

AVAILABLE FOR LEASE
REDUCED RENTAL RATE
 OR PURCHASE

Warehouse/Light Manufacturing Space

+/- 47,757 S.F. (subdividable)

206 & 208 Arcadia Drive
 Northwood Industrial Park
 (Between Rutherford Rd. & N. Pleasantburg Dr.)
 Greenville, SC 29609



Features

- ◆ Close to downtown & Cherrydale retail area
- ◆ Fire sprinklers
- ◆ 4 loading doors + 1 drive-in door
- ◆ Fluorescent lighting
- ◆ Ceilings (206 Arcadia 15'+/-) (208 Arcadia 17'+/-)
- ◆ Building has been well maintained
- ◆ Good dry storage, new roof 2004-2005
- ◆ Gas space heaters in 206 Arcadia portion

Location	Size (s.f.)	Rental Rate	Sales Price
206 & 208 Arcadia Drive	+/- 47,757	\$4,000 / Month (net)	\$750,000
206 Arcadia Drive	+/- 19,715	\$1,650 / Month (net)	\$395,000
208 Arcadia Drive	+/- 28,042	\$2,350 / Month (net)	\$495,000

**Rental rate includes 2009 annual property taxes and insurance*

For additional information

Contact: Mike Hall, BIC
 E-mail: associates@realcap.com
 Visit our web site: www.realcap.com

NOTE: Any space plan, dimensions, or any reference to size has been provided to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All information should be verified before consummating any transaction.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein or provided by RealCap, Inc., and its Agents. The same is submitted subject to errors, omissions, change of price, rental, sale, or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The Owner expressly reserves the right, at its sole discretion, to reject any and all proposals or expressions of interest in the property and to terminate discussions with any party at anytime with or without notice.

12/09 (code 3)



RealCap.com

Commercial Real Estate Services

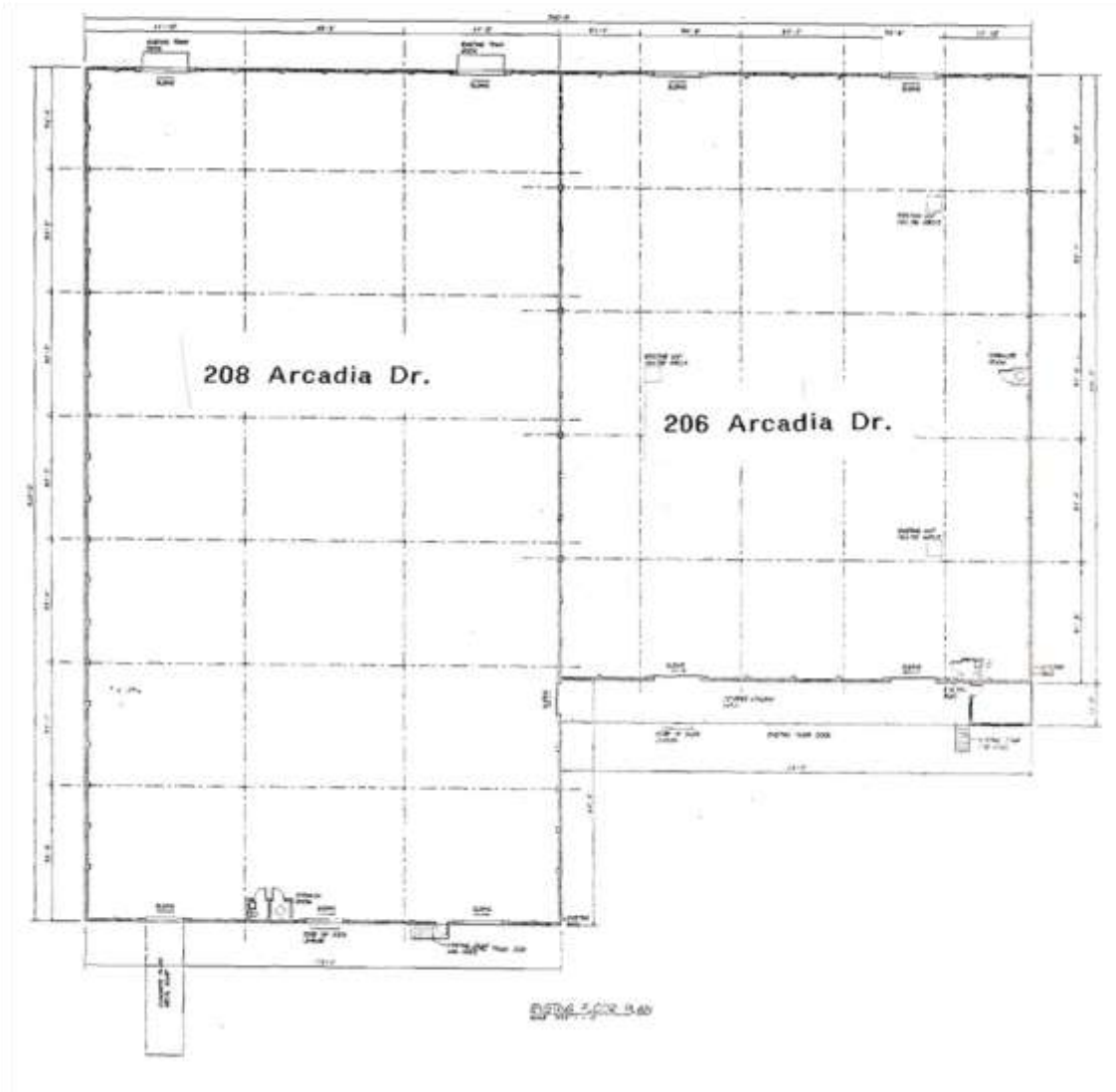
P.O. Box 9135
 GREENVILLE, SC 29604

WWW.REALCAP.COM

(864) 271-0898

**Space Plan
(with column locations)**

**206 & 208 Arcadia Drive
Greenville, SC**



For additional information

Contact: Mike Hall, BIC
E-mail: associates@realcap.com
Visit our web site: www.realcap.com

NOTE: Any space plan, dimensions, or any reference to size has been provided to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All information should be verified before consummating any transaction.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein or provided by RealCap, Inc., and its Agents. The same is submitted subject to errors, omissions, change of price, rental, sale, or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The Owner expressly reserves the right, at its sole discretion, to reject any and all proposals or expressions of interest in the property and to terminate discussions with any party at anytime with or without notice.

12/09 (code 3)

	RealCap.com
	Commercial Real Estate Services
P.O. Box 9135 GREENVILLE, SC 29604	
WWW.REALCAP.COM	
(864) 271-0898	