

# BROOKFIELD SOUTH



## COMING SOON

Brookfield South's Newest Industrial Building

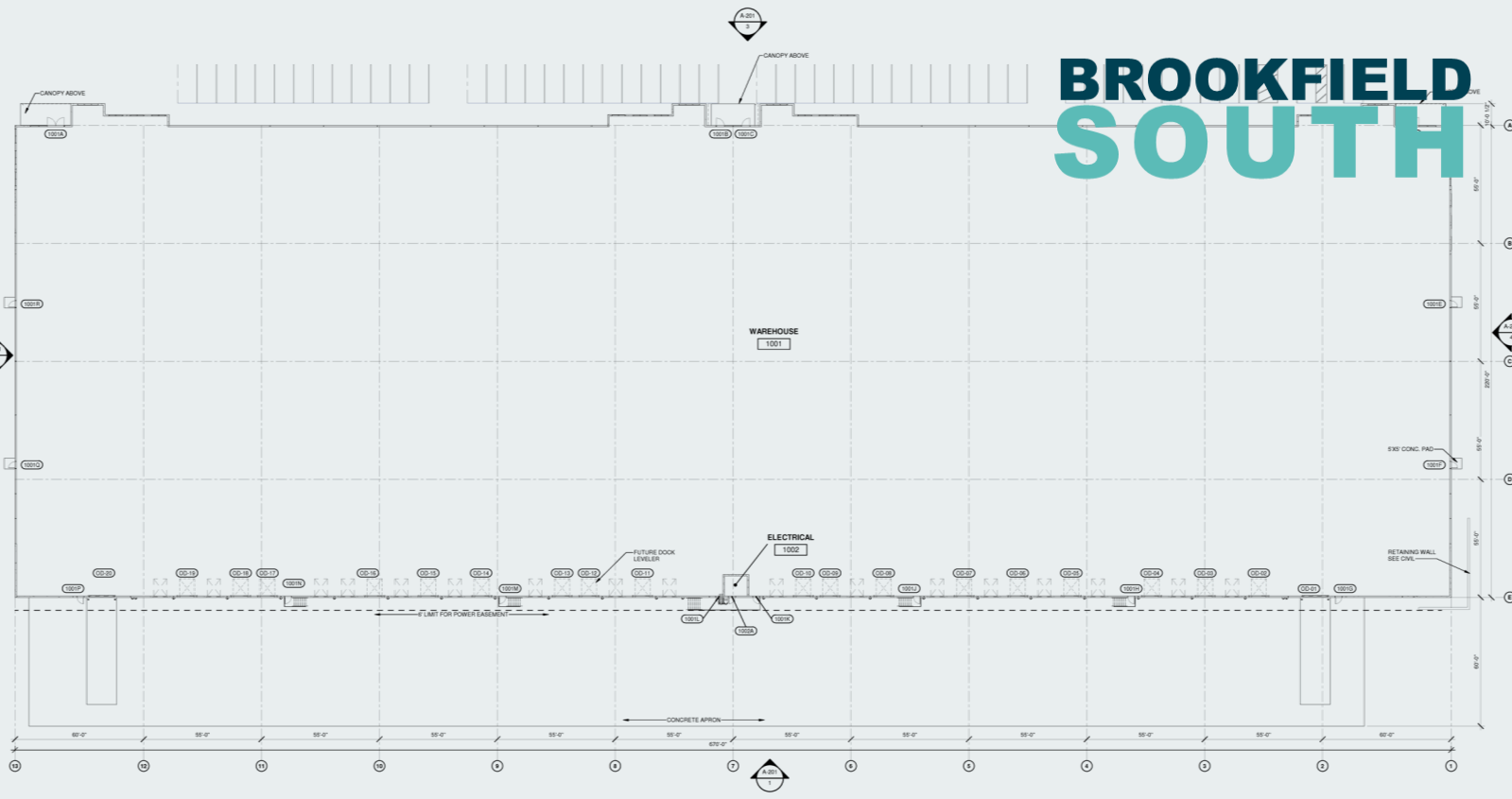
### ±148,643 SF of Class A Multi-Tenant Industrial Space

- Great visibility and exposure from I-385
- Conveniently located directly off I-385 at the Butler Road Interchange and 1.5 miles from I-85 & CU-ICAR
- Multi-tenant Class-A industrial, one-story brick and pre-cast concrete exterior
- Located within the Brookfield South Class A Industrial Park
- Well maintained property with attractive landscaping
- Monument signage

EMPLOYEES	
PARKING SPACES :	±143 SPACES, 6 HANDICAP, ADDITIONAL AVAILABILITY TO BE PAVED IF NEEDED.
PARKING RATIO :	±0.96 SPACES/1,000 S.F.
FUTURE CAR SPACES :	± 43 SPACES



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## Location Overview

The 11.05 acre development site is situated within Brookfield South Industrial Park in Greenville, right off I-385. The site is among one of Greenville County's fastest growing areas attracting retail, office and industrial developments. The location provides easy access to both I-385 and I-85. This site is ideal for serving a tenant's customer base in the Upstate of South Carolina.

## Building Details

- > **TOTAL BUILDING SIZE**  
±148,643 SF
- > **EXTERIOR**  
Concrete tilt-up
- > **CEILING HEIGHT**  
32' clear
- > **COLUMN SPACING**  
55' x 55'
- > **DOORS**  
18 dock high doors  
2 drive-in doors
- > **LOADING DOCK**  
60' deep w/ concrete apron
- > **TRUCK COURT**  
135' common
- > **SPRINKLER SYSTEM**  
100% ESFR
- > **ROOF**  
45 mil; R20 White TPO
- > **BUILDING DIMENSIONS**  
220' depth
- > **VENTILATION**  
Half Air Change per Hour
- > **PARKING**  
146 spaces, 0.96/1000; 6 HC  
Expandable for 20 trailer spaces
- > **OFFICE**  
5-8%; TBD
- > **PROPOSED WAREHOUSE A/C**  
Per tenant requirement



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