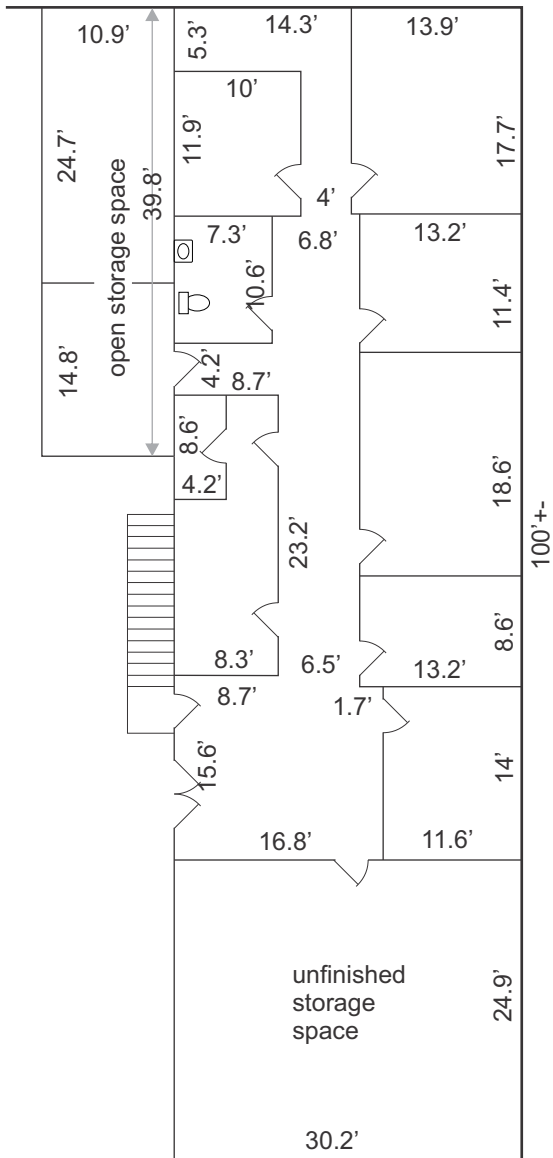
11,163+- SF MAIN FLOOR FOOTPRINT
3,000+- SF 2ND FLOOR

3,623+- SF FINISHED ON 1ST FLOOR
2,275+- SF FINISHED ON 2ND FLOOR

SEPARATE REAR BUILDING:
50'x40' (2,000+- SF)
METAL BUILDING WITH
12'x12' ROLL UP DOOR



2ND FLOOR OFFICE



1ST FLOOR OFFICE

