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Flex Industrial Space near I-385 in Greenville, SC

FOR SALE | 18 Woods Lake Rd, Greenville | SC

Asking Price:

\$695,000

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DOWNTOWN
GREENVILLE
AIRPORT



CrossFit
Potentia
McAlister
Design



LOWNDES HILL RD

WOODS LAKE RD

N. PLEASANTBURG DR



Specifications

Total Acreage ±1.18 Acres

Total SF ±12,445 SF

Zoning C-3 (regional commercial district)

Major Nearby Roads Interstate 385 & N. Pleasantburg Drive

Building Dimensions 180' x 70'

Office ±7,500 SF office/flexible-use space

Walk-in Cooler ±450 SF

Trailer Parking/Storage Additional storage or parking in rear with separate access

Auto Parking ±30 spaces

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This ±12,445-square-foot flex industrial building is located less than one mile from the I-385 Exit 40A on/off ramp in Greenville, South Carolina. This property includes office, warehouse space and a walk-in cooler as well as additional acreage that can be used for trailer storage, trailer parking, general storage or employee parking.

FEATURES

- Roof replaced in 2012- under warranty until 2032
- Office/flexible space heated and cooled, warehouse heated
- Building has one dock door and one drive-in door
- Alarm system in place
- ±3.5 miles to I-85
- ±12 miles to BMW Plant Spartanburg
- ±3 miles to downtown Greenville
- ±15 miles to the Inland Port in Greer
- Daily traffic count on nearby N. Pleasantburg Rd = ±35,100
- Corporate neighbors include Green Gate Office Park and AVL Solutions
- Close proximity to Greenville Downtown Airport (1 mile)

Contact us:

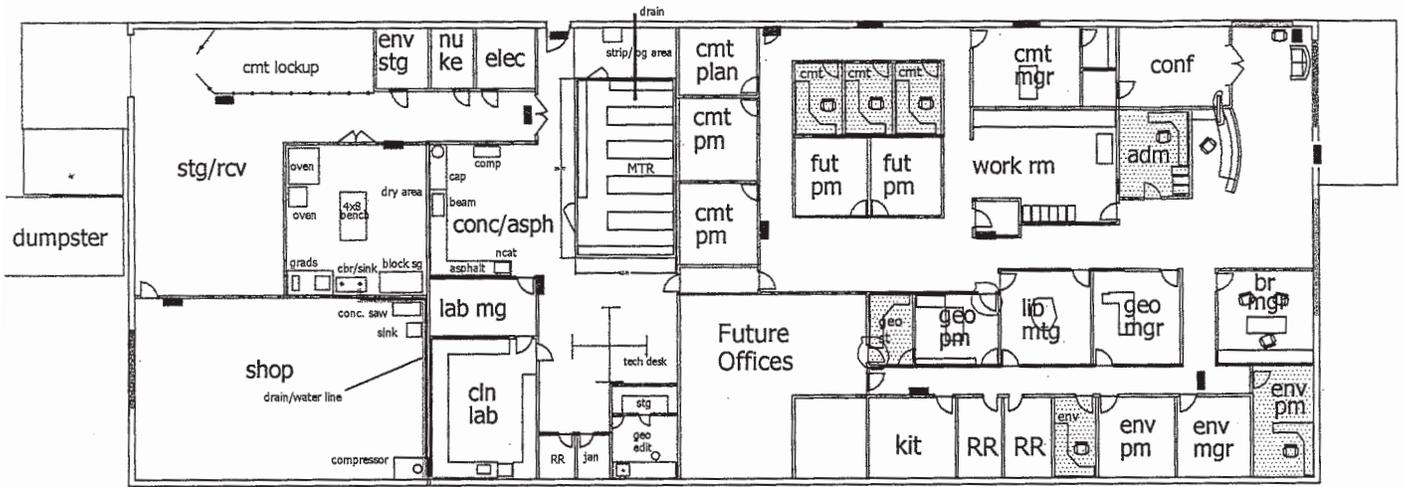
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±1.18 ACRES

±12,445 SF



FLOOR PLAN

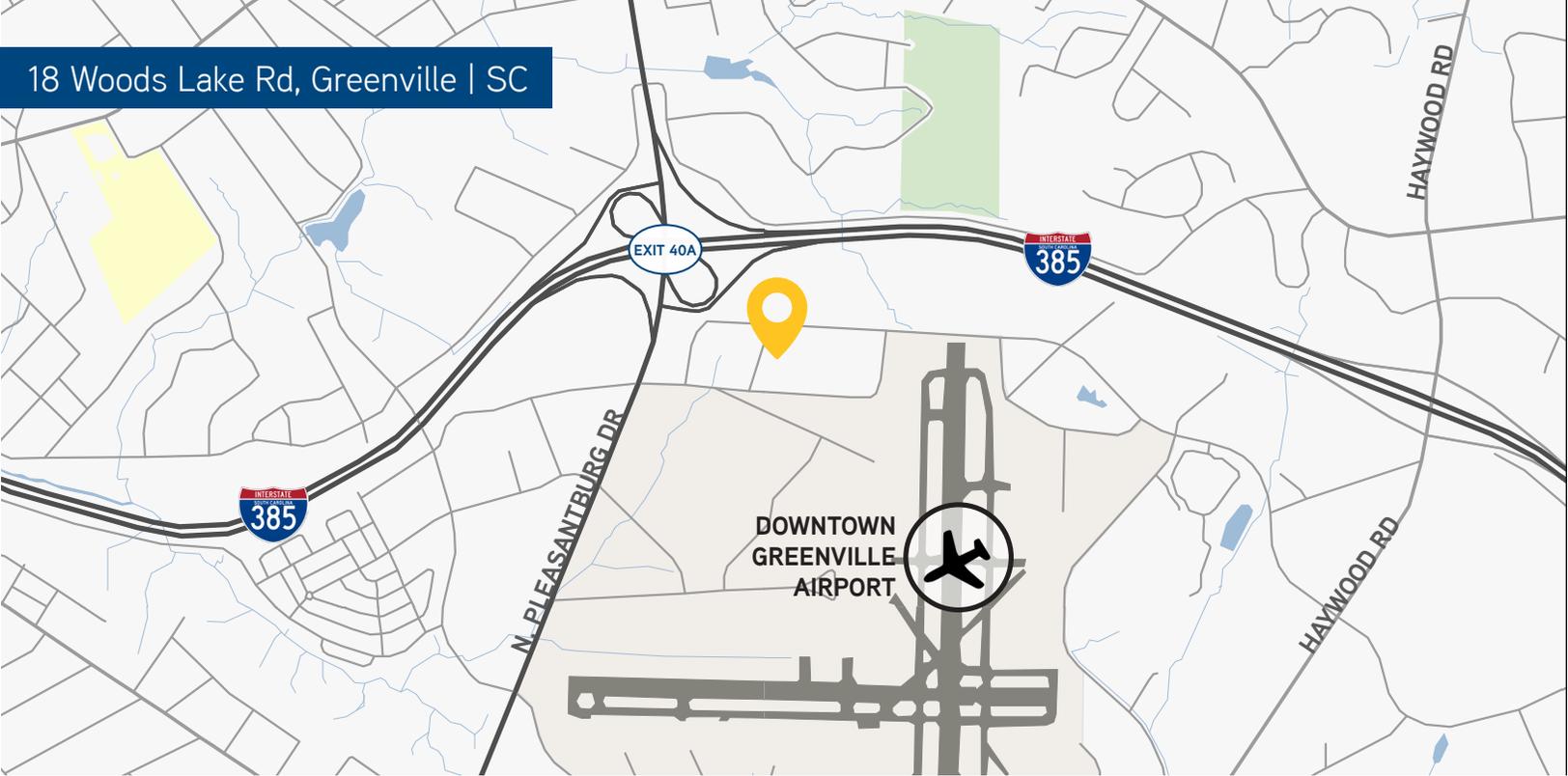
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Area Demographics (10 mile radius)



Current Population

(2020)

430,514



Projected Population

(2025)

462,732



Average Household Income

(2020)

\$83,365



Industrial Vacancy

Rate (Q3 2020)

6.64%

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