

AVAILABLE INDUSTRIAL BUILDING



Titan International 111 Airport Industrial Road Greenwood, South Carolina 29649

LOCATION DESCRIPTION

Tax Map ID(s): 6858-512-009
Municipality: Unincorporated
Zoning: I-1
Land Use: North: Light Industrial
 South: Light Industrial
 East: Light Industrial
 West: Light Industrial

PRICING INFORMATION

Sale Price: \$1,400,000
Annual Lease Rate: (Triple Net)

BUILDING INFORMATION

Tenancy: Single Tenant (1 Building)
Year Built: 1987
Building Condition: Average
Total Building Area: 120,200 Sq. Feet
Site Size: 19.2 acres
Bldg Dimensions: Rectangular
Slab Thickness: 6"
Wall Material: Metal,

UTILITIES

Water Provider: Greenwood CPW
Wastewater Provider: Greenwood Metropolitan District
Natural Gas Provider: Greenwood CPW (Connected)
Telecomm. Provider: Undetermined
Electric Provider: Duke Energy
Alternative Gases: None Available

TRANSPORTATION

Road Serving Bldg: Airport Industrial Road (2 lanes)	Nearest Interstate: I-26 (27 miles)
Runway Access: No	Nearest Port: South Carolina Inland Port (64 miles)
Rail Access: No	Nearest Coastal Port: Charleston (178 miles)
Nearest Intermodal: NS Charlotte	Nearest Comm. Arprt: GSP International (61 miles)

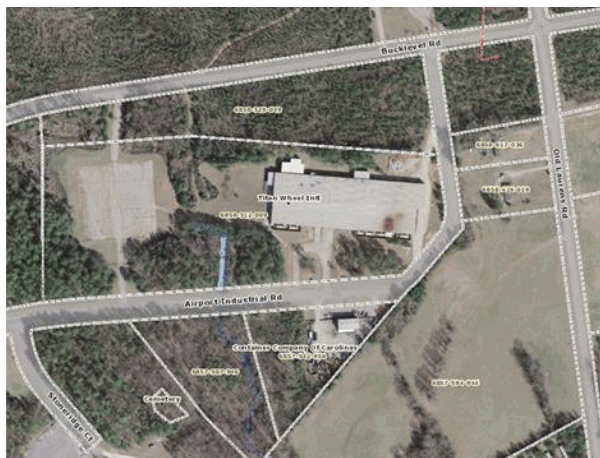
SPACE INFORMATION

Available Area: 120,200 Sq. Feet	Minimum Area: Not Subdividable
Office Area: 6,850 Sq.Ft. Sq. Feet	Heated Area: 100%
Air Cond. Area: 100%	Fire Suppression: 100% Wet
Primary Lighting: Other	Clear Ht Range: 21' - 25'
Drive-In Doors:	Dock Doors: 3
Auto Spaces: 207	Trailer Spaces:
Most Recent Use: Manufacturing	

Comments: Site is graded and prepared for 55,000sf expansion. Manufacturing area is air conditioned via 5 electric units of 270 ton total capacity; heating via natural gas; crane rail capability in two center bays. One 10-ton bridge crane traverses 550' bay. Buildin

Titan International

111 Airport Industrial Road
Greenwood, South Carolina 29649



Source of Property Information: LocateSC / SC Department of Commerce

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