

# LANGSTON BLACK

REAL ESTATE, INC.

## FLEX BUILDING SALE or LEASE

1861 SOUTH HWY 14, GREER

- GREAT CENTRAL LOCATION FOR UPSTATE SC
- 2.0+- MILES FROM I-85
- 4.1+- MILES FROM SC INLAND PORT
- 4.2+- MILES FROM BMW TRUCK ENTRANCE

37,000+- SF

- 29,500+- SF WAREHOUSE
- FRONT OFFICE: 6,000+- SF
- 2 STORY OFFICE IN WAREHOUSE: 1,500+- SF



- (14) DRIVE-IN DOORS (14'x14')
- (1) FIVE TON CRANE
- (4) ONE TON "JIB" CRANES
- CLR CEILING HEIGHT: 24' CRT
- PUBLIC WATER (GREER CPW)

SALE PRICE: \$4,500,000

LEASE RATE: \$5.95/SF NNN

FOR MORE INFORMATION CONTACT:

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**LANGSTON BLACK**  
REAL ESTATE, INC.

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GREER, S.C. 29652

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301

[www.langston-black.com](http://www.langston-black.com)

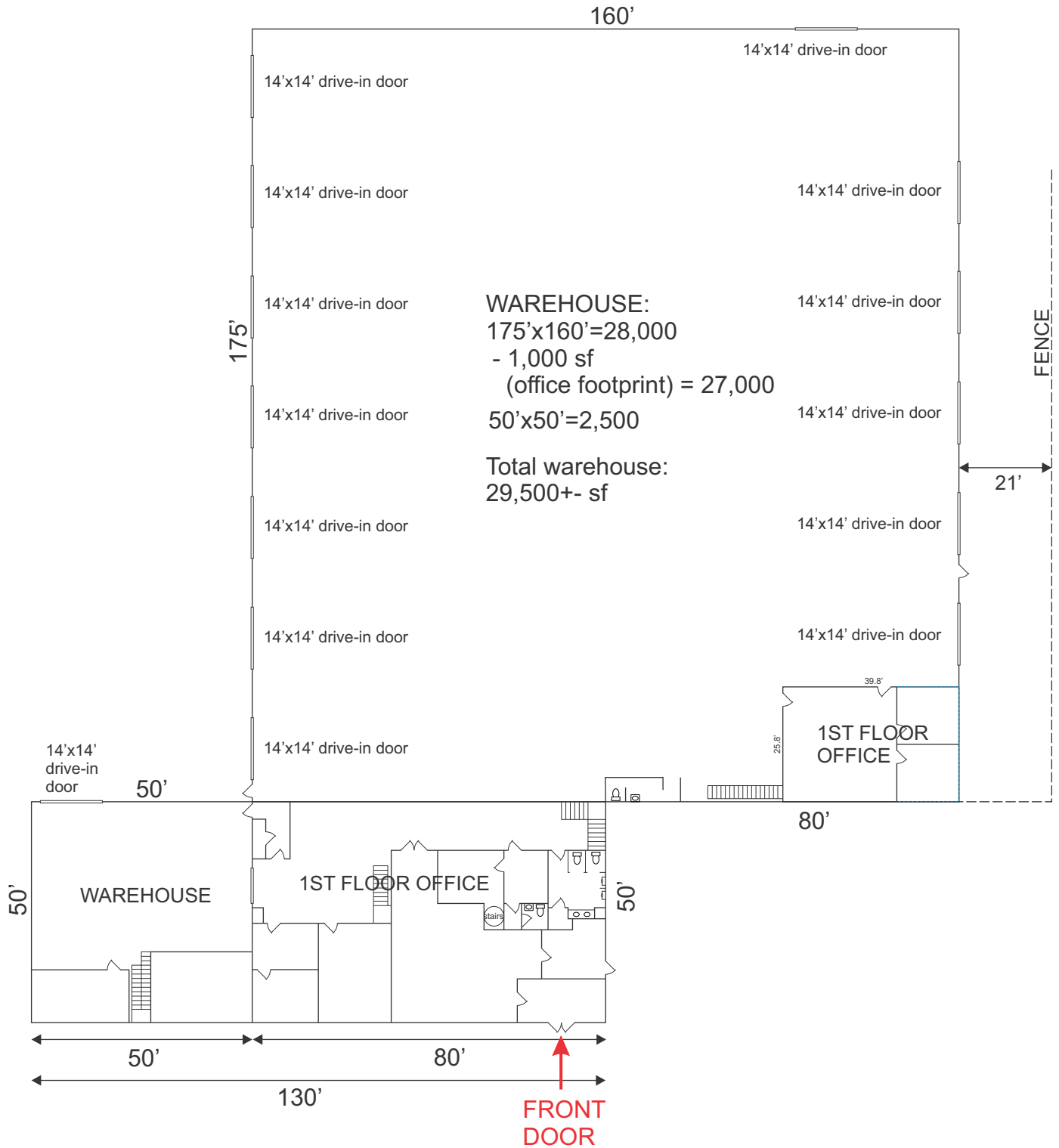
Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.  
(LANGSTON-BLACK SITE #301)

**BUILDING FOOTPRINT:**

175' x 160' = 28,000

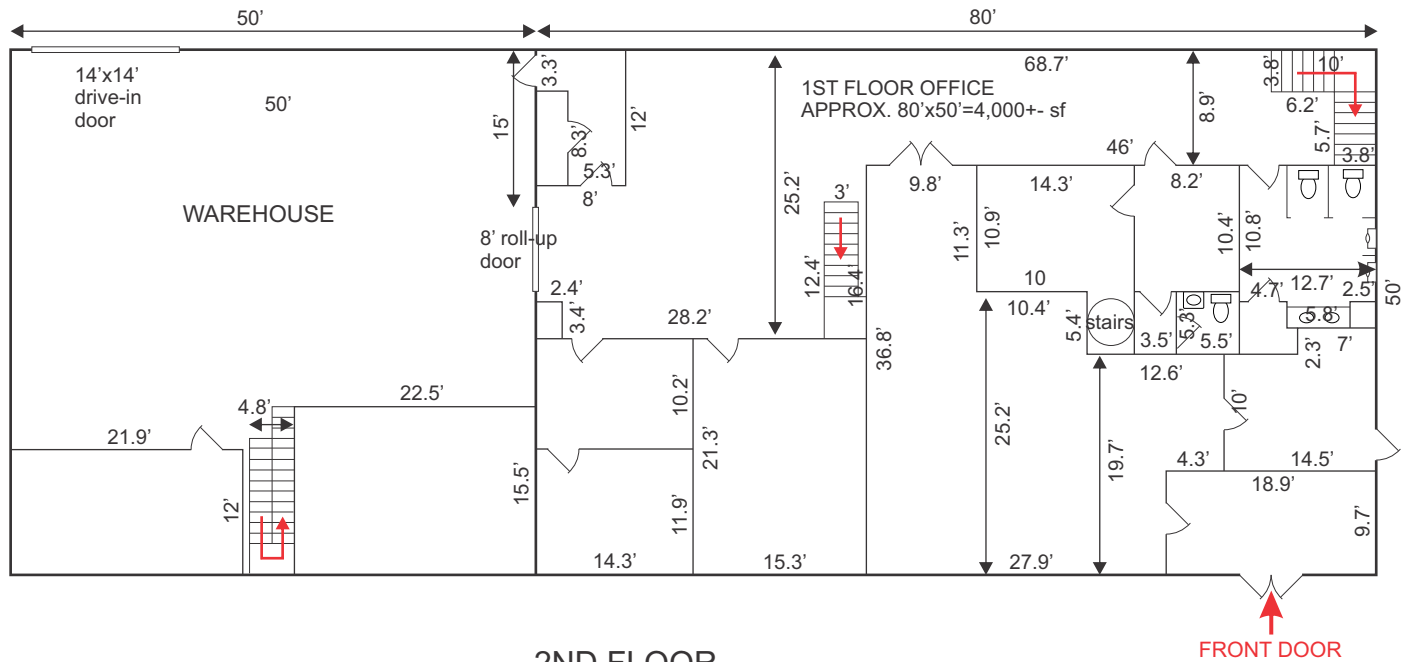
130' x 50' = 6,500

TOTAL = 34,500 SF



MAIN OFFICE - TOTAL SIZE 6,000+- SF

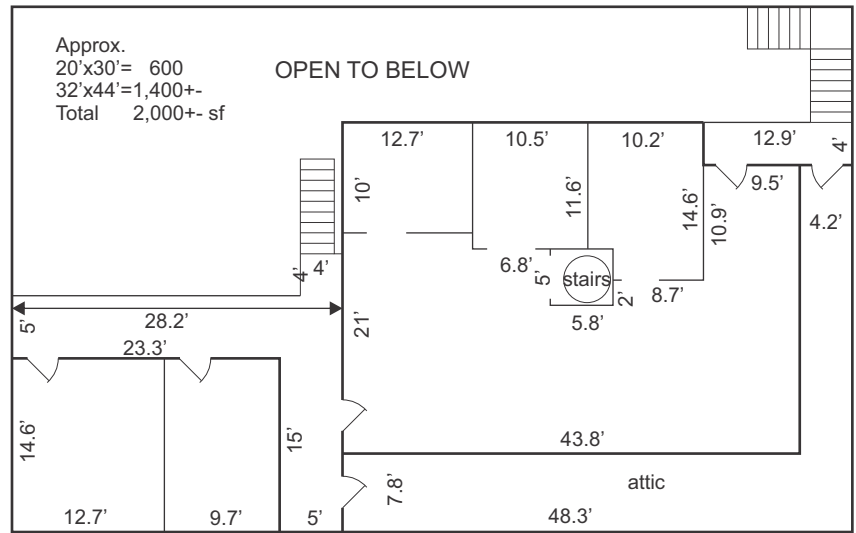
FIRST FLOOR



TOTAL BUILDING SIZE:

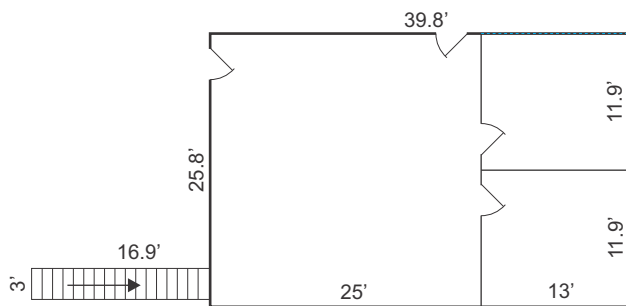
- WAREHOUSE: 29,500
- OFFICE IN WHSE: 1,500
- MAIN OFFICE: 6,000
- TOTAL: 37,000+- SF

2ND FLOOR



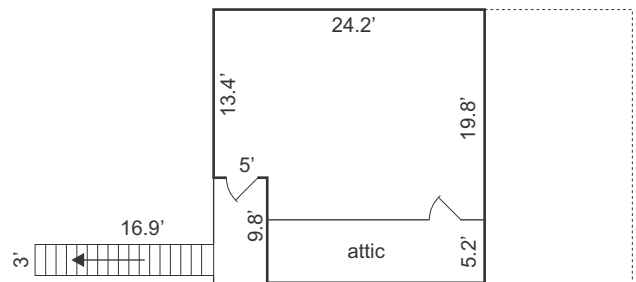
WAREHOUSE OFFICE - TOTAL SIZE: 1,500+- SF

1ST FLOOR



APPROX.  
40'x25'=1,000+- SF

2ND FLOOR



APPROX.  
20'x25'=500+- SF





