

Price Reduced!

Brunswick Business Park

145 City View Circle, Pickens, SC



- 152,000+ SF Former Textile Mill on 18 acres
- No Zoning, Outside City Limits, No Use Restrictions
- 3-Phase Power, Water, Sprinklers, and Sewer
- Clear Ceiling Heights from 10' to 33'
- Spaces for Lease from 1,500 SF to 36,000 SF
- Adjacent 8,990 SF Flex Building also Available
- **Possible Owner Financing Available**

Reduced to \$1,250,000

16.3% Cap

Chuck Yeager - Broker in Charge

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CHUCK YEAGER
REAL ESTATE
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Although every effort has been made to ensure accuracy, no liability is assumed for errors or omissions.
Terms, pricing, and availability are subject to change without notice.

For Sale or Lease

145 City View Circle, Pickens, SC 29671

Spaces Available for Lease

Sq. Ft.*	Ceilings	Description	Rent/month
9,000	33'	Roll-up door & bay	\$2,263
4,500	20'	Roll-up door	\$756
3,000	20'	Roll-up door	\$788
2,550	20'	Open floor plan	\$500
3,600	24'	Open floor plan	\$725
1,500	24'	Open floor plan	\$425

** Please call Listing Broker for smaller and/or larger spaces*

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Proforma	
Gross Rents	\$ 285,522
10% Vacancy	\$ 28,552
Net Income	\$ 256,970
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2008 Estimated Expenses	
Taxes	\$ 9,830
Insurance	\$ 7,000
Maintenance & Repairs	\$ 2,500
Electric Usage	\$ 24,000
Water & Sewer	\$ 2,500
Security	\$ 5,000
Trash Collection	\$ 1,000
Lawn Maintenance	\$ 1,600
Net Operating Income	\$ 203,540
Asking Price	\$ 1,250,000
Cap Rate	16.28%

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