

**Southern Connector Region
Available Industrial Buildings**

SECTION	NAME	LOCATION:	City	SF	OFF	Rail	W/H	AC	EAVE HT.	CENTER HT	TRUCK	DR-IN	SALE	LEASE	Company	Contact	Phone	Comments
B	Old Pelzer Road	Old Pelzer Rd @ Cioffi Rd		5,000				0.75	-	-	-		\$275,000	-	Earle Furman	Hunter Garrett	232-9040	\$20,000 upfit Allowance
C	Fork Shoals Rd at W. GA	2861 Fork Shoals Rd	Pied	10,000	1,000		Yes	2.2	20'	24'	6	2	\$400,000	-	Caine	Rick Cauthen	346-9879	
C	Fork Shoals Rd at W. GA	2860 Fork Shoals Rd	Pied	15,000	3,000			2.2	13'	15'	1	1	-	-	Caine	Rick Cauthen	346-9879	also adjacent 10,000 SF bldg with 5,000 SF available
C	Eagle Automotive	65 Kitty Hawk Drive	Gnvl	17,820	2,000			2.1	27'	27'	9	0	\$825,000	\$4.15 NNN	Properties South	Charlie Davis	884-1600	
B	1503 Piedmont Highway	1503 Piedmont Highway		20,000			Yes	-	-	-	-	-	-	\$2.50	Huskey	Bill Huskey	269-2122	
B	1927 Perimeter Rd	1927 Perimeter Rd	Gnvl	20,000			-	-	18'		2	2	-	\$3.75	Furman Co	Geral Peek	242-5151	
D	324 Standing Springs Court	324 Standing Springs Ct	Simp.	30,000	3,800		Yes	-	20'	23'	3	1	-	\$2.75 NNN	Earle Furman	Laurens Nicholson	232-9040	Great access to interstates
C	Peden	910 Fork Shoals Rd	Gnvl	39,900	3,000		Yes	-	20'	-	3	1	1.6 M	\$3.25 / SF	New Way Prop	Dwayne Coulter	422-9510	29,000 SF whse, 9,000 SF shop / WH, 3,000 office
B	Patterson	1200 Donaldson Road	Gnvl	42,000	1,785		Yes	2	19'5 to 16'5"	23'4" - 21'1"	6	7	Lease	\$3.67	Greenville East	T. Harold Jenkins	254-0000	bldg lease mo-to-mo; 30 til days available; phone 254.0000
B	Piedmont Dist # 3 (portion)	1104 Piedmont Highway	Pied	50,000	1,000			-	27'	27'	6	1	Lease	Negotiable	Prologis	Perry Major	567-7739	portion of a building
C	John Perkins Warehouse C	712 Antioch Church Rd	Gnvl	57,000	5,000		Yes	9.1	24'	32'	5	2	-	\$2.75 NNN	Furman Co	John Scott	242-5151	up to 150,00 SF may be available Gross lease \$3.10 / SF
D	317 Standing Springs Rd	317 Standing Springs Rd	Simp.	60,000	1,100		Yes	-	-	18'	6	1	\$28 / SF	\$2.85 Gross	Earle Furman	Laurens Nicholson	232-9040	
B	625 S. Old Piedmont Hwy	625 S. Old Piedmont Hwy	Gnvl	60,000	1,056		Yes	-	19'	19'	23	-	-	-	Earle Furman	Michael Greer	232-9040	
D	513 Old Griffin Rd, portion	513 Old Griffin Road	Gnvl	64,000	2,000	Yes	Yes	-	24'	24'	13	1	-	\$3.50	Earle Furman	Laurens Nicholson	232-9040	
D	Kufner Building	I-385@ West Georgia Rd	Simp.	71,100	2,800			-	14' to 26'	-	4	1	\$2.75	-	LatCov	Eddie Lathan	255-5461	Subdividable to 30,600 Sf and 40,500 SF
B	Rhone Polunc	415 Old Pelzer Road	Gnvl	71,238	3,095	Yes	Yes	-	22' to 24'	-	-	-	-	\$2.49 (tax & Ins)	Earle Furman	Michael Greer	232-9040	
D	Kemet Mfg	1224 Old Stage Rd	Simp.	128,000	15,379		Yes	13.9	17'	17'	8		2.20 M	-	-	-	-	
B	Delta Mills - Estes Plant	Old Pelzer Road	Gnvl	336,500	10,000	Yes		79	21'	-	6		2.75 M	Negotiable	Gibbs Int'l	John Gieser	439-8752	www.gibbsinternational.com
B	Geschmay (Albany Mt Vernon)	528 Old Piedmont Hwy	Pied	436,814	30,409			23	14' to 33'	-	5	1	7.7 M	-	Colliers KG	Givens Stewart	297-4950	Available Jan 2005
A	Gantt Warehouse	625 S. Old Piedmont Hwy	Gnvl	500,000		Yes	Yes	-	19'	19'	23		-	\$1.75 Gross	Earle Furman	Michael Greer	232-9040	Facility is divided into 10,000 SF Units
C	Woolworth Dist.	120 Orion St.	Gnvl	648,000	33,720	Yes	Yes	\$34	29'	29'	55	1	-	2.81 NNN	-	-	-	
D	Pillowtex-Mauldin	1312 Old Stage Road	Mauldin	746,000	6,100		Yes	31.97	17'	22'	47		10 M	\$3.25	Earle Furman	Dave Reeves	232-9040	130,900 SF in short term lease

Source: SCDOC, GADC, Greenville Real Estate Firms

Date: October 1, 2006