

FOR SALE: \$1,750,000

Mauldin Center

4 McDougall Ct

Mauldin, SC 29607



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STRENGTHS & OPPORTUNITIES

- Strategically located just minutes from I-85 (±5 mins), I-385 (±5 mins), I-185 (±7 minutes), GSP International Airport (±15 minutes) and SC Inland Port (±24 minutes)
- Currently 90% leased
- Most tenants have 3 year lease in place
- Well-maintained flex park
- Fully renovated office space
- Each unit has dock high door
- 5 units have both dock high and drive-in doors
- Fully sprinkled
- 16'7" ceiling height in warehouse
- Some units can be combined



ASSET OVERVIEW

Mauldin Centre is a multi tenant flex park in the southeastern Greenville County. The property consists of 32,028 total SF divided into 10 units.

Located on McDougall Ct right between Woodruff Rd and Laurens Rd, the property is in a well established flex/industrial sector.

The property is 4.4 acres and zoned I-1 by the City of Mauldin. Building is masonry construction and was built in 1990.



MAULDIN CENTRE DETAILS

Address	4 McDougall Ct
# of Suites	10
Total Square Ft	±32,028
Site Size	±4.4 acres
Year Built	1990 (estimated)
Classification	Flex
Occupancy	90%



MAULDIN/MARKET OVERVIEW

- Mauldin is a progressive community of 24,000+ residents located in the Upstate of South Carolina
- Mauldin offers a highly skilled and educated workforce to support growing businesses
- Average household income is approximately \$72,000 with 45,000+ homes in a five mile radius of downtown Mauldin
- The traffic count on US 276 (Main Street) is 34,700 VPD and on W. Butler Road is 24,600 VPD
- Mauldin is the 7th fastest growing city in South Carolina with a population greater than 3,000 and is the 18th largest of 270 South Carolina cities
- The population is expected to grow by around 1.8% annually
- More than 90% of the Mauldin population aged 25+ has at least a high school diploma; more than one-third hold a Bachelor's Degree or higher
- Mauldin's cost of living ranks in the 94th percentile
- Greenville City growth rate: 5.8%

	Mauldin Centre	I-85/Wenwood/ICAR 2-4 Star	I-85/Wenwood/ICAR	Greenville
Industrial				
Buildings	1	130	177	2,730
Existing SF	32,028	9,470,188	9,764,044	114,338,424
Average Building SF	32,028	72,847	55,164	41,882
Under Construction	-	40,000	40,000	381,850
Leasing				
	\$6.58	\$5.47	\$5.47	\$3.87
Vacancy Rate	29.0%	7.6%	7.4%	5.3%
Available Spaces	2	11	11	213
Available SF	6,200	1,232,307	1,232,307	11,745,701
12 Mo. Absorption SF	0	103,912	101,668	388,837
12 Mo. Leasing SF	15,500	100,912	100,912	2,404,995
Sales Past Year				
Properties	-	11	12	103
Sales Volume (Mil.)	-	\$8.7	\$8.7	\$67
Avg Sale Price (Mil.)	-	\$1.0	\$1.0	\$0.8
Sale Price Per SF	-	\$39	\$39	\$29
Cap Rate	-	-	-	8.1%

I-85/Wenwood/ICAR Vacancy Overview

Net Absorption, Deliveries and Vacancy

