

AVAILABLE FOR LEASE



**± 20,000-53,200 SF
WITH FENCED OUTDOOR STORAGE**

**120-122 MCDOUGALL CT
GREENVILLE, SC 29607**



120

MCDUGALL CT

120 McDougall Court offers $\pm 33,200$ SF of move-in-ready industrial space in Greenville's established industrial corridor. The facility features nine dock-high doors, two drive-in doors, and **heavy 480V/3,000-amp three-phase power**, making it ideal for manufacturing, distribution, and logistics operations. Recent capital improvements—including a new roof, new office space, upgraded heating systems, dock enhancements, and a newly paved parking lot—provide modern functionality and immediate occupancy. Convenient access to I-85 and I-385 ensures efficient connectivity throughout the Upstate and Southeast.

PROPERTY FEATURES

Building Size:	$\pm 33,200$ SF	Year Built:	2000
Space Available:	$\pm 33,200$ SF	Zoning:	I-1
Office Area:	$\pm 1,635$ SF	Electrical:	3,000 Amps 3-Phase
Clear Height:	$\pm 20'-23'4''$	Sprinkler:	Wet Pipe
Loading Docks:	Nine (9) (8'x10') 6 EOD Levelers	Lighting	LED
Drive Ins:	Two (2) (12'x14') & (10'x10')	HVLS Fans:	2



120 MCDOUGALL CT



122

MCDUGALL CT

122 McDougall Court delivers $\pm 20,000$ SF of versatile industrial space designed for users seeking warehouse efficiency and outdoor storage capabilities. The property features 24 to 28-foot clear heights, four dock-high doors, three drive-in doors, three-phase 250A power, and approximately ± 0.5 acres of fenced yard space for outdoor storage or equipment staging. Recent upgrades—including a new roof, enhanced heating systems, HVAC improvements, and a newly paved parking lot—position the facility for immediate occupancy. Located just minutes from I-85 and I-385, the property offers exceptional access for regional distribution and industrial users serving the Southeast market.

PROPERTY FEATURES

Building Size:	$\pm 20,000$ SF	Year Built:	2000
Space Available:	$\pm 20,000$ SF	Zoning:	I-1
Office Area:	$\pm 1,650$ SF	Electrical:	250 Amps 3-Phase
Clear Height:	$\pm 24'$ -28'	Fenced Yard:	$\pm .5$ Acres
Loading Docks:	Four (4) (8'x10') w/EOD Levelers		
Drive Ins:	Three (3) (12'x12') (11'x12') (10'x10')		



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MCDOUGALL CT



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