

FOR LEASE | ±10,416 SF FLEX SPACE

Golden Oaks Business Park

1085 THOUSAND OAKS BLVD. GREENVILLE, SC 29607



Golden Oaks > Flex Space - 10,416 SF

Readily Adaptable and Flexible Space off I-385.

- > Well situated on quiet cul-de-sac in park-like setting
- > Easy access to I-385, I-85 and Woodruff Road

Building Amenities

- > Flexible Office Space adaptable for different uses
- > Dedicated Dock High Door (10' X 12') with staging area
- > Ground Level Drive-in Door
- > Corner Lot increases parking availability
- > Total Size ±10,416 SF
 - ±7,116 SF Warehouse
 - ±3,300 SF Office
- > Zoned I-1
- > Lease Rate: \$7.35/SF NNN

Demographics (2019)

	1-MILE	3-MILE	5-MILE
POPULATION	3,856	52,561	145,122
AVERAGE HH INCOME	\$88,372	\$98,186	\$94,744
HOUSEHOLDS	1,585	22,156	59,553

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Floor Plan

- > Office area can be modified for tenant needs
- > Warehouse has good floor plan with side entrance drive and expanded rear dock

