



# Available Office Site

## Point Central at Verdae

### 7.3 Acres

### Location

**LOCATION:** 701 Verdae Blvd  
**COMMUNITY:** Greenville, SC  
**COUNTY:** Greenville

### Utilities

**WATER:** GVL Water System  
**GAS:** Piedmont Natural Gas  
**SEWER:** City of Greenville  
**ELECTRICITY:** Duke Energy

### Description

**MINIMUM ACRES:** Acres  
**MAXIMUM ACRES:** 7.3 Acres  
**SUBDIVIDE:**  
**CURRENT USE:** Vacant; Proposed Office Building  
**SURROUNDING AREA:** Mixed Use  
**TOPOGRAPHY:** Shovel ready

### Transportation and Access

**INTERSTATE:** I-385 1 Miles  
**ALT. HIGHWAY:** US 276 1 Miles  
**PRIMARY AIRPORT:** GSP International 9 Miles  
**CIVIL AIRPORT:** GVL Downtown Airport 4 Miles  
**PORT:** Charleston Miles  
**RAIL:** None

### Taxes and Zoning

**ZONED INDUSTRIAL:** S-1, Services  
**RESTRICTIONS:** Covenants  
**TAXMAP:** 0261000101203  
**TAX DISTRICT:** 515  
**MILLAGE RATE:** 337.60 (2015)  
**FOREIGN TRADE ZONE:** No  
**FIRE DISTRICT:** City of Greenville  
**FIRE RATING:** 2

### Sales

**MIN. PRICE ACRE:** TBD  
**MAX. PRICE PER ACRE:** TBD  
**LEASE:** TBD  
**SOURCE:** Mike Kiriakides  
 KDS Properties  
 864-242-4200

### Comments

Premier office site for corporate user in prime location. Planned Class-A office building is located near CU-ICAR, interstates and the airport. Proposed office building totals 97,000 sf on three floors with 318 parking spaces. Site is shovel ready. All utilities available. Additional 15-additonal acres available.

**For Additional Information Contact:**

Greenville Area Development Corporation  
 233 North Main, Suite 250  
 Greenville SC 29601

Phone: 864-235-2008  
 Fax: 864-235-9030



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