



**1 CLUB ROAD, GREENVILLE, SC, 29609**  
 +/- 7,200 - 24,546 SF | FLEX / WAREHOUSE | FOR LEASE



## OFFICE / FLEX / CONDITIONED WAREHOUSE



Warehouse / Flex



Zoned S-1  
Greenville County



+/- 24,546 SF  
Total SF  
Subdividable



± 2.89 AC



Expandable  
Parking &  
Laydown Yard



Opportunity Zone



Contact Broker



+/- 13' - 18'  
Clear Height



**BROADSTREET**  
PARTNERS

**John Parker**

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864.266.3309

BROADSTREETCRE.COM | 148 RIVER STREET, SUITE 205, GREENVILLE SC 29601



# SITE MAP



CHERRYDALE

PONSETT HIGHWAY

Taylors®  
Windows

KING HICKORY  
AMERICAN BUILT FURNITURE SINCE 1958

GREENCO

GREENVILLE



BROADSTREET  
PARTNERS

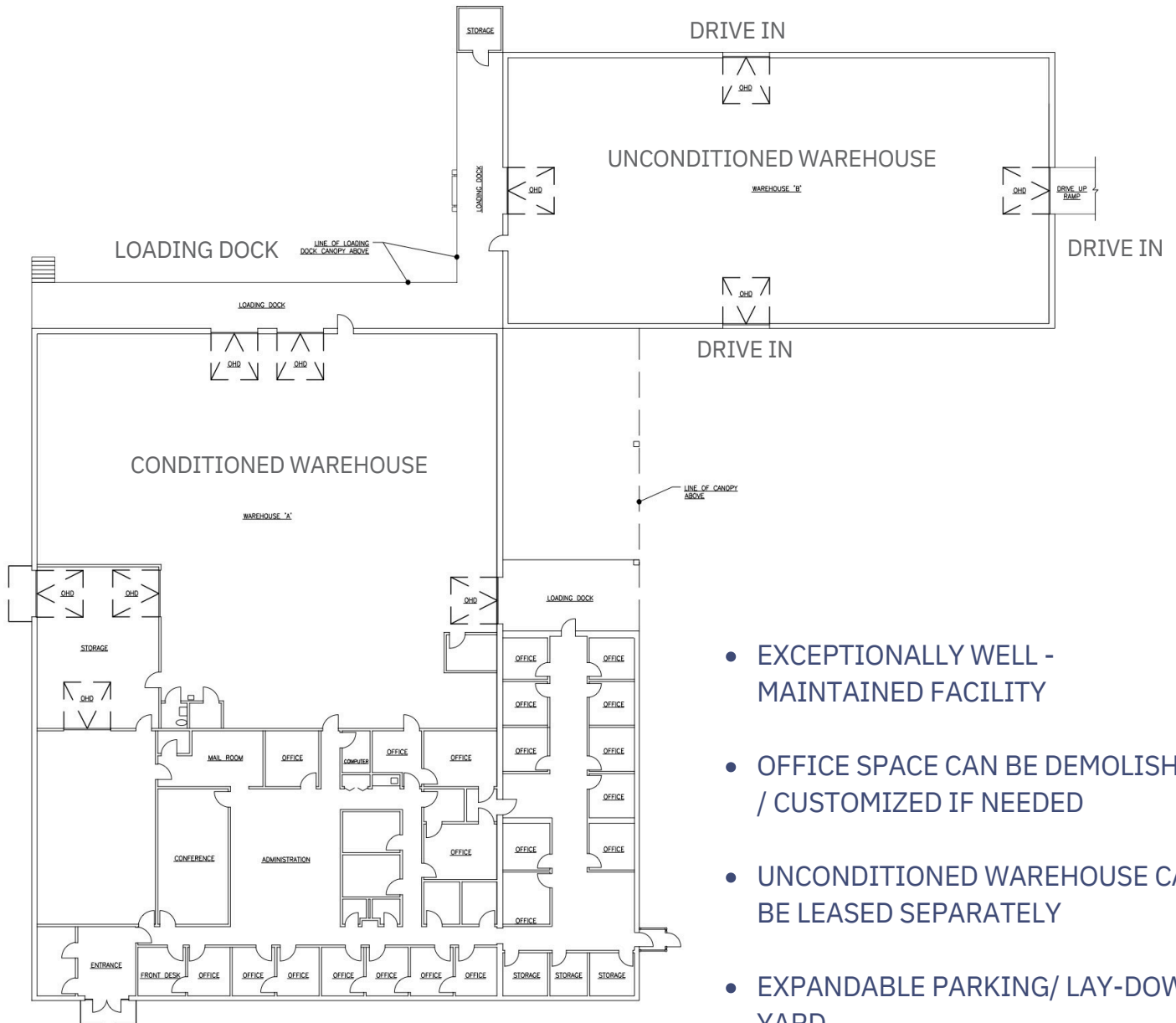
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# FLOOR PLAN



- EXCEPTIONALLY WELL - MAINTAINED FACILITY
- OFFICE SPACE CAN BE DEMOLISHED / CUSTOMIZED IF NEEDED
- UNCONDITIONED WAREHOUSE CAN BE LEASED SEPARATELY
- EXPANDABLE PARKING/ LAY-DOWN YARD

