



**PROPERTY OVERVIEW:**

**BUILDING NAME:** Kyrus

**LOCATION:**  
 Street 5 Artillery Road  
 City, State, Zip Taylors, SC 29687-2602  
 County Greenville

**GREENVILLE COUNTY TAX MAP IDENTIFICATION #:** P015.03-06-029.00

**LAND USE:** 421 Office - General

**ZONING:** C-2 Commercial

**EFFECTIVE REAL PROPERTY TAXES (2004):**

<b>District:</b>	271
<b>Assessed Value:</b>	\$1,670,699
<b>x Tax Rate:</b>	6%
<b><u>x Millage Rate:</u></b>	0.2703
<b>= Effective Tax: (2004)</b>	\$27,983.72

**PROPERTY APPRAISAL:**  
 Date of Appraisal Report: June 8th, 1999 \$2,220,000

**UTILITIES: All Utilities Available**      **Service Provider:**

Power	Duke Power	
Water	Greenville Water	6" main (160gpm) <b>864-241-6155</b>
Sewer	Wade Hampton Sewer District	<b>864-244-0390</b>
Gas	Piedmont Natural Gas	2" Line <b>864-233-7966</b>
	**Currently not tied into the building	

**AIRPORTS:**  
 Greenville / Spartanburg Int'l Airport 14 miles

**BUILDING SPECIFICATIONS**

**SQ. FT. BREAKDOWN:**

Office Space	29,870
Mechanical Space	3,094

**BUILDING DETAILS:**

	<u>Size (Sq. Ft.)</u>	<u>Date of Building Construction</u>
Level 1 (Basement)	8,936	1971
Level 2 (First Floor)	15,948	
Level 3 (Second Floor)	8,958	
<b>Total</b>	<b>33,842</b>	

**LAND ACREAGE:** 3.51 Acres

**SHAPE, TOPOGRAPHY:** Slight rise then slopes gradually from road. Creek at rear.

**CONDITION:** Good Good

**BUILDING CONSTRUCTION:** **Exterior Walls** Masonry, decorative block **Roof** Tar & Gravel 20 year membrane material warranty expires October 2, 2011 installed by Roof-Tek Incorporated

**LOADING DOCKS:**  
Quantity (Interior Docks) 1 Drive in door First Floor (Basement Level)  
Size 8' x 6'  
Electric Openers yes

**PARKING:** Ample Parking - 118 total parking spaces

**HVAC**  
Level 1 - Basement (2) Trane Heat Pump Units Model # RAUA-1503-A Type #269-519-1-D  
Level 2 - First Floor (1) Trane Heat Pump Units Model # RAUA-1503-A Type #269-519-1-D  
(1) Carrier Heat Pump Units Model # 38AE-012-500  
(1) Carrier Heat Pump Units Model # 384CC060520 (On Roof / Lobby/Office assist unit)  
(1) Carrier Heat Pump Units Model # 563AN024-A (On Roof/Lobby/Office assist unit)  
Level 3 - Second Floor (2) Trane Heat Pump Units Model # RAUA-1503-A Type #269-519-1-D

**ELECTRICAL** 3 phase 220volt

**FIRE PROTECTION:**  
Level 1 - Basement 1 Fire Hose Station  
Level 2 - First Floor 2 Fire Hose Stations  
Level 3 - Second Floor 2 Fire Hose Stations

**OTHER:** Detroit Diesel Generator for Emergency Power  
26' x 24' open courtyard on First Floor

**DIRECTIONS:**

From I-85 take I-385 N via exit 51 toward downtown Greenville. Merge onto SC-291 N via exit 41A. Turn slight right onto Wade Hampton Blvd. / US-29 N. Go 1.8 miles and take left turn onto Artillery Drive, subject property is second building on left.

**TERMS & CONDITIONS:**

\$40,000 deposit by cash or good check, balance is due at closing by Friday, December 2nd, 2005. A 10% Buyers Premium will be added to the winning bid price to determine the final contract price paid by the purchaser. Purchaser pays for deed preparation, environmental assessment fee, survey fee and their portion of legal fees to close the sale. Property sells "as is, where is" with all faults and in its present condition with no warranty of any nature expressed or implied. Seller and Auction Company assume that the Purchaser has inspected the property prior to bidding and that it is suitable for their purposes. Property is subject to prior sale. Sale day announcements take precedence over this and any other information. Auction company is not responsible for errors and omissions.

**AUCTIONEER:**



[www.lyongroupllc.com](http://www.lyongroupllc.com)

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