

OFFERING MEMORANDUM

INVESTMENT SALE

118 COMMERCE CIRCLE E.
111 COMMERCE CIRCLE E.
115 COMMERCE CIRCLE E.
GREENWOOD, SC 29646

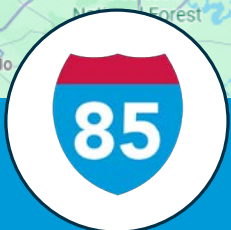
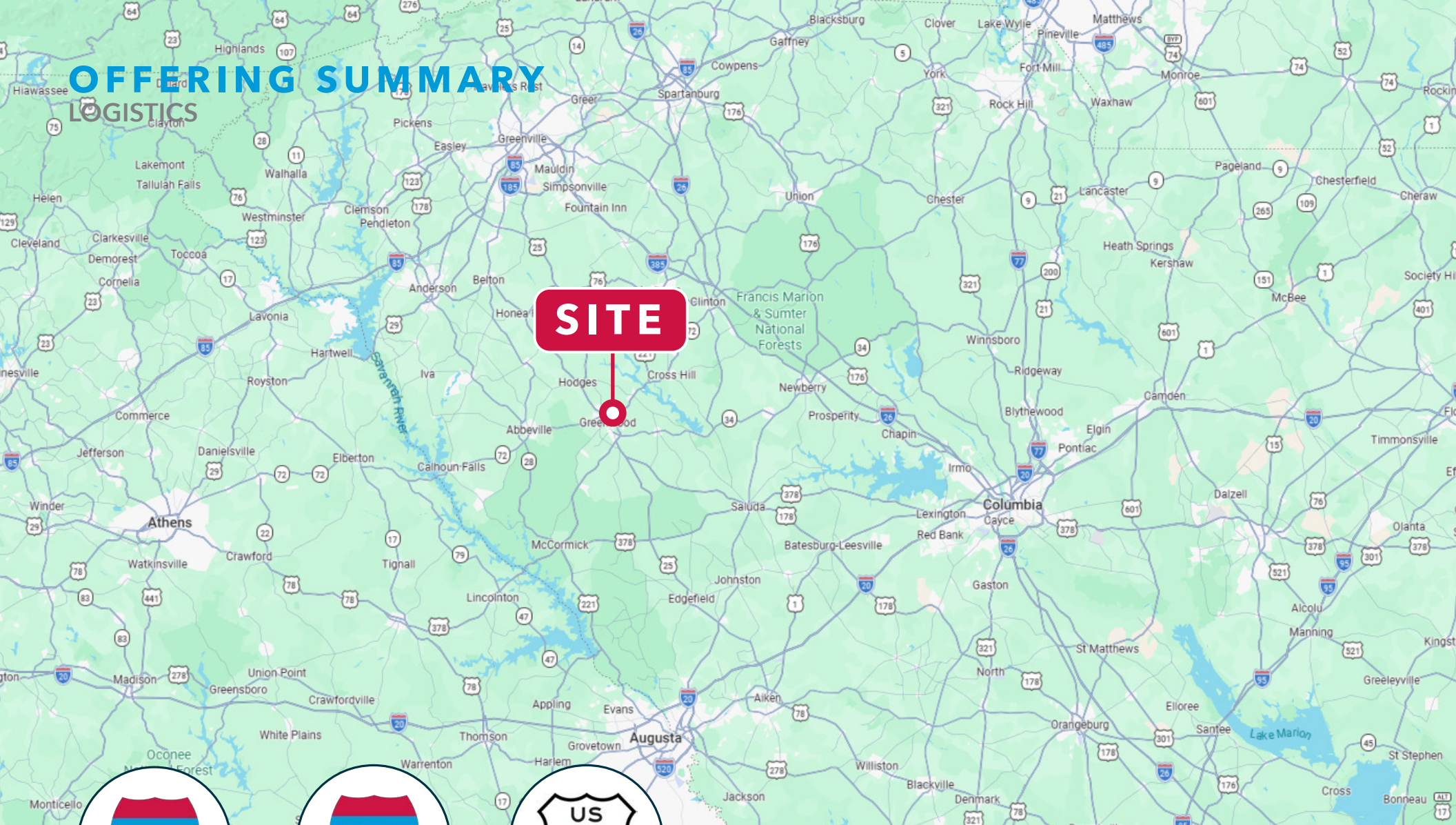


**OFFERING
SUMMARY**

LOCATION MAP
CORPORATE NEIGHBORS
INVESTMENT HIGHLIGHTS
FACILITY SPECIFICATIONS & PLANS
118 COMMERCE CIRCLE E
111 COMMERCE CIRCLE E
115 COMMERCE CIRCLE E
FINANCIAL OVERVIEW

OFFERING SUMMARY

LOGISTICS



INTERSTATE 85
44 miles



INTERSTATE 20
50 miles



HIGHWAY 25
7 miles

GREENVILLE, SC
54 miles

AUGUSTA, GA
59 miles

COLUMBIA, SC
78 miles

OFFERING SUMMARY

CORPORATE NEIGHBORS



OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

ADDRESS	SF	YEAR BUILT
118 Commerce Circle E.	66,850	1979
111 Commerce Circle E.	37,800	2019
115 Commerce Circle E.	95,200	1963

COUNTY Greenwood

LAND AREA 9.52 AC

TOTAL RBA 199,850

OCCUPANCY 79%

USE Industrial

CONSTRUCTION Insulated Metal & Brick/Metal



OFFERING SUMMARY

SITE OVERVIEW | 118 COMMERCE CIRCLE E.

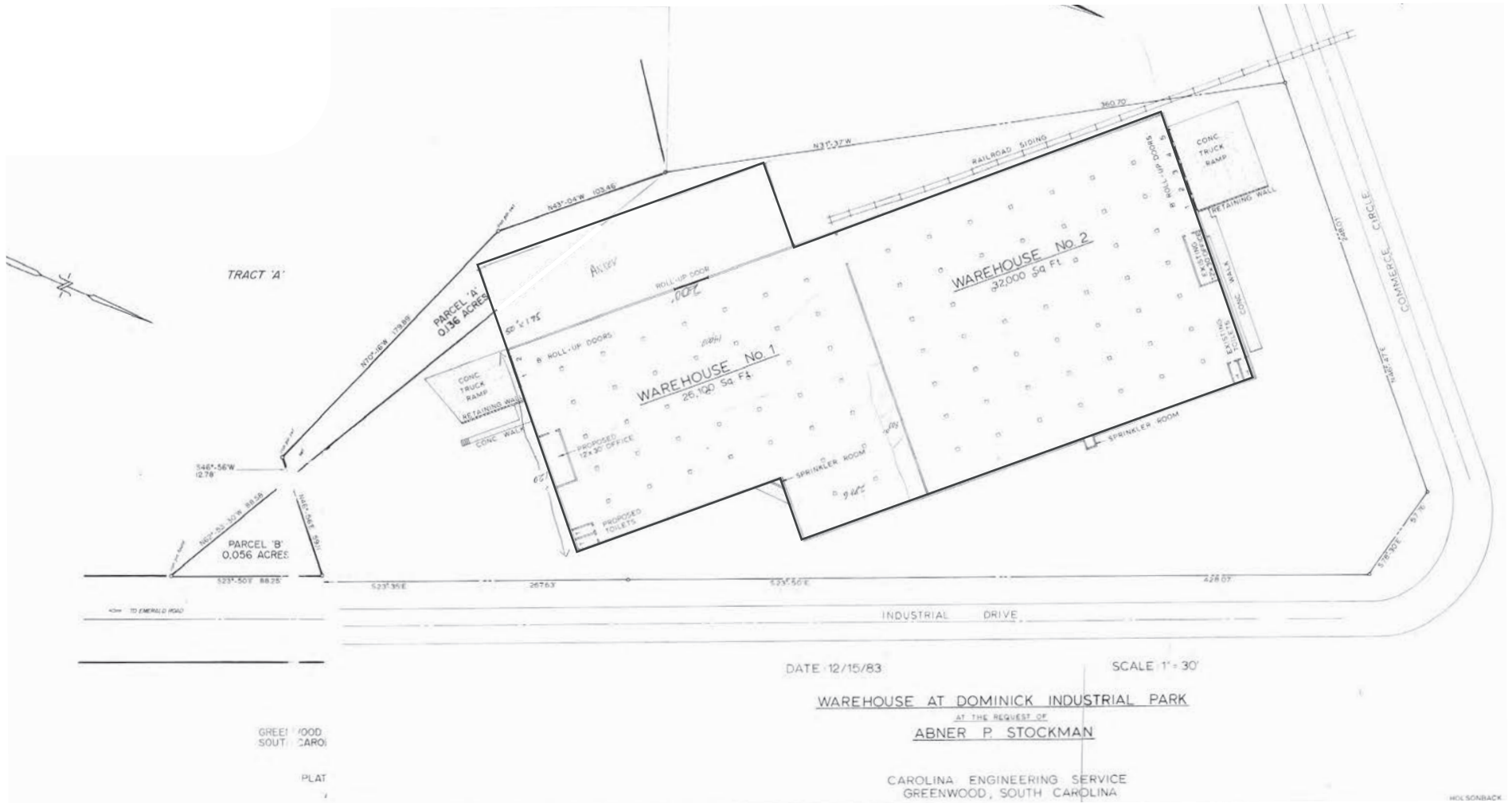
BUILDING SIZE	66,850 SF
TAX MAP ID	6856-696-494
COUNTY	Greenwood
ZONING	I1
CITY LIMITS	None
YEAR BUILT	1979
CONSTRUCTION	Metal
ROOF	Metal
SUITES	3
OFFICE SF	0 SF
WHSE SF	66,850
DIMENSIONS	140' x 400'
COLUMN SPACING	25' x 40'
SPRINKLERS	Dry
CLEAR HEIGHT	18' - 24'6"
LIGHTING	LED
POWER	One 208 Amp / One 100 Amp / One 125 Amp / Two 100 Amp
DOCKS	7 (10' x 9') 5 Pit Levelers, 5 Dock Locks, 4 Seals
DRIVE INS	1 (14' x 12')
RESTROOMS	M: 1 WC, 1 Fixture / W: 1 WC, 1 Fixture
UTILITIES	Duke Energy, CPW Water/Gas/Sewer



LEASED

OFFERING SUMMARY

SITE PLAN | 118 COMMERCE CIRCLE E.



OFFERING SUMMARY

SITE OVERVIEW | 111 COMMERCE CIRCLE E.

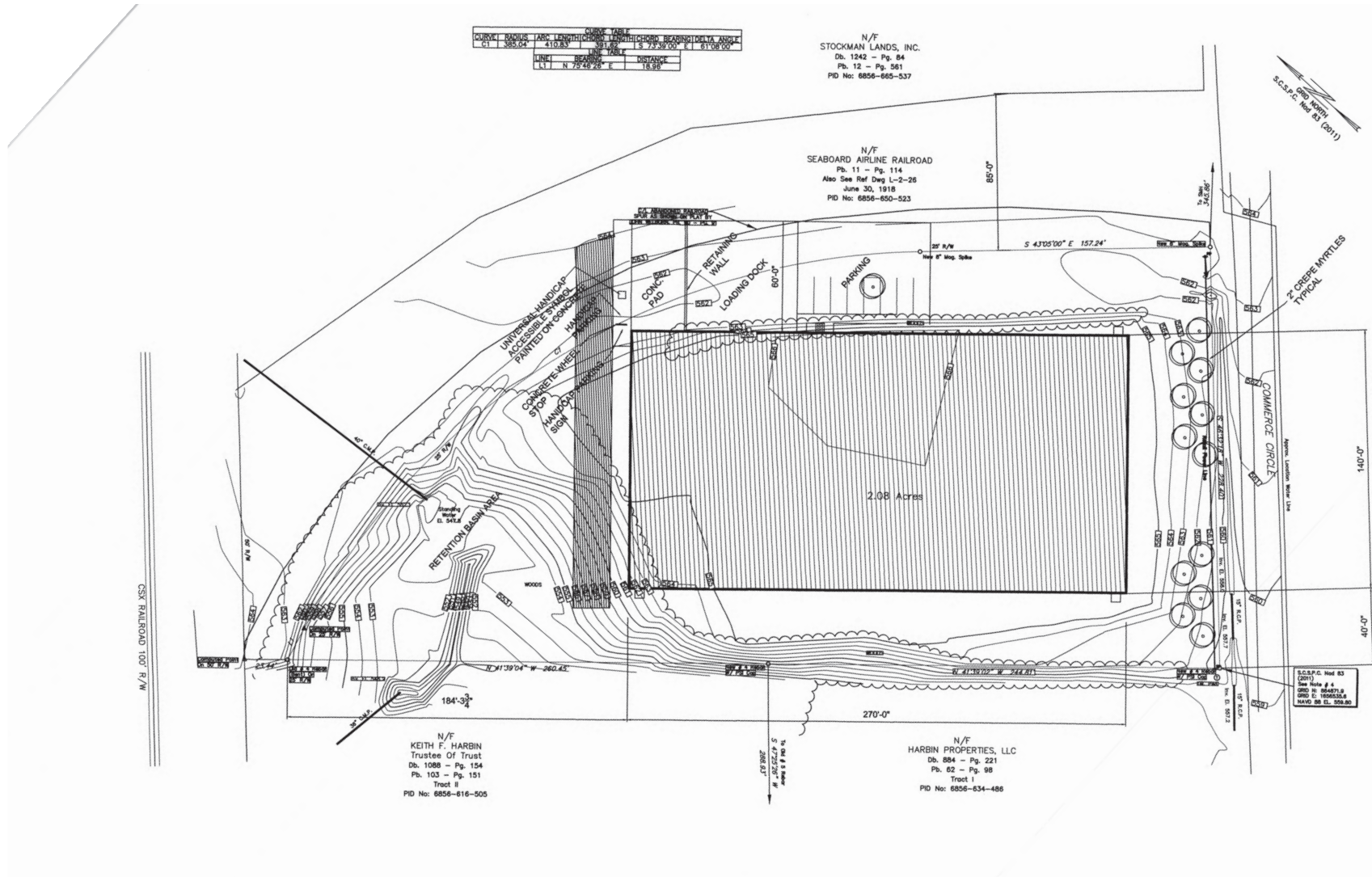
BUILDING SIZE	37,800 SF
TAX MAP ID	6856-646-510
COUNTY	Greenwood
ZONING	I1
CITY LIMITS	None
YEAR BUILT	2019
CONSTRUCTION	Metal
ROOF	Standing Seam
SUITES	One (1)
OFFICE SF	Portable Office (27' x 12')
WHSE SF	37,800
DIMENSIONS	270' x 140'
COLUMN SPACING	Clear Span
SPRINKLERS	ESFR - 40 PSI
CLEAR HEIGHT	27'6" - 40'
PARKING	8 Spaces
LIGHTING	LED
POWER	One 225 Amp / One 400 Amp
DOCKS	3
DRIVE INS	1
RESTROOMS	M: 1 WC, 1 Fixture / W: 1 WC, 1 Fixture
NOTES	4 Gas suspended Heaters, 1 HVLS fan, 4 wall vents



VACANT

OFFERING SUMMARY

SITE PLAN | 111 COMMERCE CIRCLE E.



OFFERING SUMMARY

SITE OVERVIEW | 115 COMMERCE CIRCLE E.

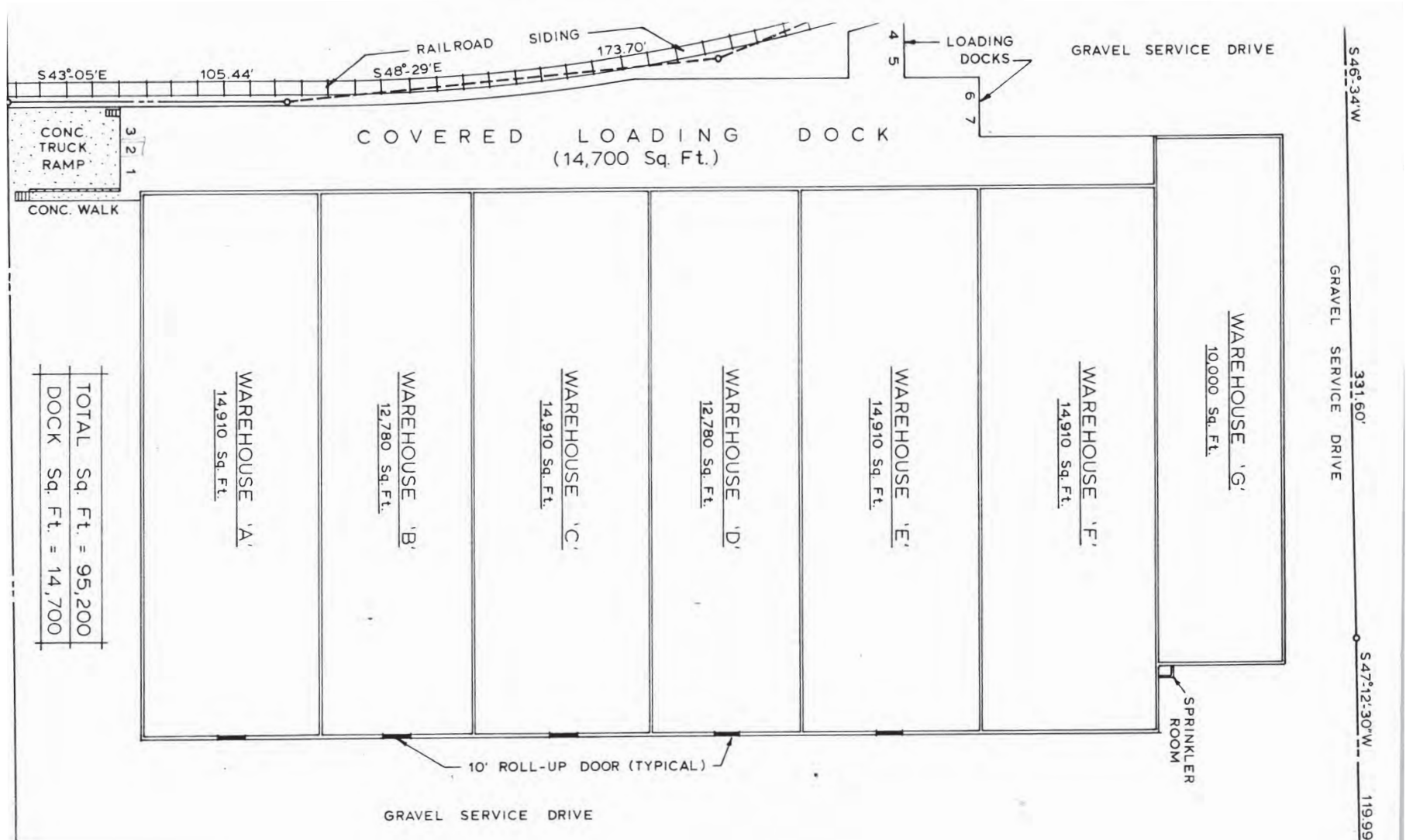
BUILDING SIZE	95,200 SF
TAX MAP ID	6856-665-537
COUNTY	Greenwood
ZONING	I1
CITY LIMITS	None
YEAR BUILT	1963
CONSTRUCTION	Varies by suite
ROOF	Metal
SUITES	Nine (9)
OFFICE SF	300 SF (Suite A)
WHSE SF	94,900
DIMENSIONS	260' x 450'
SPRINKLERS	Dry
CLEAR HEIGHT	Varies by Suite
LIGHTING	Varies by Suite
POWER	Three 100 Amp / One 230 Amp / One 200 Amp
DOCKS	7 (5 pit levelers) - Shared dock platform
DRIVE INS	Varies by Section
RESTROOMS	1 Unisex (suite A) - 1 WC, 1 fixture
UTILITIES	Duke Energy, CPW Water/Gas/Sewer



LEASED

OFFERING SUMMARY

SITE PLAN | 115 COMMERCE CIRCLE E.



FINANCIAL
OVERVIEW

INCOME, EXPENSES & NET OPERATING INCOME

FINANCIAL OVERVIEW

INCOME, EXPENSES & NET OPERATING INCOME

ANNUAL INCOME		ANNUAL
118 Commerce Circle E.		\$256,704
111 Commerce Circle E.		(Proforma) \$224,910
115 Commerce Circle E.		\$391,156
TOTAL INCOME		\$872,771
LESS: OPERATING EXPENSES		PSF
Real Estate Taxes	\$0.27	\$18,228
Insurance	\$0.19	\$12,827
CAM	\$0.22	\$20,944
Management Fees	\$0.17	\$27,549
TOTAL EXPENSES		\$79,548
NET OPERATING INCOME		(Proforma) \$793,223

