

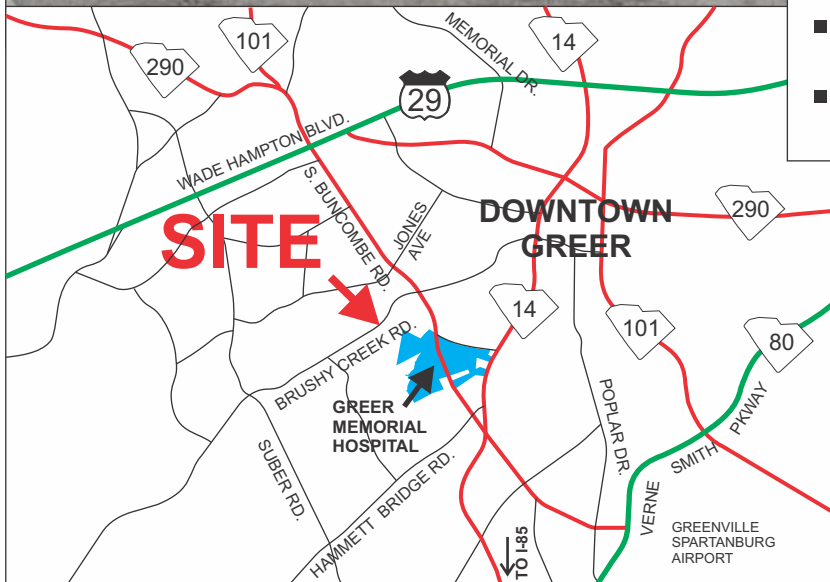
3271 BRUSHY CREEK ROAD, GREER

13,800+- SF BUILDING



GREAT LOCATION ON BRUSHY CREEK ROAD WITH EASY ACCESS TO SOUTH BUNCOMBE, HWY 29, HWY 14 & I-85

- 5,150+- SF SHOWROOM / OFFICE AREA
- 8,650+- SF WAREHOUSE TOTAL
3,850+- SF (A) & 4,800+- SF (B)
- 3 DRIVE-IN & 2 DOCK HIGH DOORS
- HEAVY DUTY ELECTRICAL SERVICE
(600 AMP, 480/270,3 PHASE POWER)
- ZONED CITY OF GREER ML
(MANUFACTURING & LOGISTICS)



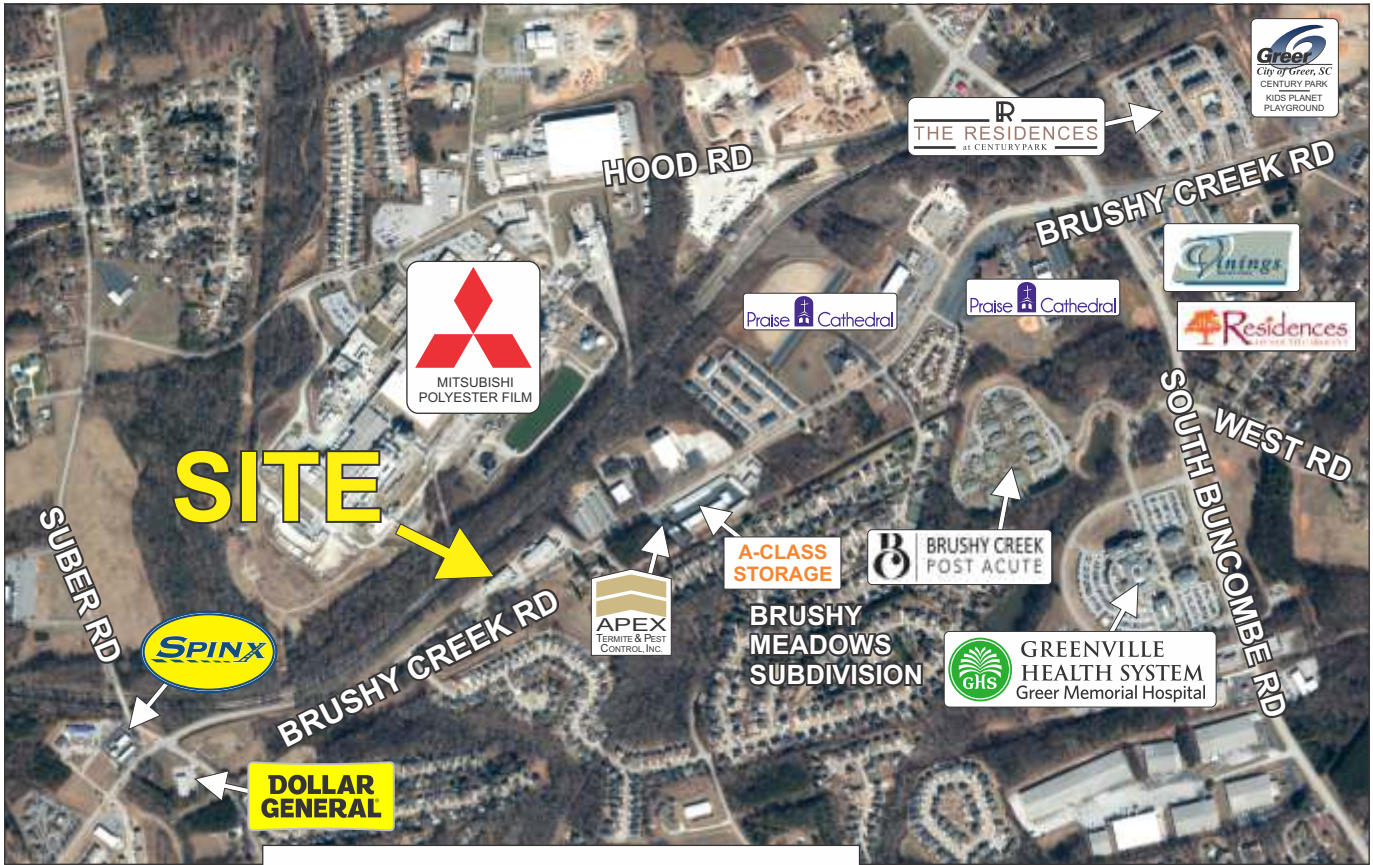
LEASE RATE: \$12,000/MO+NNN
TAX & INSURANCE ESTIMATED AT \$1.08/SF
FOR MORE INFORMATION CONTACT
CHUCK LANGSTON AT 864-230-4302
clangston@langston-black.com

LANGSTON BLACK
REAL ESTATE, INC.

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

412

www.langston-black.com



1.8+- MILE FROM THE INTERSECTION OF BRUSHY CREEK ROAD AND SOUTH BUNCOMBE ROAD

1/2+- MILE FROM INTERSECTION OF BRUSHY CREEK AND SUBER ROAD





