

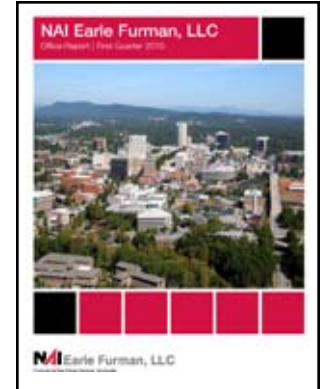
NAI Earle Furman, LLC

2nd Quarter 2010 Newsletter



FIRST QUARTER 2010
MARKET REPORTS AVAILABLE
Click here to view

Latest trends and updates
on the Industrial, Office &
Retail sectors



INVESTMENT OPPORTUNITY - 5200 PELHAM ROAD, GREENVILLE *IDEAL FOR A USER/INVESTOR*

Available For Occupancy

- 6,000 SF Flex Space
 - ±1,420 SF of Office (Plus 775 SF Upstairs)
 - ±4,580 SF of Warehouse (Plus 700 SF Mezzanine)
- One (1) 8' x 10" Dock Door with Dock Seal
- One (1) 8' x 8' Ground Level Truck Door
- ESFR Sprinkler System
- Climate Controlled Warehouse
- Ceiling Heights ±18' - ±20'
- Blended Lease Rate: \$6.50/SF NNN Based on 6,000 SF (Additional 1,475 SF Upstairs Office & Mezzanine at No Charge)
- CAM, Taxes & Insurance: \$1.69/SF

Building Details

- 12,000 SF Flex Building
- 6,000 SF Occupied by 1 Tenant
- 6,000 SF Available for Occupancy
- Sale Price: \$999,000 (Excludes Excess Land)

Misc Details

- Zoning: S-1 Greenville County
- Located at the Corner of Smith Rd & Pelham Rd
- Convenient to I-85 (±0.7 Miles)
- Building Signage on Pelham Rd
- Ample Parking



For more information contact:
Peter Couchell, CCIM

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couchell@naiearlefurman.com

NAI Earle Furman, LLC

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Industrial Group News

JUST LISTED - INVESTMENT OPPORTUNITY! 410 AIRPORT ROAD, GREENVILLE

- ±13,500 SF Total
- ±12,476 SF Warehouse
- ±1,024 SF Office
- 2 Dock High Doors
- 1 Grade Level Door
- 22'-24' Clear Ceiling Height
- ±2.45 Acre Site
- Zoned S-1
- Fully Leased Through July 2013
- Room for Future Development

For more information contact: Ford Borders, SIOR & Grice Hunt
 fborders@naiearlefurman.com - 864 678 5943
 grice@naiearlefurman.com - 864 678 5935



5405 N. BLACKSTOCK ROAD, SPARTANBURG - PRICE JUST REDUCED!



- Wingo Industrial Park
- ±5.3 Acre Site
- ±54,000 SF Total
- ±3,000 SF Office
- Sprinklered (Wet)
- 3 Dock Doors w/ Levelers
- Ceiling Height: 18'2" to 20'5"
- Building is expandable by 21,600 SF
- 27,000 SF Air-Conditioned
- Sale Price: \$1,995,000.00

For more information contact: Earle Furman, SIOR & Jon A. Good, SIOR
 efurman@naiearlefurman.com - 864 678 5940
 jgood@naiearlefurman.com - 864 678 5941

RECENT TRANSACTIONS

Keith Jones and Scott Jones, SIOR represented Valuflor Inc. in leasing a 7,500 SF industrial space in The Commerce Center located at 5216 Pelham Road in Greenville.

Earle Furman, SIOR and Jon A. Good, SIOR represented CapCar Realty 1.1, LLC in selling a 27,000 SF industrial property located at 209 Holly Ridge Court in Greenville. The property was sold to Greenville Woodworkers Guild.

Ford Borders, SIOR and Grice Hunt represented Prologis in leasing a 20,000 SF industrial property located at 240 Feaster Road in Greenville. The space was leased to American Packaging & Crating of Florida, LLC.

Dave Reeves and Jerome Jay represented Circle Trim, Inc. in leasing a 31,560 SF industrial property located at 125 Tate Road in Norris, SC. The space was leased to SupplyOne Inc who was represented by Bentley Commercial.

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Office Group News

200 BLECKLEY STREET - ANDERSON, SC - JUST LISTED!



PROPERTY HIGHLIGHTS:

- ±15,600 SF
- Well Maintained Two Story Office Building
- Located on ±1.75 Acres in Downtown Anderson
- (2) Elevators
- Great Road Frontage
- Plenty of On-Site Parking
- Sale Price: \$1,100,000

Contact Information: Tim Roller
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MILESTONE WAY - GREENVILLE, SC - OFFICE SPACE FOR LEASE OR SALE
 Great location just off Pelham Road & I-85, near GSP International Airport

164 Milestone Way - For Lease

- +14,336 SF Building
- Suite 100 - ±7,170 SF
- Suite 200 - ±579 SF
- Suite 230 - ±1,446 SF
- Suite 220 - ±2,577 SF
- Suite 210 - ±2,564 SF
- Plenty of Parking



Contact Information: Scott Jones, SIOR and Keith Jones
 tel: 864 232 9040
 email: sjones@naiearlefurman.com or keith@naiearlefurman.com

142 Milestone Way - Income Property

- 2,800 SF Office Building
- Great Location just off Pelham Road & I-85
- High Growth and High Income Area
- Ample Parking
- Zoned POD
- Seven Offices, One Executive Conference Room and Break Area
- 100% Occupied
- Sale Price: \$379,000



RECENT TRANSACTIONS

Scott Jones, SIOR and Keith Jones represented Gower Corporation in leasing several flex spaces in Highland Business Park located at 355 Woodruff Road. A 1,482 SF space was leased to Occupational Drug Screening, Inc and a 1,472 SF space was leased to The Journey Center, Inc.

Peter Couchell, CCIM and Stuart Wyeth represented Piedmont Ventures, LLC in leasing a 5,800 SF medical office space to Spartanburg Regional Health Services District, Inc. The space is located in The Oaks at Five Forks on Batesville Road in Simpsonville. Couchell and Wyeth also represented Butler Road Properties, LLC in selling a 7,000 SF office property located at 10 McCar Drive in Mauldin. The property was sold to Swain Holdings, LLC who was represented by John Gray, CCIM of Croxton Gray Commercial Properties.

David Feild, CCIM of NAI Earle Furman, LLC represented BBW Properties, LLC in selling an 8,750 SF office building located at 101 Halton Village Circle. The buyer, Jocasee Cottage LLC was represented by Clay Mardre, also of NAI Earle Furman, LLC. The building's tenant is The Greenville Hospital System University Medical Group, Department of OB/GYN.



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Retail Group News

FORMER PLANT NURSERY & RETAIL FACILITY FOR LEASE

4215 Calhoun Memorial Hwy - Easley
PROPERTY HIGHLIGHTS:

- ±4,400 SF Retail Space with Road Frontage
- ±11,787 SF Greenhouse Space
- Sewer Available
- Power & Water to Site
- Excellent Visibility, High Traffic Area



For more information contact:
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jkjay@naiearlefurman.com - 864 678 5925



Shops by the Mall have recently welcomed several new tenants including Jimmy John's and Trade Route. This marks the second Jimmy John's location in Greenville and the first for franchisee, Helmer Group, LLC. Trade Route has relocated from the Shops at Greenridge on Woodruff Road to a 4,600 SF space in the Shops by the Mall. Another tenant, Fried Green Tomatoes restaurant recently expanded within the shopping center to accommodate their thriving lunch and dinner crowds.

Shops by the Mall were completely renovated in spring 2008 and are conveniently located on Woods Crossing Road next to Haywood Mall. Other tenants include Edwin Watts Golf, Alpha Graphics and Five Guys Burgers & Fries.

For more information contact:
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tlyerly@naiearlefurman.com - 864 678 5939
rdunlap@naiearlefurman.com - 864 678 5927

RECENT TRANSACTIONS

Jake Van Gieson and Bill Sims represented Little Caesars in leasing a 1,734 SF retail space located at 391 Clemson Avenue in Downtown, Clemson. They plan to open for business in May. This marks the sixteenth Upstate location for franchisee, Karalina Enterprises, Inc.

Stuart Wyeth and Peter Couchell, CCIM represented Marina Sky Investors, LP in selling a 6,000 SF retail property located at 676 Fairview Road in Simpsonville. The purchaser was represented by Hunter Garrett, CCIM, SIOR also of NAI Earle Furman, LLC.

Jimmy Wright and Ted Lyerly, CCIM represented Wireless Communications, a Verizon Wireless authorized retailer in leasing a 1,696 SF retail space located in Plaza on Pelham shopping center in Greenville. This marks their fifth Upstate location. The landlord in the transaction, Livesey Development, LLC was represented by Jake Van Gieson and Bill Sims, also of NAI Earle Furman LLC.

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Company News

NEW TEAM MEMBERS

NICK SMITH & BRENDAN GOWER JOIN NAI EARLE FURMAN AS PROPERTY MANAGERS

NAI Earle Furman recently hired Nick Smith as property manager. Smith received a B.A degree in Marketing from Francis Marion University. He has three years property management experience focusing on grocery anchored shopping centers throughout the Southeast. His portfolio with NAI Earle Furman consists of over 2.5 million square feet of commercial space.



Greenville native, Brendan Gower has recently joined NAI Earle Furman, LLC as a property manager. He is a Virginia Tech graduate and has over five years experience in real estate and property management. Prior to joining NAI Earle Furman, he was an asset manager for a portfolio valued at approximately \$90 million of grocery store anchored shopping centers. In the community he is involved with Meals on Wheels.



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About Us

Founded by J. Earle Furman in 1986, NAI Earle Furman, LLC has become a leading full service commercial real estate brokerage firm in the Upstate of South Carolina specializing in the office, industrial, investment and retail sectors. NAI Earle Furman, LLC offers a wide range of services through brokerage and property management groups. A partnership with NAI Global allows NAI Earle Furman, LLC to access a network of worldwide real estate connections and offer international commercial real estate services to Upstate clients, while retaining local personality and knowledge. The firm has 50 employees and in the past three years the firm has completed an average of 340 transactions per year. The property management team has grown exponentially in recent years and manages over 5 million square feet of commercial space in North and South Carolina.

BROKERAGE SERVICES

- Tenant Representation
- Landlord Representation
- Market Analysis
- Site Selection
- Lease Versus Own Analysis
- Due Diligence Consulting
- Lease Review and Renewal Services
- Tax Deferred Exchanges
- Development
- Land Acquisition and Disposition

PROPERTY MANAGEMENT SERVICES

- Formal property inspections each month with a copy of the inspection report included in the monthly report
- Face-to-face monthly meetings with each tenant to identify and address tenant needs
- Fast and effective response to tenant needs, repairs and maintenance requests
- Continual evaluation of vendor contracts and services to insure the best results and fair pricing
- Thorough review of all operational invoices prior to payment
- Annual budget submission with periodic reports which provide monthly and year-to-date tracking of operational expenses
- After-hour emergency response to urgent problems
- In-house maintenance services with a team of technicians that is second to none as it relates to customer service, skilled maintenance care, fair pricing and trust

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