

49 DONKLE RD

📍 GREENVILLE, SC

±146,322 SF

FOR SALE OR LEASE

AVAILABLE FOR OCCUPANCY MAY 1, 2027



PRICING

SALE PRICE

\$11,000,000

(\$75/SF)

LEASE RATE

\$5.75/SF NNN

NNN

\$1.49/SF



**RAIL SERVED
OPPORTUNITY**



CONSTRUCTION
Precast Concrete



LOADING
22 Dock Doors
(14 with Pit Levelers)



LAYDOWN YARD
Fenced & Paved



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Micah Williams

Senior Vice President

C: 864.477.0455

E: mwilliams@lee-associates.com

Randall Bentley, SIOR, CCIM

President/Managing Principal

C: 864.444.2842

E: rbentley@lee-associates.com

Whit Traweek

Associate

C: 864.813.2977

E: wtraweek@lee-associates.com

ZONING

I-1 Industrial

CONSTRUCTION

Floors: Reinforced concrete

Walls: Precast concrete

Roof: White TPO

Columns: Steel H beam

ROOF AGE

Original: ±18,000 SF

2010: ±76,840 SF

2013: ±51,500 SF

DIMENSIONS

Approximately 225' x 640'

CEILING HEIGHT

20'9" - 23'5" clear

COLUMN SPACING

Primarily 19'3" x 100'

SPRINKLER SYSTEM

Wet system

Static PSI: 65; Residual PSI: 55

LIGHTING

LED lighting

OFFICE SPACE

±2,010 SF office with seven (7) private offices

PARKING

±72 vehicle spaces

CLIMATE CONTROL

Office heated and cooled.
17 gas suspended heaters in warehouse

TRUCK LOADING

Dock Doors: Twenty-Two (22) 8'x10' dock high doors

Dock Equipment: All docks equipped with dock lights. Fourteen (14) docks equipped with pit levelers

Drive In Door: One (1) 8'x10' drive in door

RAIL

CSX rail line is not currently active but can be restored

UTILITIES

POWER

Duke Energy
480V / 277, 1200 amps,
3 phase, 4 wire

NATURAL GAS

Piedmont Natural Gas

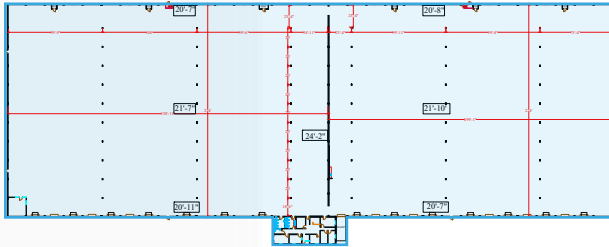
WATER

Greenville Water, 8" main line

SEWER

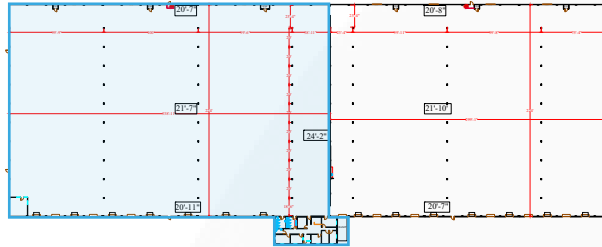
Septic system





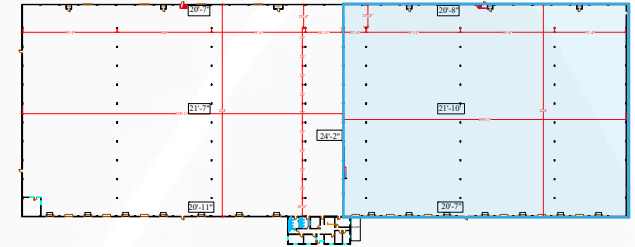
Full Building | ±146,322 SF

Dimensions	225' x 640'
Dock Doors	22 (8' x 10') with 14 Pit Levelers
Drive In Doors	1 (8' x 10')
Restrooms	2
Rail Doors	8
Gas Suspended Heaters	17
Clear Height	21'
Column Spacing	19'3" x 100'
Office Space	2,010 SF



Warehouse 1 | ±78,522 SF

Dimensions	225' x 340'
Dock Doors	10 (8' x 10') with 7 Pit Levelers
Restrooms	2
Rail Doors	4
Gas Suspended Heaters	9
Office Space	2,010 SF



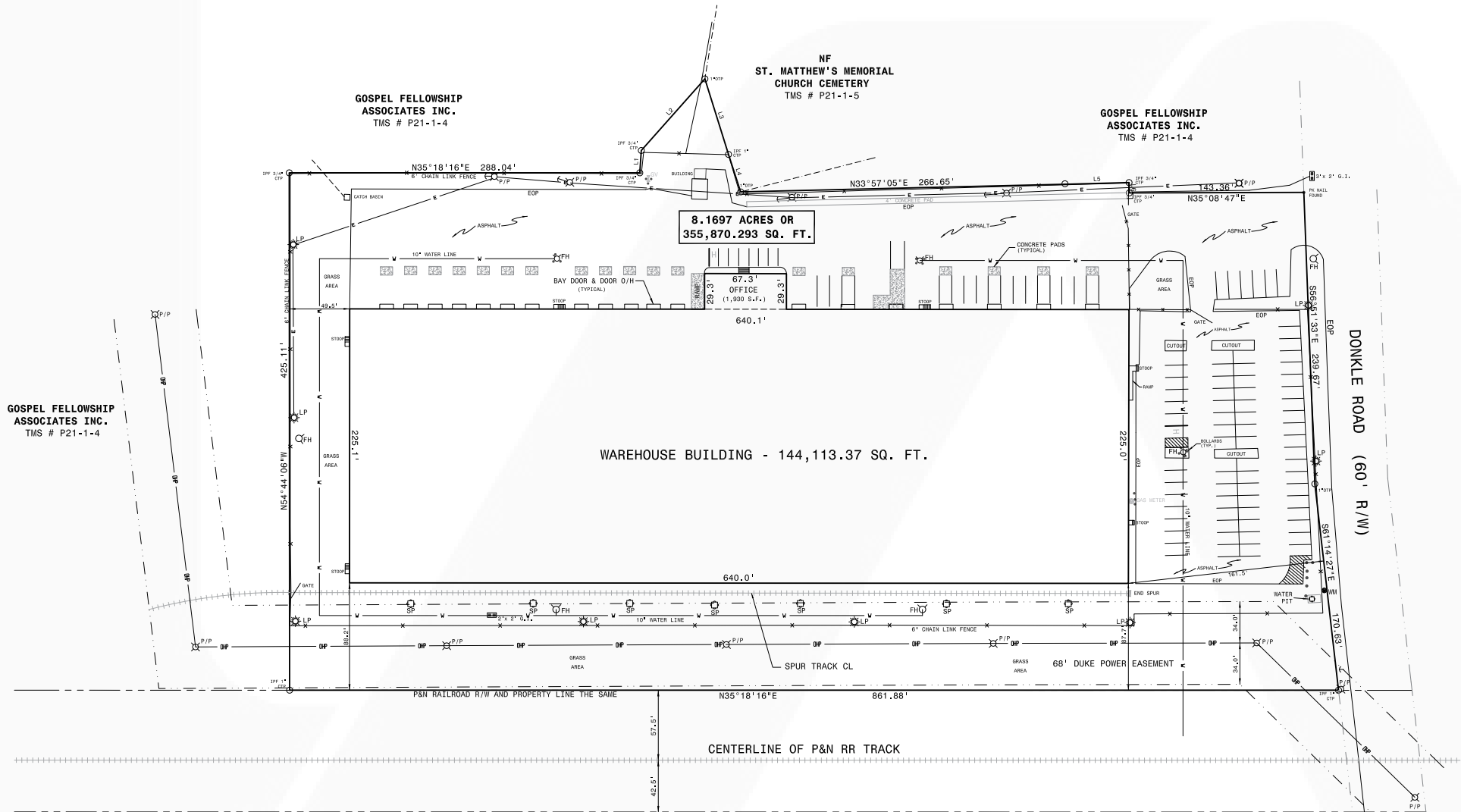
Warehouse 2 | ±67,800 SF

Dimensions	225' x 300'
Dock Doors	12 (8' x 10') with 7 Pit Levelers
Drive In Doors	1 (8' x 10')
Rail Doors	4
Gas Suspended Heaters	8



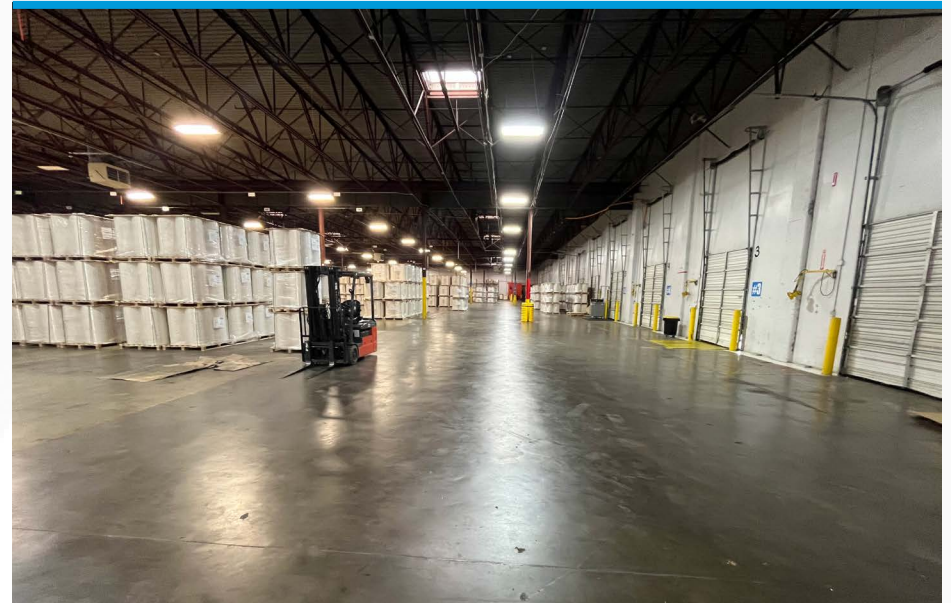
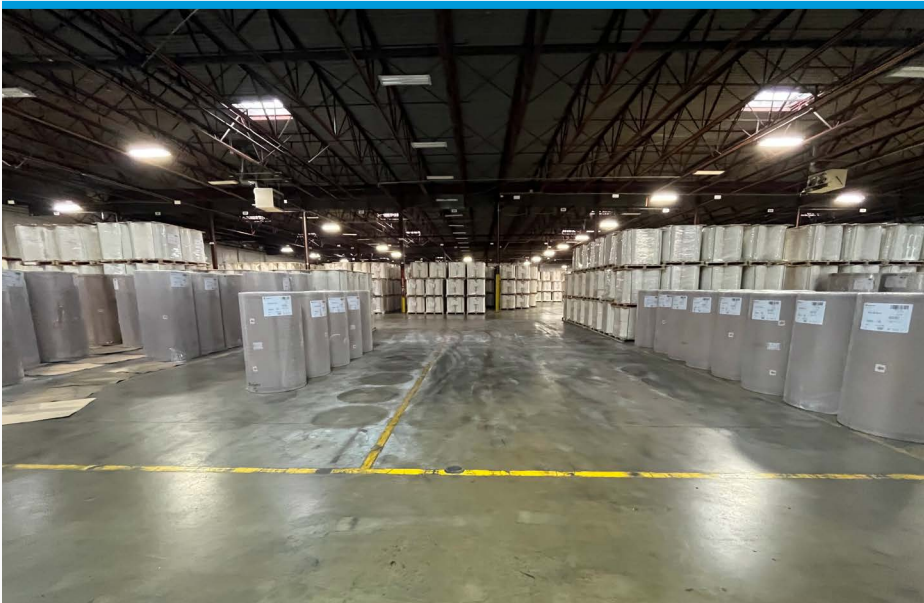
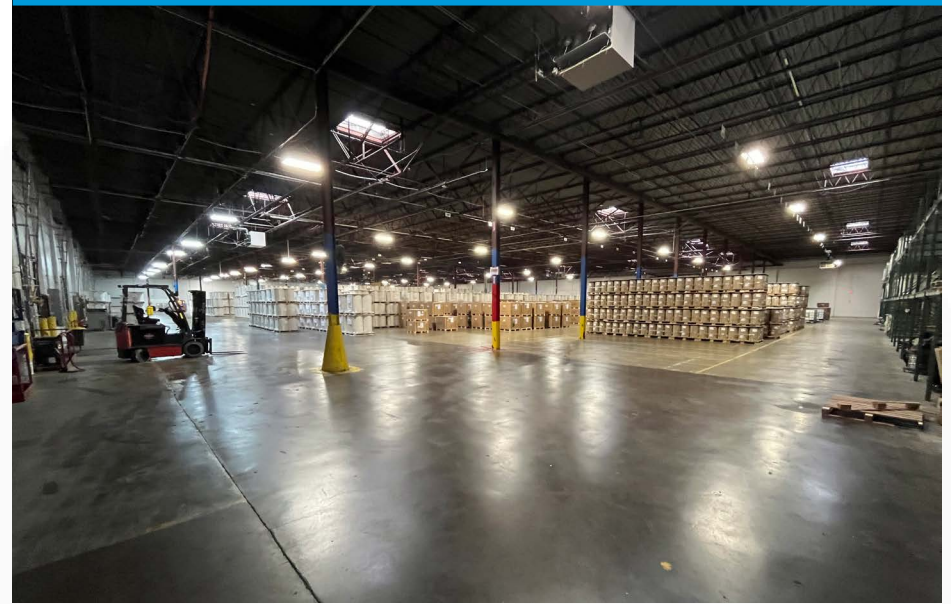
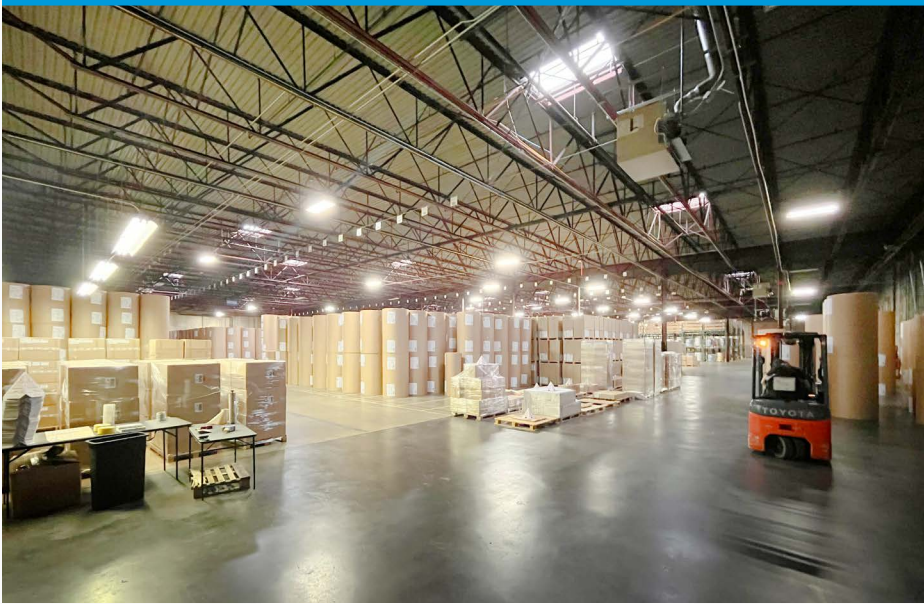
SITE PLAN

49 DONKLE ROAD | GREENVILLE, SC



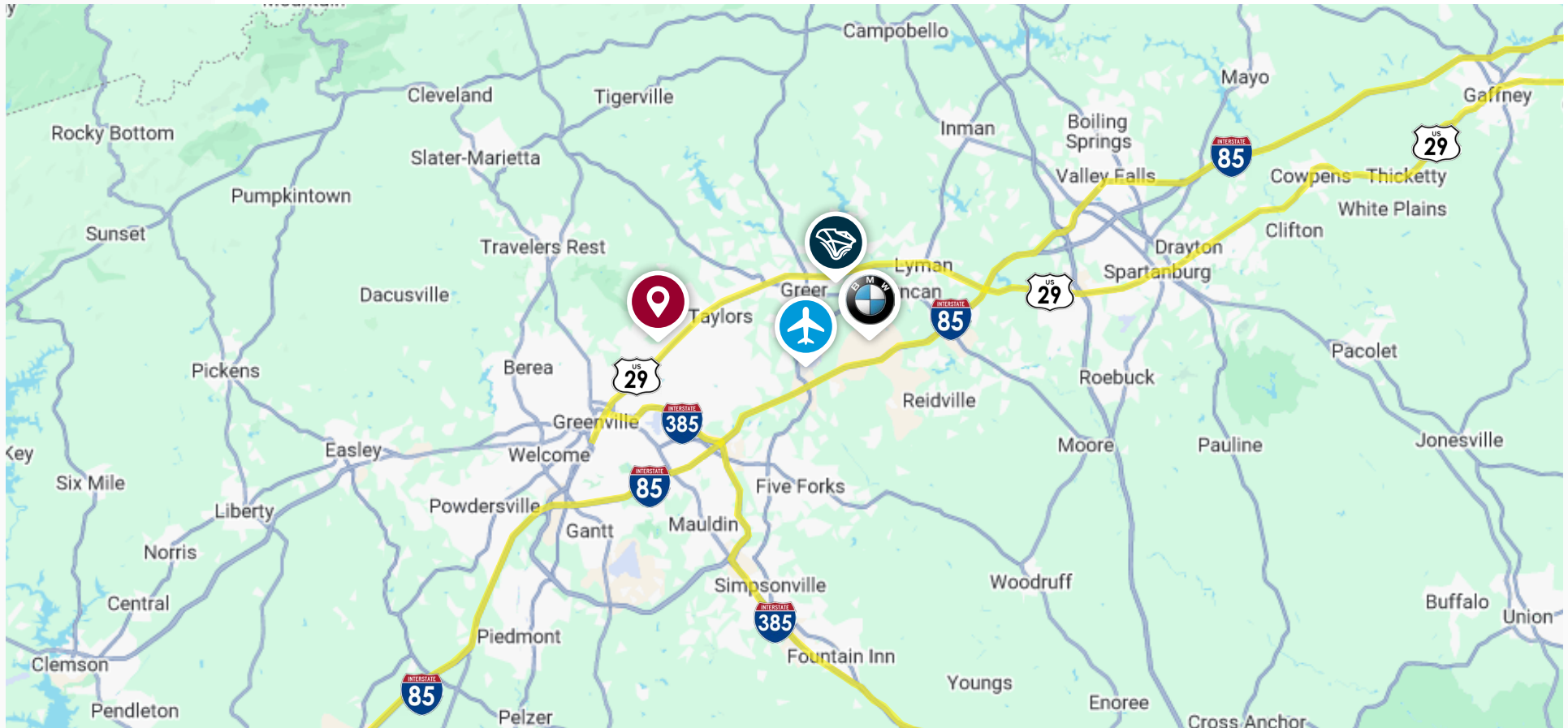
INTERIOR PHOTOS

49 DONKLE ROAD | GREENVILLE, SC



SITE LOCATION OVERVIEW

49 DONKLE ROAD | GREENVILLE, SC



5 miles North of I-385



1.5 miles to Highway 29



12 miles Northwest of the Greenville-Spartanburg International Airport



10 miles from I-85



11 miles West of BMW



12 miles West of Inland Port Greer



CONTACT US FOR **MORE INFO**



Micah Williams

Senior Vice President

C: 864.477.0455

E: mwilliams@lee-associates.com



Randall Bentley, SIOR, CCIM

President/Managing Principal

C: 864.444.2842

E: rbentley@lee-associates.com



Whit Traweck

Associate

C: 864.813.2977

E: wtraweck@lee-associates.com