

±72,800 SF FOR LEASE



*Industrial Space Available at
1801 Rutherford Road, Greenville, SC*



FOR MORE INFORMATION:

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

SITE LAYOUT HEDDLE HILL



Discover Heddle Hill Business Park

Greenville's Hub for Community, Industry, & Innovation! Spanning 50 acres, Heddle Hill is currently home to over 40 dynamic businesses across eleven buildings. The property totals just over 430,000 square feet and features a balanced split between S-1 services and I-1 industrial zoning, offering flexibility for a wide range of uses. Whether you're in services, manufacturing, logistics, or something unique, we have the space and flexibility to meet your needs.

Prime Location - Unmatched Connectivity

Strategically located, Heddle Hill is just minutes from major highways: 1.5 miles from US-29 (Wade Hampton Blvd), 1.0 mile from SC-291 (Pleasantburg Drive), and seamless access to I-385 and I-85, connecting you to regional and national markets with ease. The property boasts multiple access points, ample parking for employees, customers, and trucks, as well as fleet parking availability and extensive outdoor storage facilities.

Support & Collaboration

Tenants benefit from professional support combined with the collaborative energy of the community, making it a prime location for growth-oriented businesses across different industries and services.

- 1 Building 1
- 2 Building 2: ±72,800 SF for Lease
- 3 Building 3
- 4 Building 4
- 5 Building 5
- 6 Building 6
- 7 Building 7
- 8 Building 8
- 9 Building 9
- 10 Building 10
- 11 Building 11
- 12 Front Entry
- 13 CSX Railroad
- 14 Laydown Yard for Lease

DETAILS AVAILABLE



TOTAL AVAILABLE SF	±72,800 SF Expandable to ±82,300 SF
TOTAL BUILDING SF	±82,300
TAX MAP #	P004000100200
COUNTY	Greenville
ZONING	S-1
CONSTRUCTION TYPE	Metal
OFFICE SF	±300 SF
RESTROOMS	Four (4)
CEILING HEIGHT	See Floor Plan (Page 5)
DOCKS	Four (4) - 8' x 12'
DRIVE-IN	Two (2) - 12' x 14'
FIRE SYSTEM	Yes, 100% Wet System
UTILITY SERVICE PROVIDERS	Duke Energy 480v / 220v (3-Phase) Piedmont Natural Gas Greenville Water (Water, Sewer & Fire Loop)



LEASE RATE:
\$4.00 / SF + NNN



LOCATION:

Located within Heddle Hill
right off Rutherford Rd.



DOCKS & DRIVE-INS:

Three (3) Loading Docks
One (1) Drive-In



SPECIAL FEATURES:

Potential for 1 Acre
Outdoor Storage



INTERSTATE ACCESS:

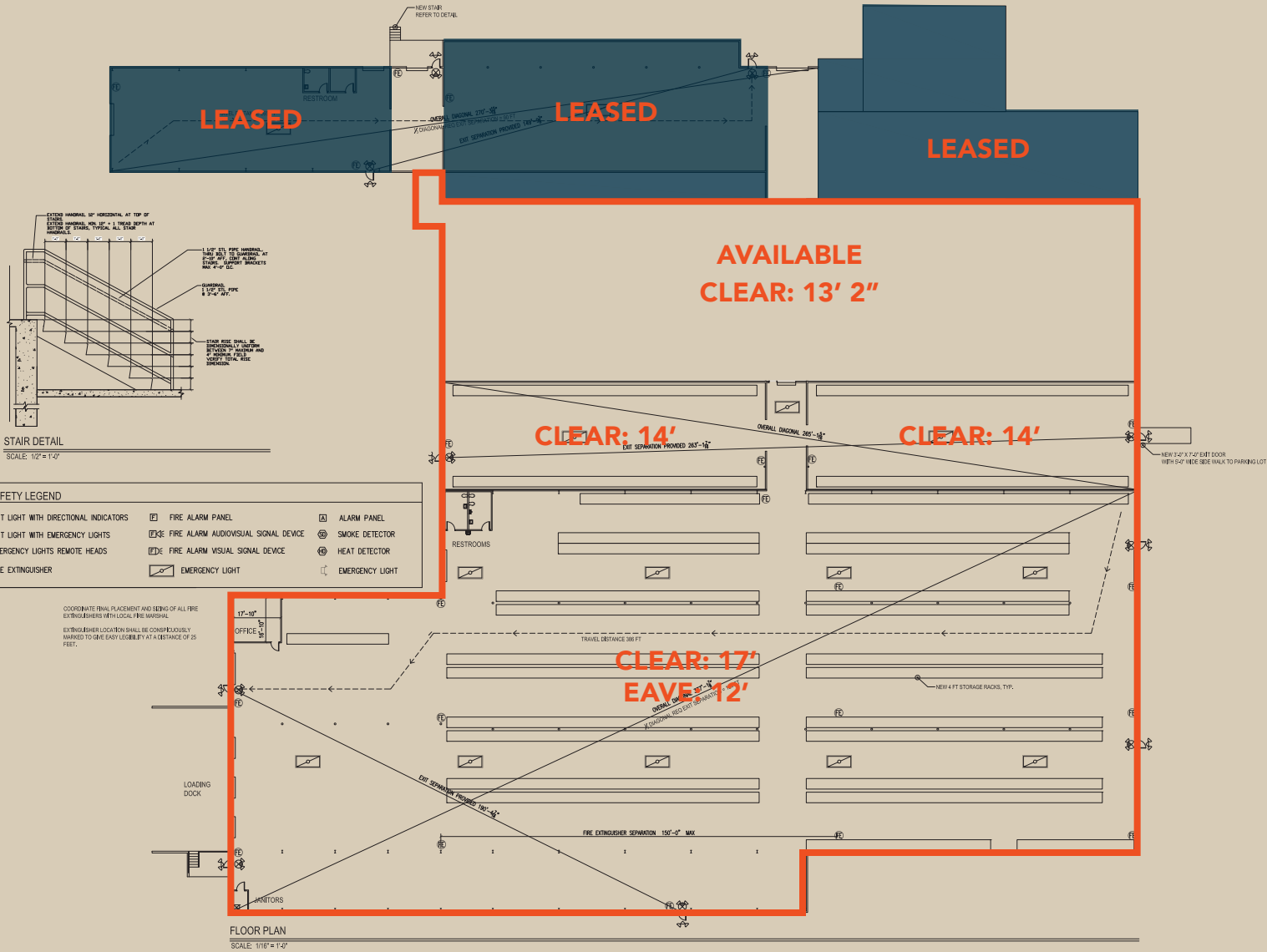
±3.0 Miles to I-385 &
±7.0 Miles to I-85

PHOTOS



FLOOR PLAN

common space

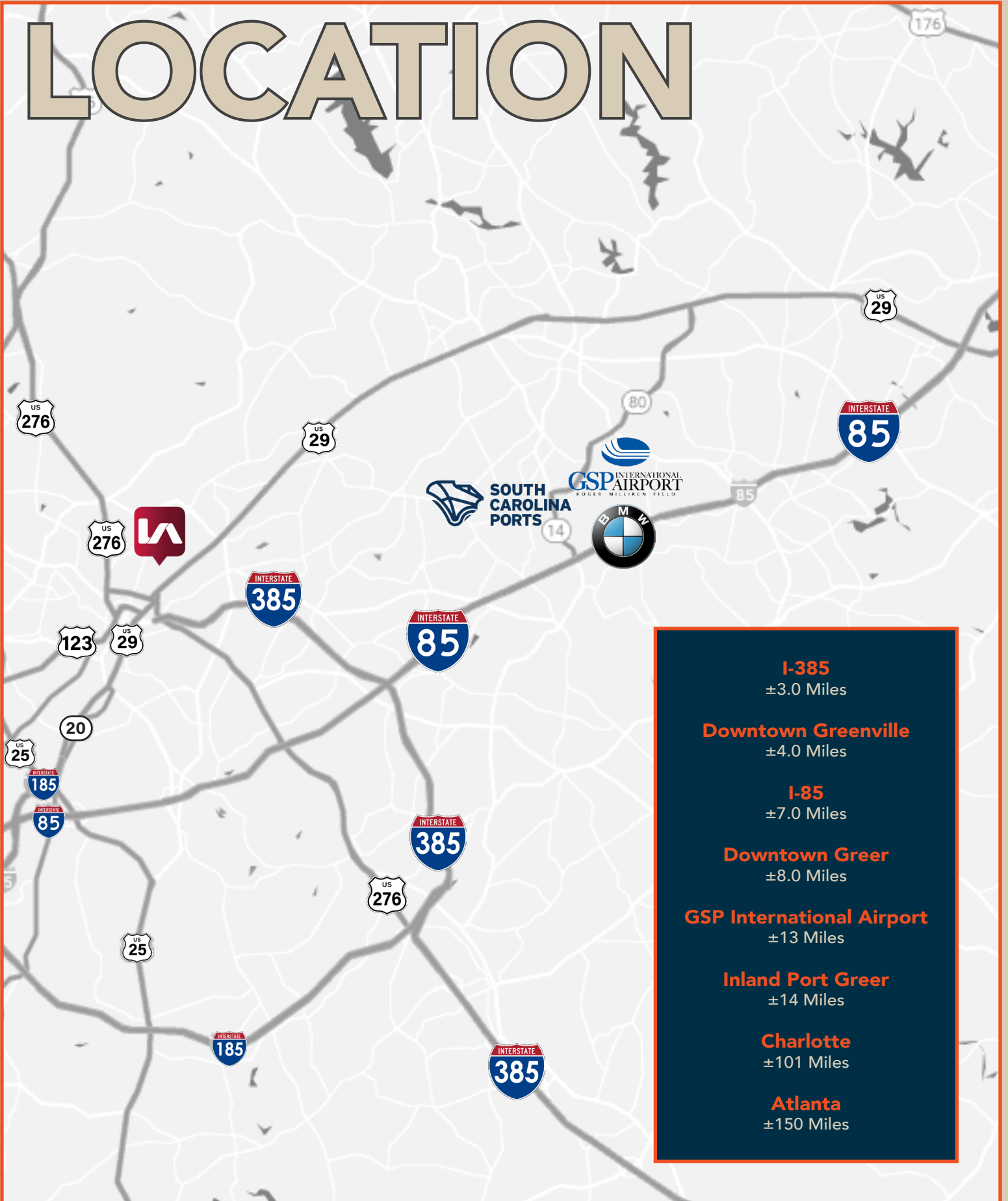


LIFE SAFETY LEGEND

COORDINATE FINAL PLACEMENT AND SIZING OF ALL FIRE EXTINGUISHERS WITH LOCAL FIRE MARSHAL
EXTINGUISHER LOCATION SHALL BE CONSPICUOUSLY MARKED TO GIVE EASY VISIBILITY AT A DISTANCE OF 25 FEET.

FLOOR PLAN
SCALE: 1/16" = 1'-0"

LOCATION



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OUR TEAM



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