



SUITE B
±45,373 SF

SUITE C
±33,947 SF

TANNER PRICE WAY

315 TANNER PRICE WAY | GREENVILLE, SC 29615

Building A | Suites B & C

±33,947 SF to ±79,320 SF

Contact Brokers for Lease Rate

CONTACT BROKERS



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BUILDING A OVERVIEW

315 Tanner Price Way | Bldg A | Greenville, SC

VACANCY SPECS

Garlington North Industrial Park - Class A Building

±136,080 Total SF

±79,320 SF Available for Lease in 2 Suites

Concrete Tilt Wall Construction

6" Floor Thickness

32' Clear Height

54'x 50' Column Spacing w/60' Speed Bay

ESFR Sprinklers

Motion Activated LED Lighting

12 (9'x10') Dock Doors (4 w/Levelers)

9 KO Panels

750 KVA Transformer w/700 Amp 480v/277w 3-Phase
Connected Load (Capability to Upsize Power to ±2,000
Amps)

200' Truck Court Depth w/60' Concrete Apron

61 Auto Parking Spaces

UTILITIES

WATER | Greenville Water

SEWER | Metropolitan Sewer

ELECTRIC | Laurens Electric Cooperative

NATURAL GAS | Piedmont Natural Gas



SUITES B & C OVERVIEW

315 Tanner Price Way | Bldg A | Greenville, SC

SUITE B SUMMARY

±45,373 SF

7 Dock High Doors | 2 w/Levelers

6 KO Panels

Prominent Glass Office Facade

Office Space to Suit

35 Parking Spaces

SUITE C SUMMARY

±33,947 SF

5 Dock High Doors | 2 w/Levelers

3 KO Panels

Full HVAC - 100 Tons

Sealed Epoxy Coated Floor

Prominent Glass Office Facade

Spec Office (Under Construction)

26 Parking Spaces

COMPETITIVE ADVANTAGES

315 Tanner Price Way in the Garlington North Business Park offers a rare infill industrial opportunity in a submarket with little to no vacancy in an irreplaceable location

Excellent Access to I-85

Interstate Visibility

Class A Aesthetic Business Park Environment with Boulevard Entrance

Prominent Location within the Park

Unmatched Location with Access to:

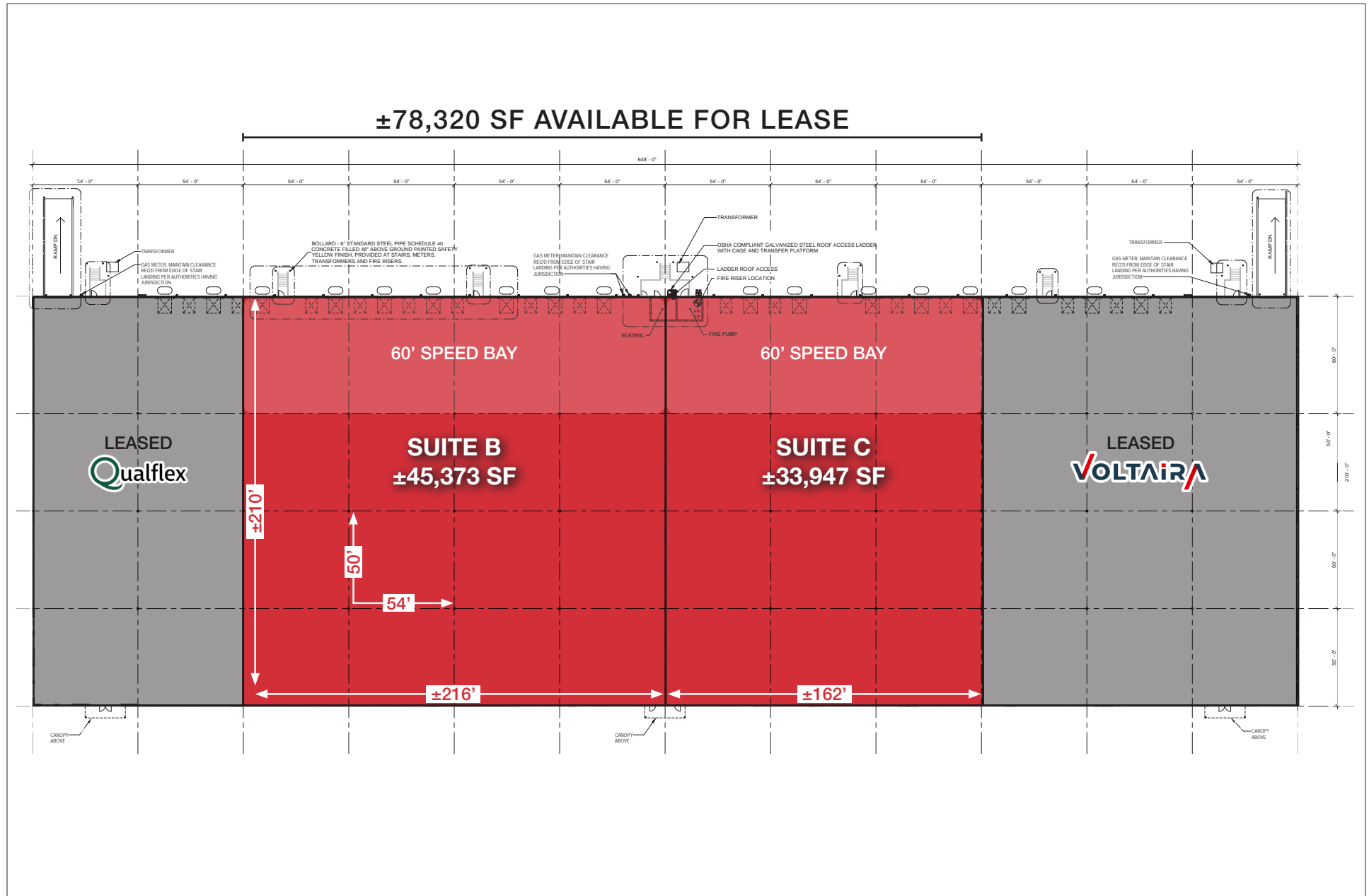
- Retail, Hotels & Entertainment
- GSP International Airport
- Close Proximity to Higher-end Residential Corridors
- A Mix of Affluent & Skilled Workers
- Micro Market Industry Ecosystem

Centrally Located with Access to Larger Metropolitan Areas of Upstate SC (Greenville | Spartanburg)



BUILDING A FLOOR PLAN

315 Tanner Price Way | Bldg A | Greenville, SC



BUILDING A AERIAL

315 Tanner Price Way | Bldg A | Greenville, SC



BUILDING A AERIAL

315 Tanner Price Way | Bldg A | Greenville, SC



BUILDING A PHOTOS

315 Tanner Price Way | Bldg A | Greenville, SC



315 Tanner Price Way | Building A Garlington North Industrial Park

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