

**Property Type:**  
Industrial / Office /  
Warehouse

**Price:**  
\$716,000.00

**Land Size:**  
0.99 acres

**Building Size:**  
*Approx.*  
8,436 s.f. –Total  
3,333 s.f. –Office  
5,103 s.f. –Warehouse

**Building Features:**  
2 – Warehouses – Ceiling  
Height 15' & 19' on center  
1 – Loading Dock  
3 – (10x12) Overhead  
Doors  
Security System w/  
Interior & Exterior  
Cameras  
Fenced – Electric Gate

**Utilities:**  
Greenville Water  
ReWa Sewer  
PNG  
Duke Energy

**Area Features:**  
Family Dollar  
CVS

**Access:**  
103.2 ft. of Frontage on  
Irene Circle

**Parking:**  
On-Site

**Zoning:**  
I-1

**Taxes:**  
\$4,333.60

**Tax Map:**  
0159000100105



**Available for Sale**  
**130 Irene Circle, Greenville, SC 29617**



M.S. Shore Company, Inc.  
904 N. Church St.  
Greenville, SC 29601

Phone (864) 235-3898  
Fax (864) 235-0448  
msshore@msshore.com

No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

# SHORE

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**SKETCH/AREA TABLE ADDENDUM**

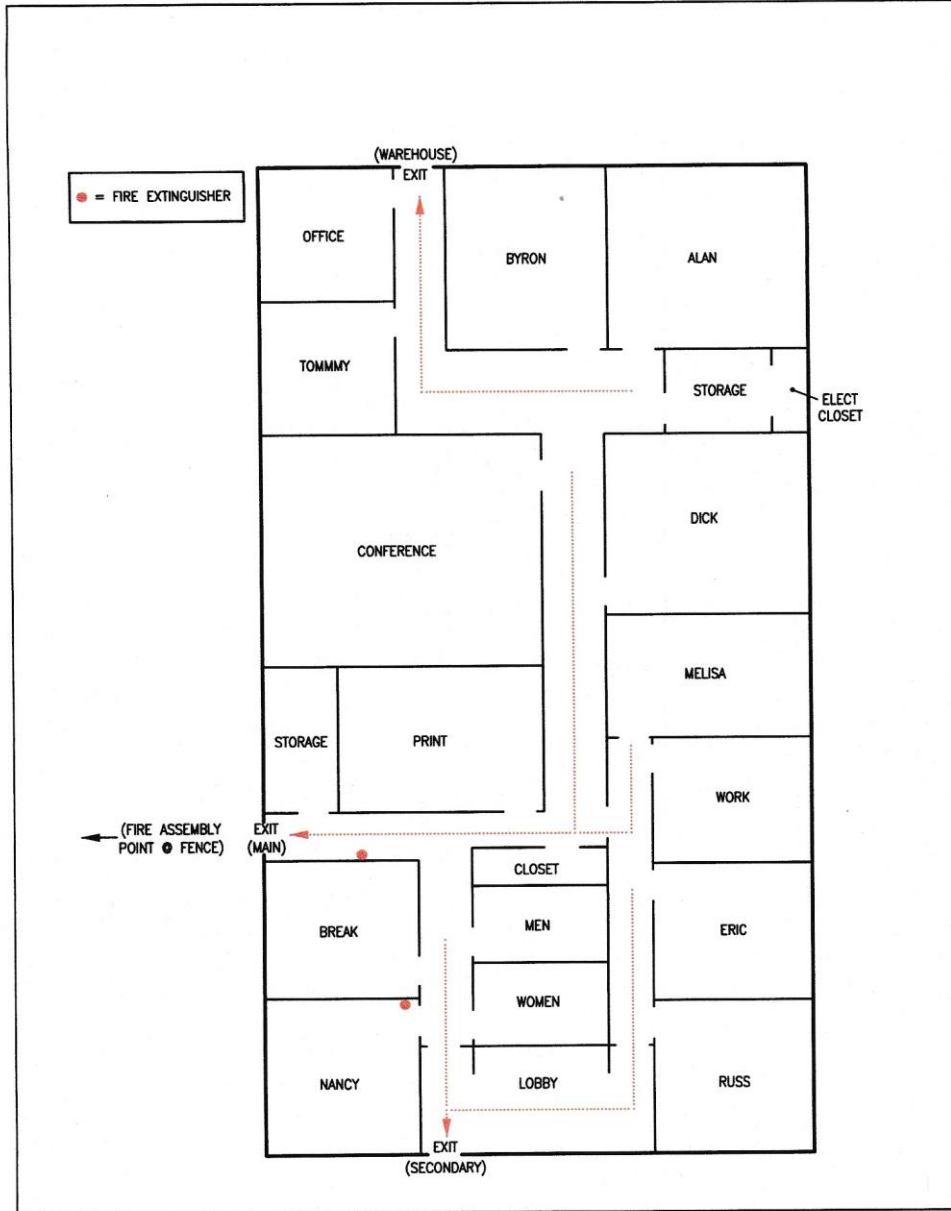
SUBJECT INFO										
File No.: 2014	Parcel No.: 0159.00-01-001.00									
Property Address: 130 Irene Circle										
City: Travelers Rest	County: Greenville	State: South Carolina		ZipCode: 296						
SKETCH										
<p style="text-align: center;"><b>Total Building</b> 8436.7 sf</p>										
<small>Sketch by Apex Sket</small>										
AREA CALCULATIONS SUMMARY			AREA CALCULATIONS BREAKDOWN							
Code	Description	Facto	Net Size	Perimete	Net Total	Name	Base x	Height x	Width =	Area
GBA1	Total Buildin	1.0	8436.7	494.8	8436.7	Total Building		50.2 x	50.0 =	2510.0
								65.0 x	39.9 =	2593.5
								81.1 x	41.1 =	3333.2
	Net BUILDIN		(rounded	8,437		3 total items		(rounded	8,437	

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## Floor Plan

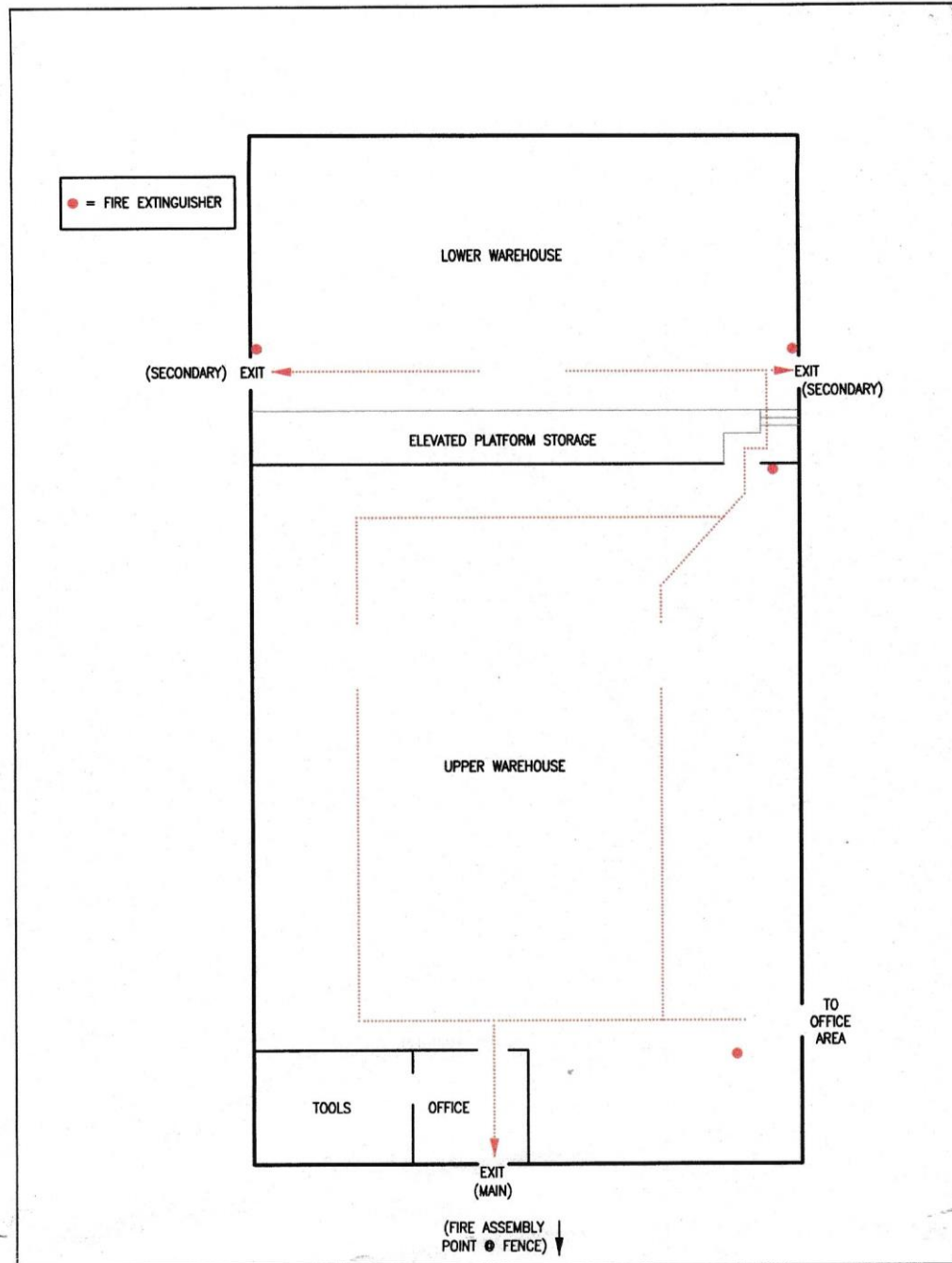


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## Warehouse Floor Plan



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