

INDUSTRIAL FOR LEASE

199

Black Hawk Road, Greenville, SC 29611



BVBELK
PROPERTIES

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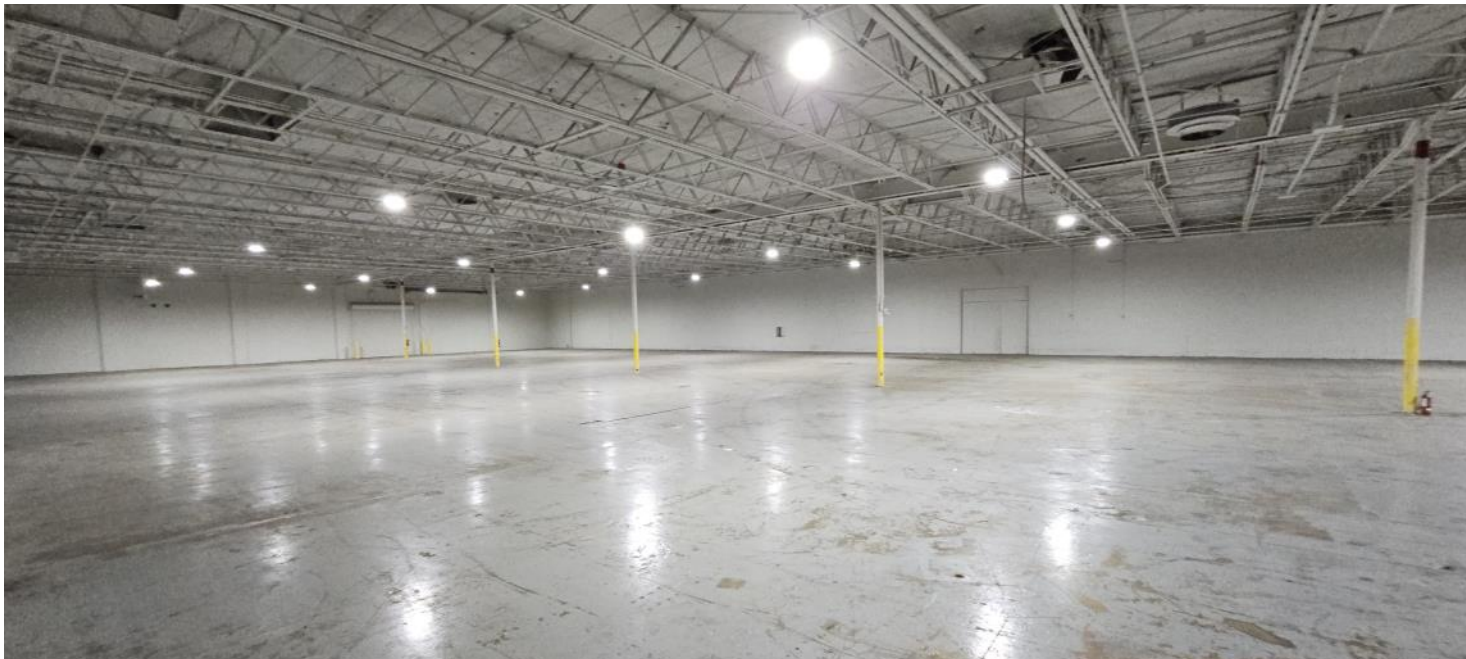
Bay 6 (~25,000 SF) Available Now

Property Facts

Building Size:	271,094 SF
Warehouse Area:	257,335 SF (95%)
Office Area:	13,759 SF (5%)
Clear Height	20' (higher in some portions of bays 4,5, & 12)
Column Spacing:	50'x30'
Zoning	I-1
Construction	Concrete Tilt
Foundation/Flooring:	Reinforced Masonry Slab
Electrical	Heavy
HVAC:	Office HVAC
	Warehouse: Gas Heat in all bays
Lighting:	New high-bay LED
Docks	57 with levelers and dock locks
Rail:	CSX (6 docks served, inactive)
Land	18.4 AC
Sprinkler	Wet w/ new alarm system
Security	Fenced & guard stations at main road + on bay #1 roof (unmanned)
Parking Lot	Ample. New paving + sealcoating /striping in 2023
Roof	New PVC w/ 20-year warranty 2021
Renovation Status:	All restrooms renovated in 2025. Entire building repainted in 2024.

Individual Bay Summary

Bay #	Status	Dimensions	Front Dock Dimensions	Railroad Dock	Total Sq Footage	Docks	Restrooms	Offices	HVAC	Special Features
1	Leased	100x222 interior (22,200 SF)	15x83 (1,245 SF)	Dedicated rail small concrete pad (53 SF)	23,498	5 dock levelers. No rear dock	None	None on floor. 1 rooftop security office.	4 heaters	Connects to Bay 2 with interior roll-up door. Has 2 rollup doors. Spiral staircase at front of bay interior leads to rooftop security office. Formal entry at side of warehouse via glass double doors
2	Leased	100x232 interior (23,200 SF)	15x65 (975 SF)	None direct but available thru shared bay 1	24,175	3 dock levelers. No rear docks	2 separate renovated restrooms (2 toilets each)	None. Has unused outdoor shipping/receiving office w/ sealed interior doorway that can be made operational again.	3 heaters	Connects to Bay 1 w/ interior roll-up door & w/ Bay 3 outside. Has forklift ramp & 2 rollup doors
3	Leased	100x210 interior (21,000 SF)	15x100 (1,500 SF)	Dedicated rail dock (2,500 SF)	25,000	8 dock levelers	None	None. Has 34x14 storage room can be converted to office	2 heaters	Has 2 rollup doors
4	Leased	100x210 interior (21,000 SF)	15x100 (1,500 SF)	Dedicated rail dock (2,500 SF)	25,000	1 dock leveler	1 renovated restroom (16x9)	None	4 heaters	Has 2 rollup doors. High ceiling area at demising wall to bay #5.
5	Leased	100x210 interior (21,000 SF)	15x100 (1,500 SF)	Dedicated rail dock (2,500 SF)	25,000	2 dock levelers	1 renovated restroom	2 offices (27x12 & 27x10)	2 heaters	Has 2 rollup doors. High ceiling area at demising wall to bay #6
6	Vacant	100x210 interior (21,000 SF)	15x100 (1,500 SF)	Dedicated rail dock (2,500 SF)	25,000	1 dock leveler	None	21x31 breakroom/canteen/office (renovated 2025)	2 heaters	2 sets of movable concrete steps
7	Leased (ALO)	100x210 interior (21,000 SF)	15x100 (1,500 SF)	Dedicated rail dock (2,500 SF)	25,000	No levelers. Straight concrete docks	1 renovated restroom 16x9 w/ 2 toilets	None	3 heaters	4 roll-up doors (2 front/2 rear)
8	Leased (ALO)	100x210 interior (21,000 SF)	15x100 (1,500 SF)	Shared rail outside (2,500 SF)	25,000	2 levelers	1 renovated restroom 16x9 w/ 2 toilets	None	2 heaters	Has 2 rollup doors
9	Leased (ALO)	100x210 interior (21,000 SF)	15x100 (1,500 SF)	Shared rail outside (2,500 SF)	25,000	No levelers	1 restroom w/ 2 toilets	35x35 storage/office	2 heaters	Has 2 rollup doors
10	Leased (ALO)	100x210 interior (21,000 SF)	15x100 (1,500 SF)	Shared rail outside (2,500 SF)	25,000	1 leveler	None	None	3 heaters	Has a forklift ramp. Has 2 rollup doors
11	Leased (ALO)	148x172 interior (unconfirmed)	15x60 (900 SF)	Shared rail outside (2,500 SF)	28,856	No levelers	2 renovated restrooms (2 toilets each)	1 office 50x100 1 office 62x37 1 office 33x14, all with HVAC4	4 heaters + office full HVAC. Renovated canteen area has 2x new mini split HVAC units (2021)	Has 2 rollup doors. Has double glass doors entering as "formal" warehouse entrance
12	Leased (ALO)	100x114 interior (unconfirmed)	None	Shared rail access through Bay #11 (none at exterior).	11,400 warehouse only	5 (all on endcap side, all w/ levelers)	Multiple toilets in offices on both floors.	Large 100x50 2-story office area w/ full HVAC. Offices partially renovated.	None in warehouse. Office full HVAC	Has 5 rollup doors (at endcap side where levelers are). No front or rear docks. Shared rail access w/ bay 11. Dedicated concrete pad outside is 83x175. Separate exterior office storefront entrances (double glass doors). Higher ceiling throughout versus rest of standard warehouse bays. a



Bay #6 Available with renovated office/break room



All offices & restrooms renovated with move-in ready condition.



All parking lots recently milled w/ new asphalt & striping



Superb 271k SF industrial/distribution facility located on 19.2 AC directly off of White Horse Road at I-185 & I-85 in Greenville's primary industrial corridor

Multiple renovations recently including new roofs for entire facility, restroom updates, interior & exterior repainting. New asphalt & new LED lighting throughout.

Multiple bays of ~25,000 SF each; some with office space.

Site is served directly by CSX Rail

Additional space available for outdoor storage or laydown yard w/ ample parking on 2 lots

1 mile from I-85/I-185 interchange

On-site security guardhouses & interior roof access via Bay #1

