

# LANGSTON BLACK

REAL ESTATE, INC.

## 6,287+- FLEX SPACE

## FOR LEASE

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

### 151 TANDEM DRIVE, SUTE B, GREER

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

- 4,710+- FULLY CONDITIONED WAREHOUSE / SHOP SPACE
- 1,577+- 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

LEASE RATE: \$12.50/SF NNN

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

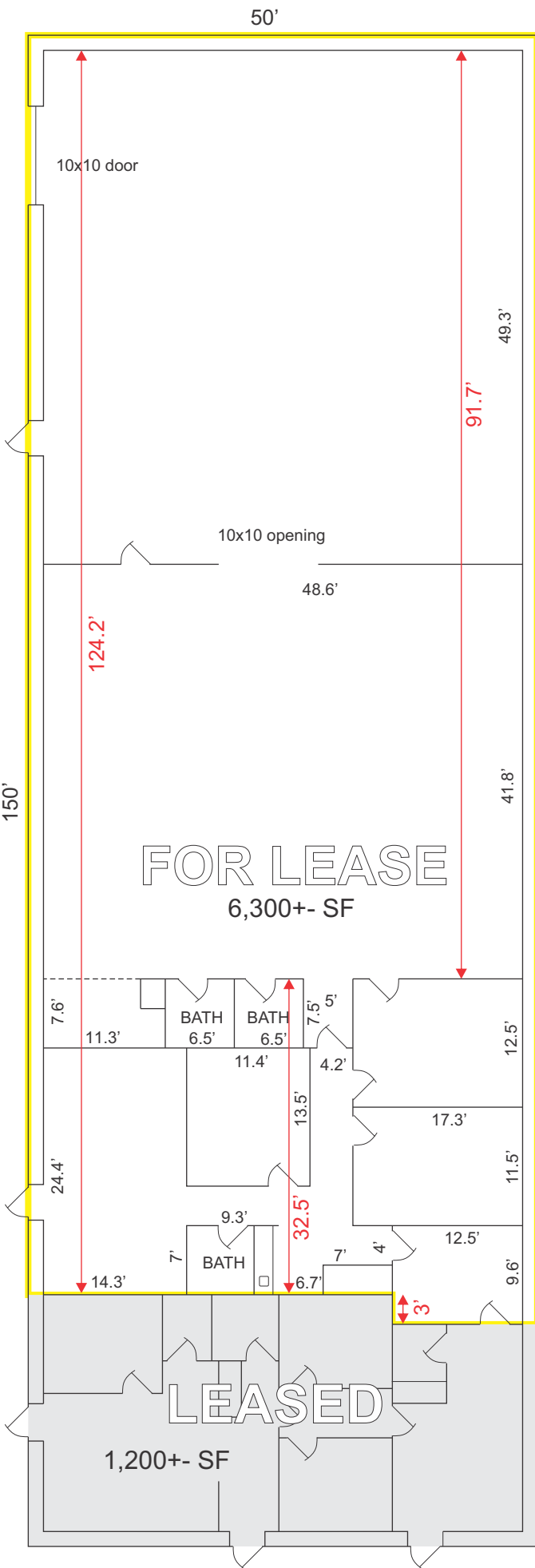
**LANGSTON BLACK**  
REAL ESTATE, INC.

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

421

[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 #421)



- PUBLIC WATER & NATURAL GAS BY GREER CPW
- SEPTIC TANK
- POWER PROVIDED BY DUKE ENERGY
- 480 VOLT 3 PHASE DISCONNECT
- 240 VOLT 3 PHASE PANEL
- 10'X10' DRIVE-IN DOOR
- LOCATED AT THE END OF VERNE SMITH PKWY
- TAX MAP 0529.03-01-007.11
- CLOSE TO BMW MANUFACTURING (4+- MILES),
- GREENVILLE SPARTANBURG AIRPORT (2+- MILES) AND SC INLAND PORT (4+- MILES)



