

INDUSTRIAL FOR LEASE

199 Black Hawk Road, Greenville, SC 29611



BVBELK
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com

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 commencing Q4 2020 including new roofs for entire facility, restroom updates, interior repaint & new LED lighting

~13,000 SF of attached office space (renovations coming in Q1 2021)

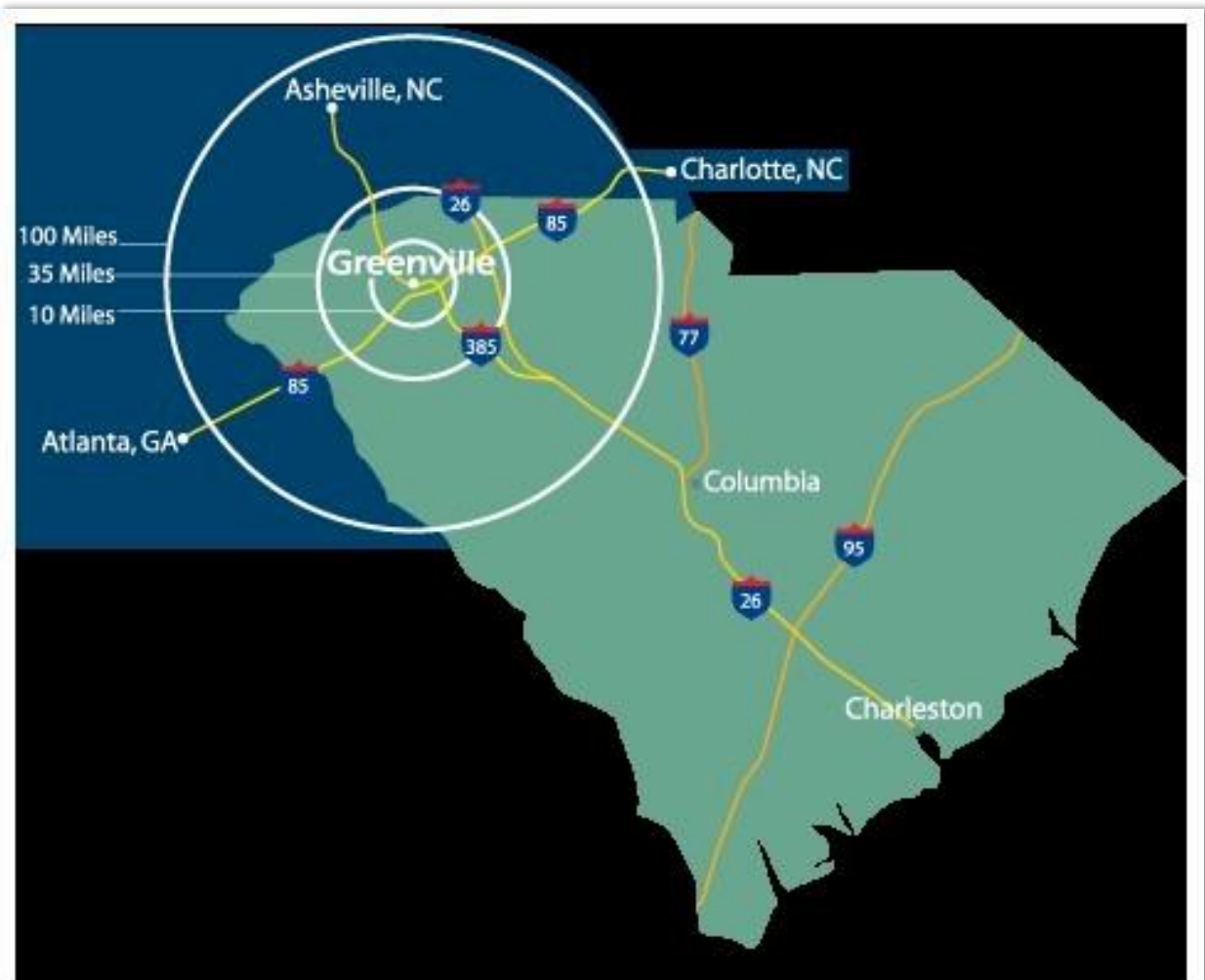
Multiple bays of ~25,000 SF each; total availability of ~271,000 SF

Site is served directly by CSX Rail

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

1 mile from I-85/I-185 interchange

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

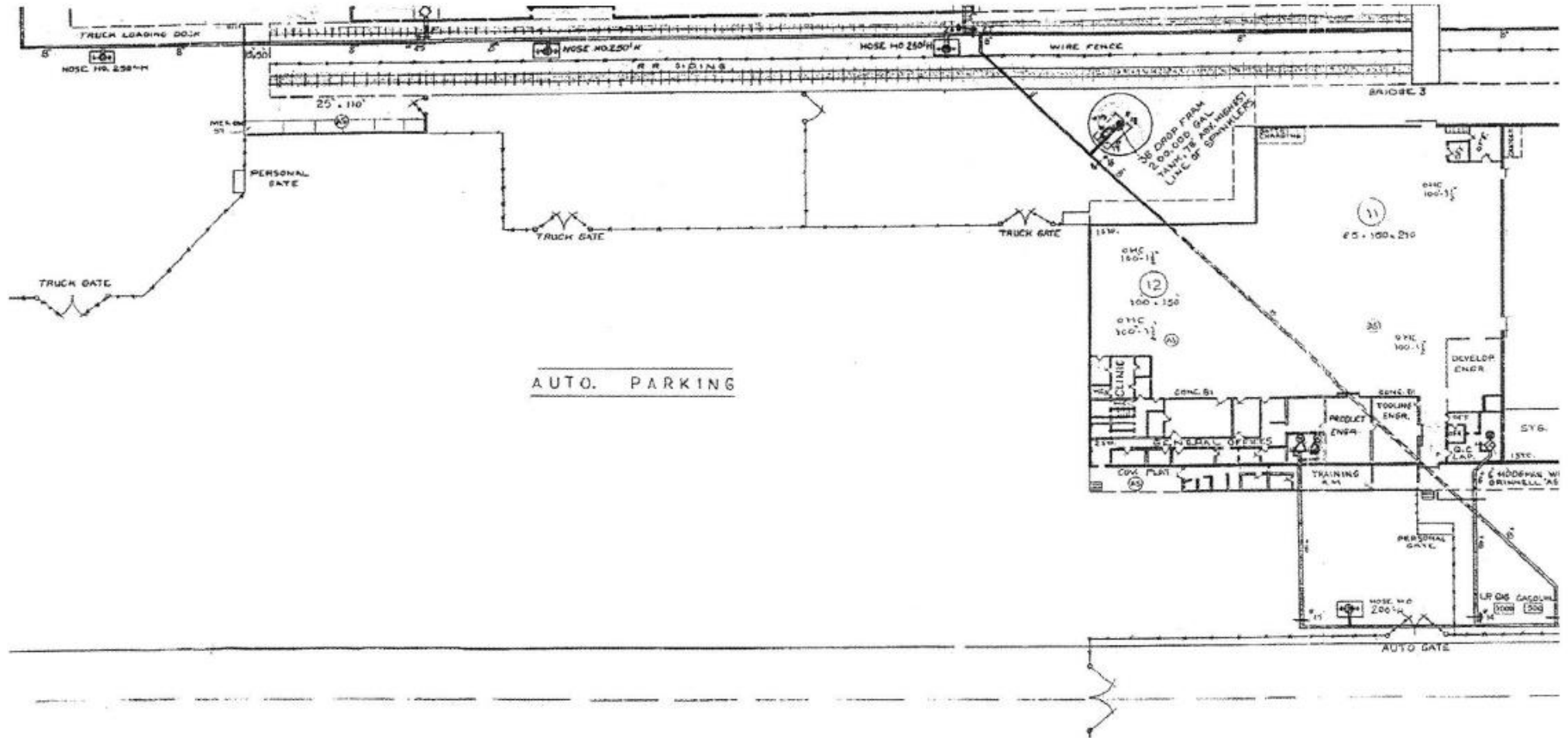


Quick Facts

Building Size	271,094 SF
Warehouse Area	257,335 SF
Office Area	13,759 SF
Clear Height	15' - 20'
Column Spacing	50'x 30'
Zoning	I-1
Construction	Concrete Tilt
Foundation	Reinforced Slab
Electrical	Heavy
HVAC Office	HVAC
HVAC Warehouse	Gas Heat
Lighting	Fluorescent & LED
Docks	57
Rail	CSX (6 Docks)
Land	18.4 acres
Sprinkler	Wet
Security	Fenced & Code Access



Site Plan (parking & end cap bay)



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B L A C K H A W K R O A D

Summary of Individual Warehouse Bays

Bay #	Status	Dimensions	Front Dock area	Sq Footage	Docks	Railroad Dock	Restrooms	Offices	HVAC	Special Features
1	Available	98x228 interior	15x83		5 dock levelers. No rear dock	None direct but available thru shared bay 2 & 3	None	None	4 heaters	Connects to Bay 2 with interior roll-up door. Has 2 rollup doors.
2	Available	98x228 interior	15x65		3 dock levelers	Dedicated rail dock (2,500 SF)	2 toilets	None. Has 34x14 storage room that can be converted to office	3 heaters	Connects to Bay 1 w/ interior roll-up door & w/ Bay 3 outside. Has forklift ramp & 2 rollup doors
3	Available	98x208 interior	15x100		8 dock levelers	Dedicated rail dock (2,500 SF)	None	None. Has 34x14 storage room that can be converted to office	2 heaters	Has 2 rollup doors
4	Available	98x208 interior	15x100		1 dock leveler	Dedicated rail dock (2,500 SF)	1 large toilet (16x9)	None but toilet can be partitioned to an office	4 heaters	Has 2 rollup doors
5	Available	98x208 interior	15x100		2 dock levelers	Dedicated rail dock (2,500 SF)	1 toilet	2 offices (27x12 & 27x10)	2 heaters	Has 2 rollup doors
6	Available	98x208 interior	15x100		1 dock leveler	Dedicated rail dock (2,500 SF)	No toilets but partial plumbing for 1 toilet	1 22x39 office	2 heaters	2 sets of movable concrete steps
7	Available	98x208 interior	15x100		No levelers. Straight concrete docks	Dedicated rail dock (2,500 SF)	1 large restroom 16x9 w/ 2 toilets	None	3 heaters	4 roll-up doors (2 front/2 rear)
8	Available	98x208 interior	15x100		2 levelers	Shared rail outside	1 large restroom 16x9 w/ 2 toilets	None	2 heaters	Has 2 rollup doors
9	Leased (Chem-Pak)	98x208 interior	15x100		No levelers	Shared rail outside	1 large restroom w/ 2 toilets	35x35 storage/office	2 heaters	Has 2 rollup doors
10	Available	98x028 interior	15x100		1 leveler	Shared rail outside	None	None	3 heaters	Has a forklift ramp. Has 2 rollup doors
11	Leased (Gen Equip)	148x172 interior	15x60		No levelers	Shared rail outside	2 large restrooms (2 toilets each)	1 office 50x100 1 office 62x37 1 office 33x14, all with HVAC4	4 heaters+ office full HVAC	Has 2 rollup doors
12	Leased (Gen Equip)	100x114 interior	None		5 (all on side, all w/ levelers)	Shared rail access through Bay #11 (none at exterior).	Multiple toilets in offices	Large 100x50 2-story office area w/ full HVAC	None in warehouse. Office full HVAC	Has 5 rollup doors (at side where levelers are). No front or rear docks. Shared rail access w/ bay 11. Dedicated concrete pad outside 83x175



New roofs throughout



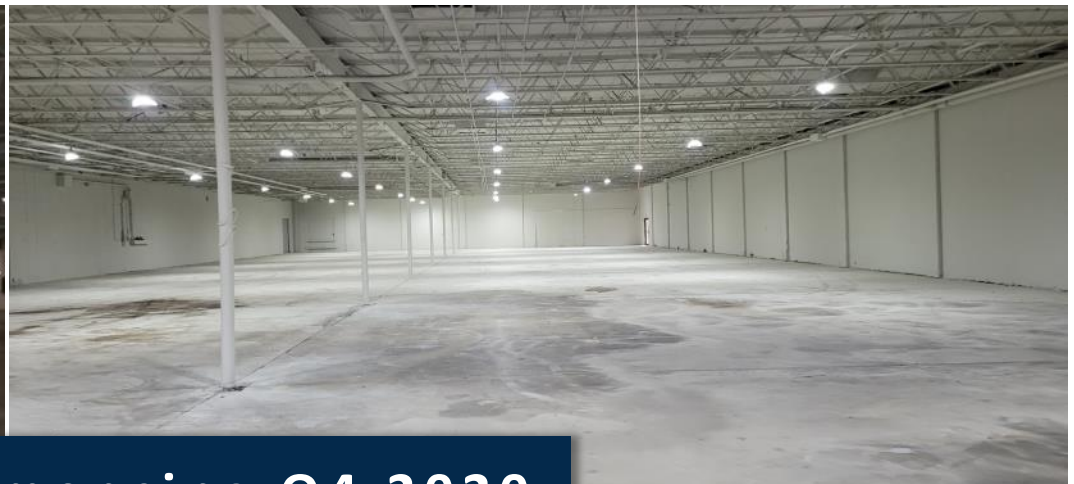
Interior of typical renovated bay



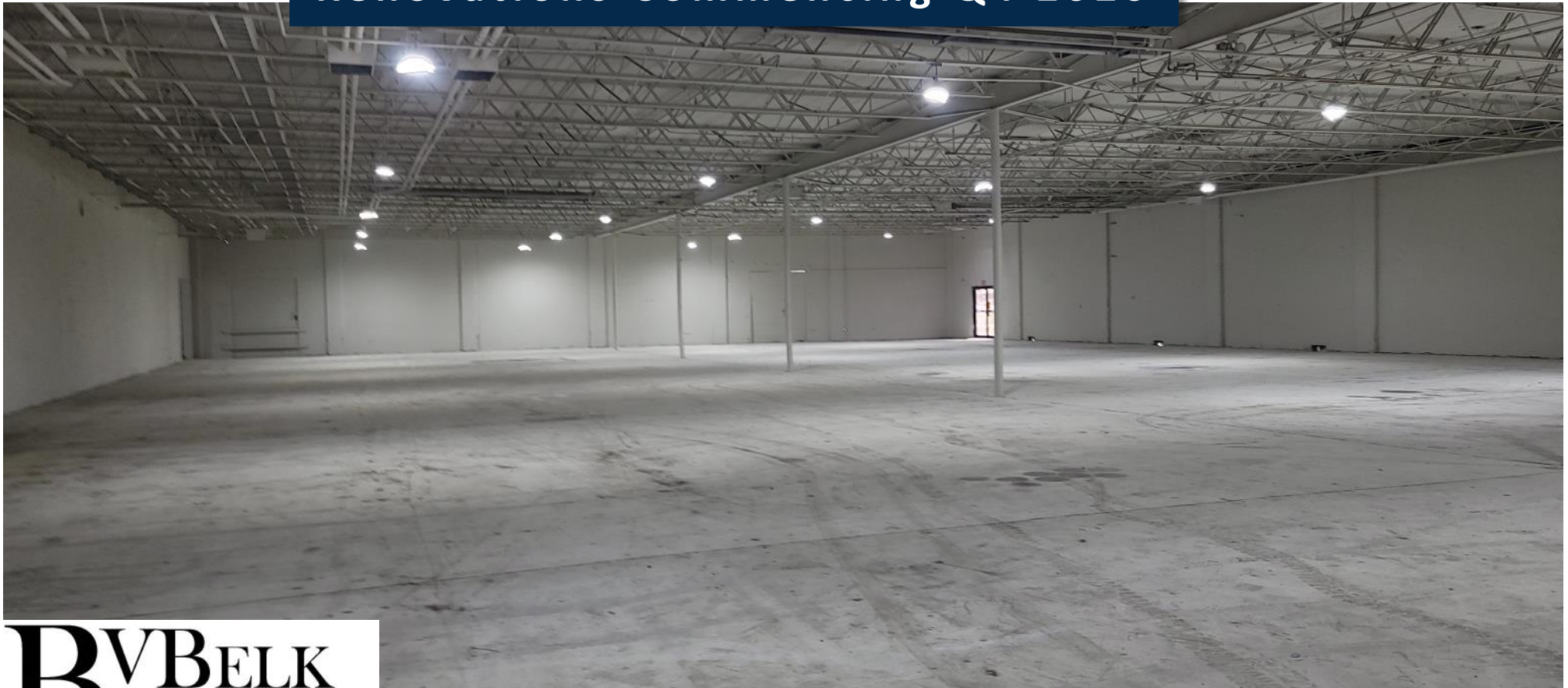


Total of 57 docks





Renovations Commencing Q4 2020



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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

BVB Properties

Lat/Lon: 34.8145/-82.4341

RSI

199 Black Hawk Rd

Greenville, SC 29611

1 mi radius 3 mi radius 5 mi radius

POPULATION	2019 Estimated Population	7,061	47,517	121,337
	2024 Projected Population	7,881	52,387	132,122
HOUSEHOLDS	2010 Census Population	6,543	42,922	109,229
	2000 Census Population	6,896	43,918	107,406
RACE AND ETHNICITY	Projected Annual Growth 2019 to 2024	2.3%	2.0%	1.8%
	Historical Annual Growth 2000 to 2019	0.1%	0.4%	0.7%
INCOME	2019 Median Age	37.7	38.0	37.2
	2019 Estimated Households	2,909	19,717	50,210
EDUCATION (AGE 25+)	2024 Projected Households	3,205	21,477	54,047
	2010 Census Households	2,646	17,417	43,903
BUSINESS	2000 Census Households	2,815	18,183	44,150
	Projected Annual Growth 2019 to 2024	2.0%	1.8%	1.5%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2019	0.2%	0.4%	0.7%
	2019 Estimated White	47.1%	52.1%	56.4%
INCOME	2019 Estimated Black or African American	39.4%	37.8%	32.4%
	2019 Estimated Asian or Pacific Islander	0.7%	0.8%	1.2%
EDUCATION (AGE 25+)	2019 Estimated American Indian or Native Alaskan	0.5%	0.3%	0.4%
	2019 Estimated Other Races	12.3%	8.9%	9.6%
BUSINESS	2019 Estimated Hispanic	15.1%	11.0%	12.3%
	2019 Estimated Average Household Income	\$42,271	\$71,480	\$68,874
EDUCATION (AGE 25+)	2019 Estimated Median Household Income	\$32,349	\$49,459	\$50,171
	2019 Estimated Per Capita Income	\$17,423	\$29,840	\$28,717
BUSINESS	2019 Estimated Elementary (Grade Level 0 to 8)	6.8%	6.7%	6.5%
	2019 Estimated Some High School (Grade Level 9 to 11)	20.3%	13.9%	12.7%
EDUCATION (AGE 25+)	2019 Estimated High School Graduate	33.8%	29.1%	28.5%
	2019 Estimated Some College	18.3%	16.5%	17.0%
BUSINESS	2019 Estimated Associates Degree Only	6.8%	6.5%	7.4%
	2019 Estimated Bachelors Degree Only	10.5%	17.0%	17.5%
EDUCATION (AGE 25+)	2019 Estimated Graduate Degree	3.6%	10.3%	10.4%
	2019 Estimated Total Businesses	357	3,106	7,772
BUSINESS	2019 Estimated Total Employees	3,591	34,246	83,398
	2019 Estimated Employee Population per Business	10.1	11.0	10.7
EDUCATION (AGE 25+)	2019 Estimated Residential Population per Business	19.8	15.3	15.6

Trade Area Map

