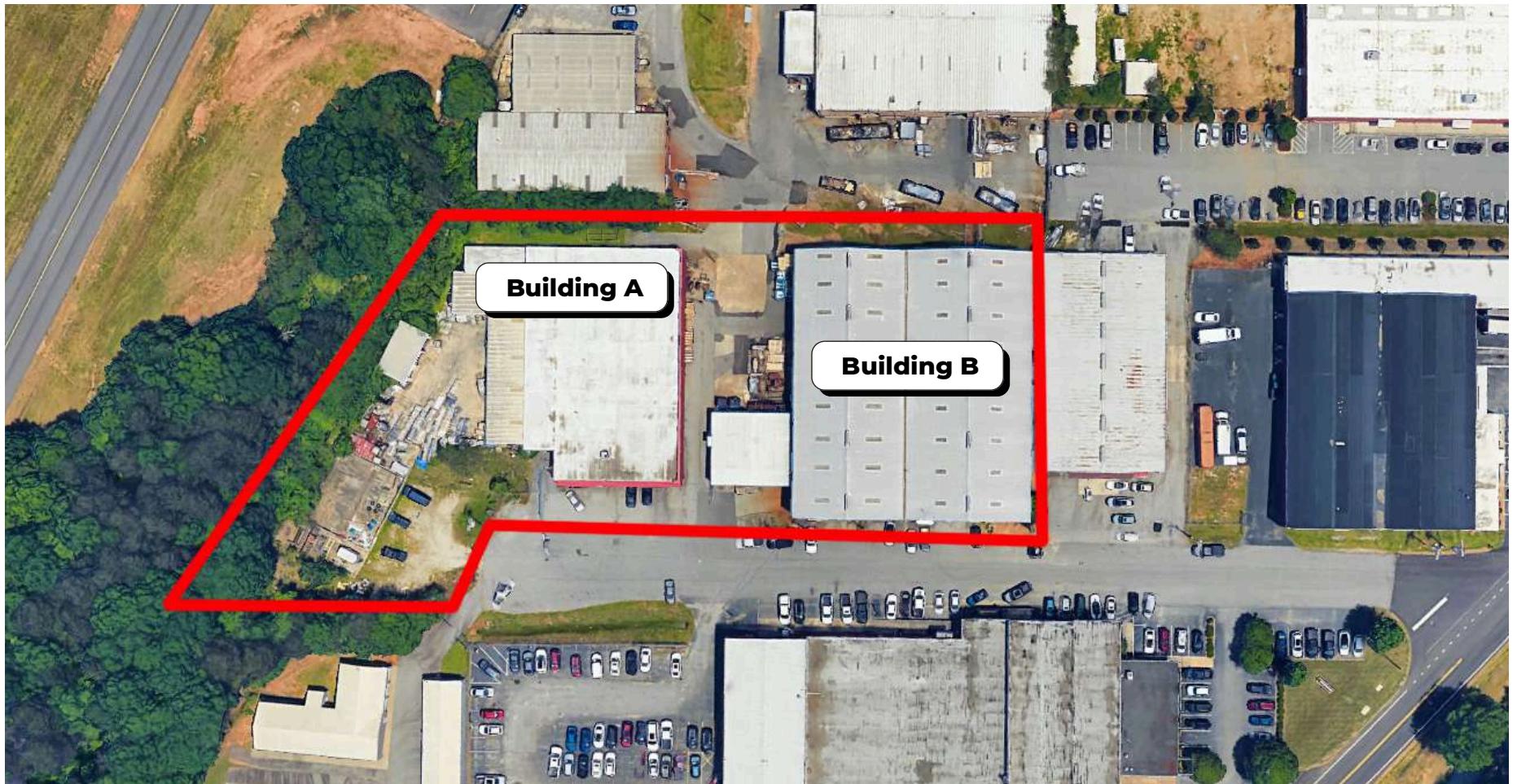




Available For Lease
**12 & 20 Crigler Street,
Greenville SC 29607**



2 Industrial Properties For Lease



Building A: 17,034 SF

Building B: 30,000 SF

- Nine drive-in doors
- Two dock high doors
- 25 parking spaces

Property Summary

12 & 20 Crigler Street, Greenville, SC 29607 is a 47,055 SF industrial property that sits on a 2.16-acre site zoned IX – Industrial Flex in Greenville, SC. The property features 9 drive-in doors, 2 dock-high doors, and a versatile clear height range of 12.5' to 33', with an average height of 21'. With multiple access points and flexible space configurations, the site is ideal for a range of industrial or flex users. Year built/renovated information available upon request.



Property Specs

Address - 12 & 20 Crigler Street, Greenville SC 29607

Type - For Lease

Total SF - 47,055

Acreage - 2.16

Year Built/Renovated - 1954

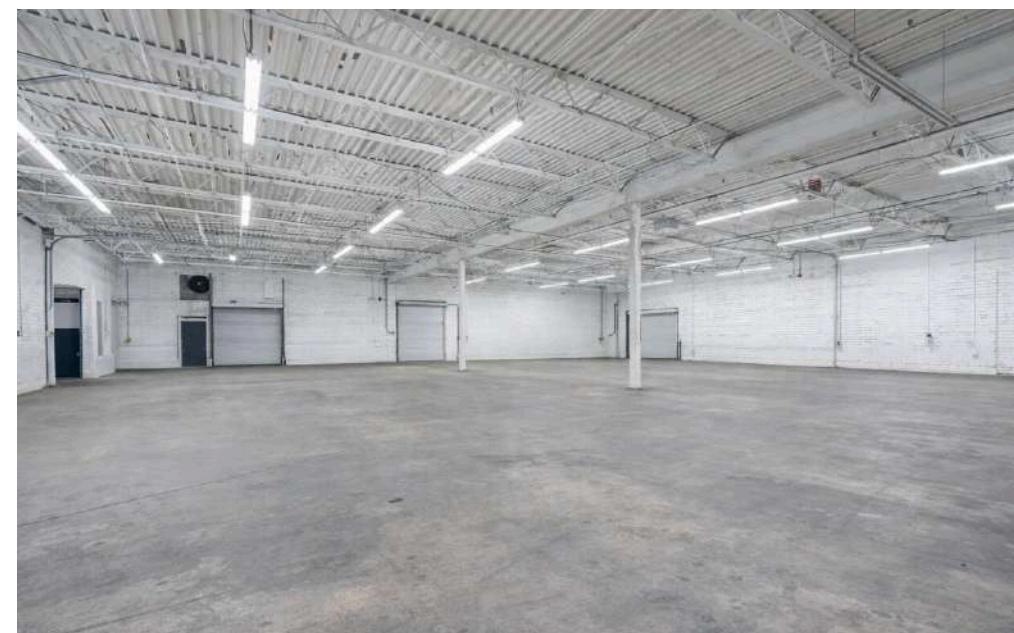
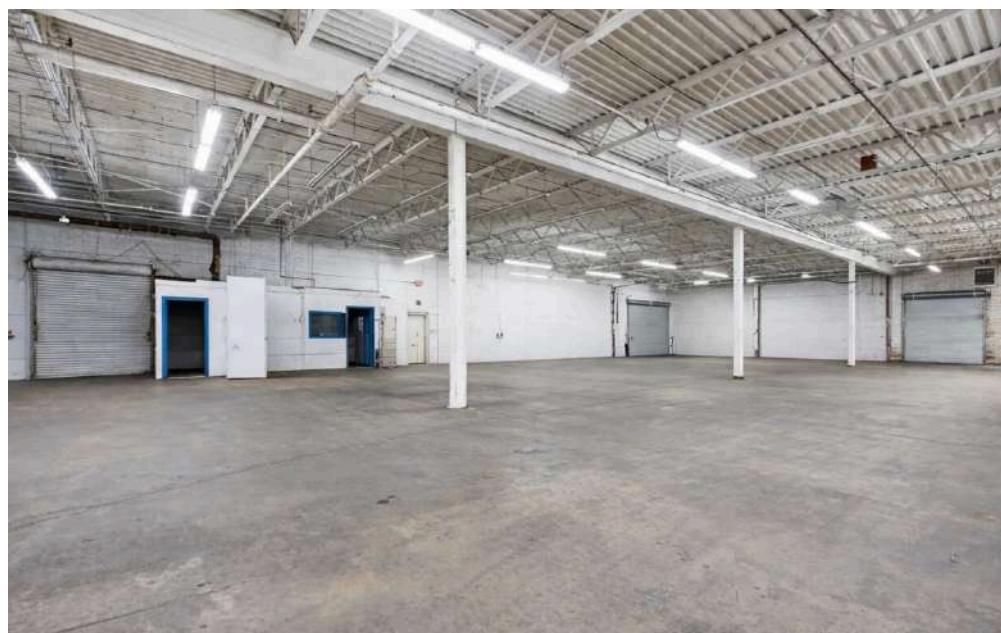
Drive-ins - 9

Dock Doors - 2

Clear Height - 12.5' - 33' Avg: 21'

Zoning - Industrial Flex









Prime Industrial Location - Greenville, SC

12 & 20 Crigler Street is strategically positioned within Greenville's established industrial and commercial corridor, offering excellent connectivity to the Upstate South Carolina region. The property benefits from immediate access to I-385, with quick connections to I-85 and I-185, enabling efficient regional distribution throughout Greenville-Spartanburg and direct routes to Charlotte and Atlanta. Located minutes from Downtown Greenville, Greenville-Spartanburg International Airport, and key employment centers, the site is well-suited for warehousing, light manufacturing, service operations, and last-mile distribution. Surrounding retail corridors and dense residential neighborhoods further support strong labor accessibility and operational convenience.

Distances

I-385: ~0.7 miles

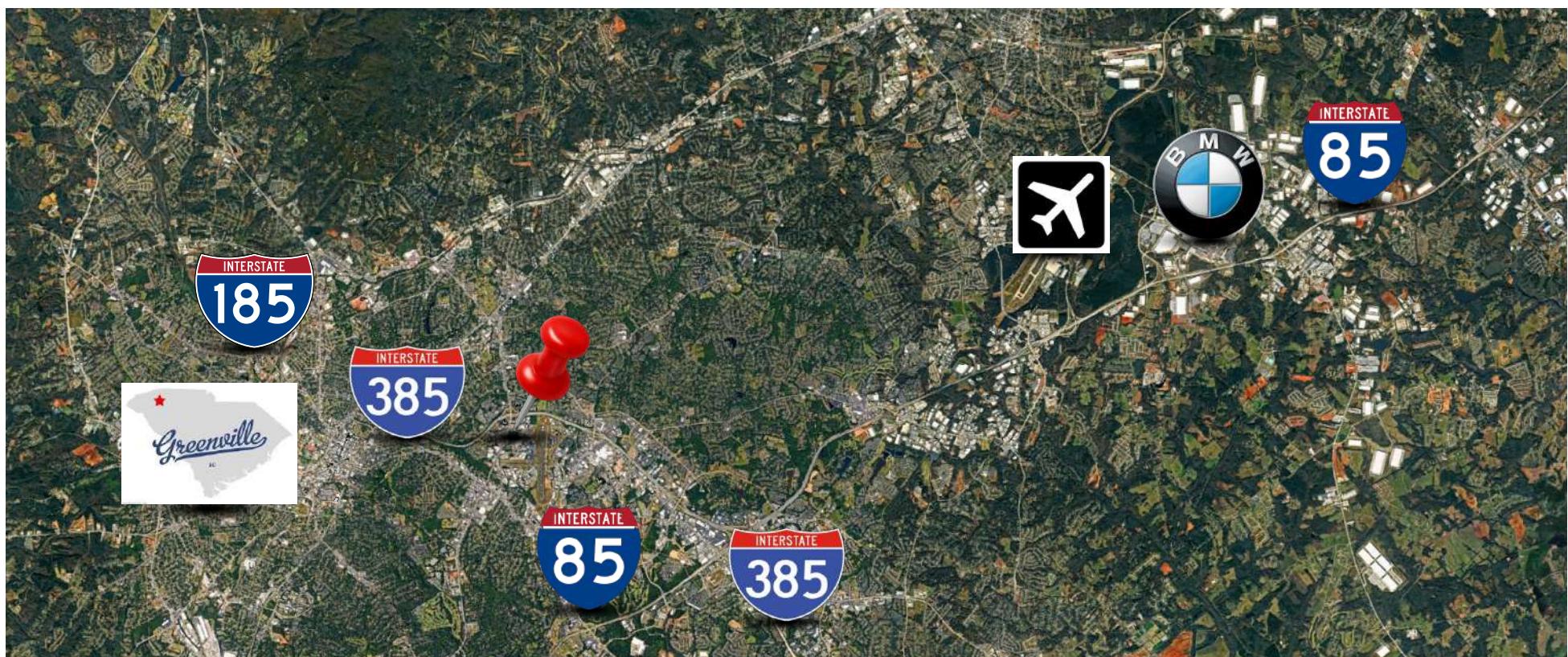
Downtown Greenville: ~3.2 miles

I-85: ~3.8 miles

Greenville International Airport: ~9.5 miles

I-185: ~4.5 miles

BMW Manufacturing: ~17 miles





Nathan Couse



Acquisitions Officer



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