



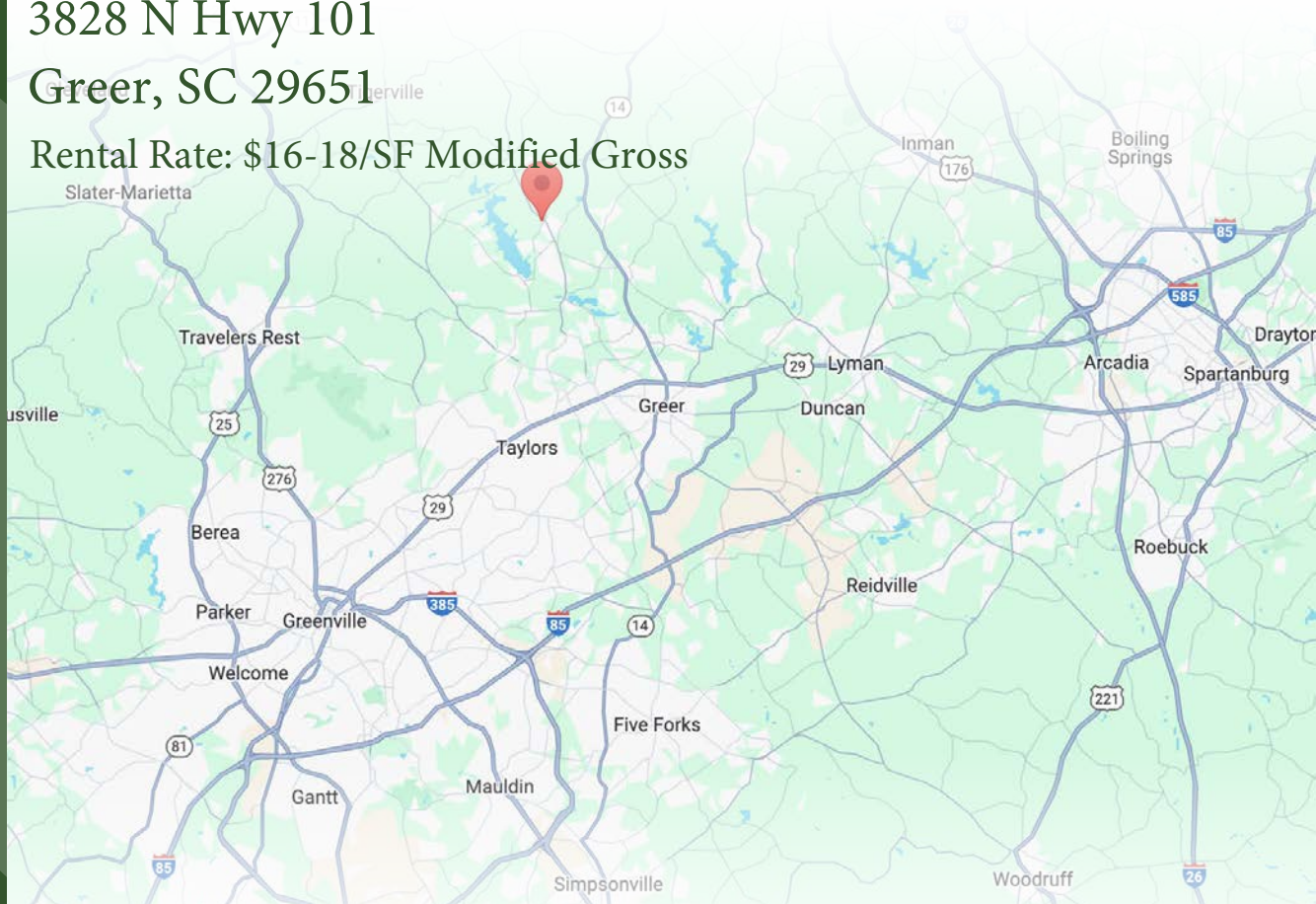
# FOR LEASE

**±1,200- 24,400 SF New Construction  
Flex/Industrial Space**

3828 N Hwy 101

Greer, SC 29651

Rental Rate: \$16-18/SF Modified Gross



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# Features

- Construction of building shell substantially complete. CO expected by February 15, 2026.
- Flexibility to combine multiple suites depending on the needs of your business.
- Each 1,200 SF suite has a 14' tall roll-up door and man door, with room to build out an office.
- 16' eave height
- Secure, fenced in lot. Additional gravel parking available.
- Four spec units will be available with bathroom and small office built out for \$18/SF. You can also take a unit in shell condition at \$16/SF and complete your own build-out.

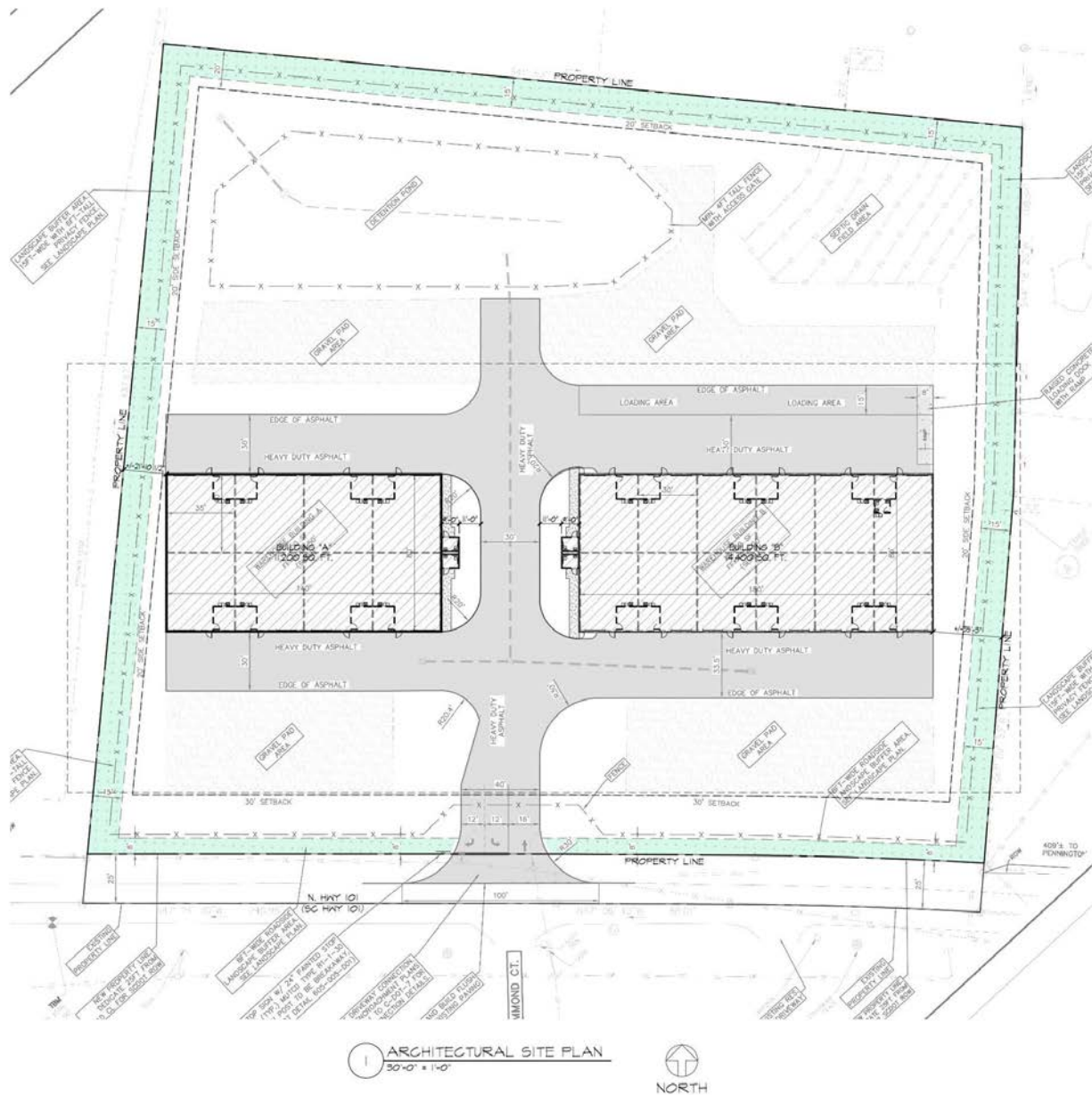


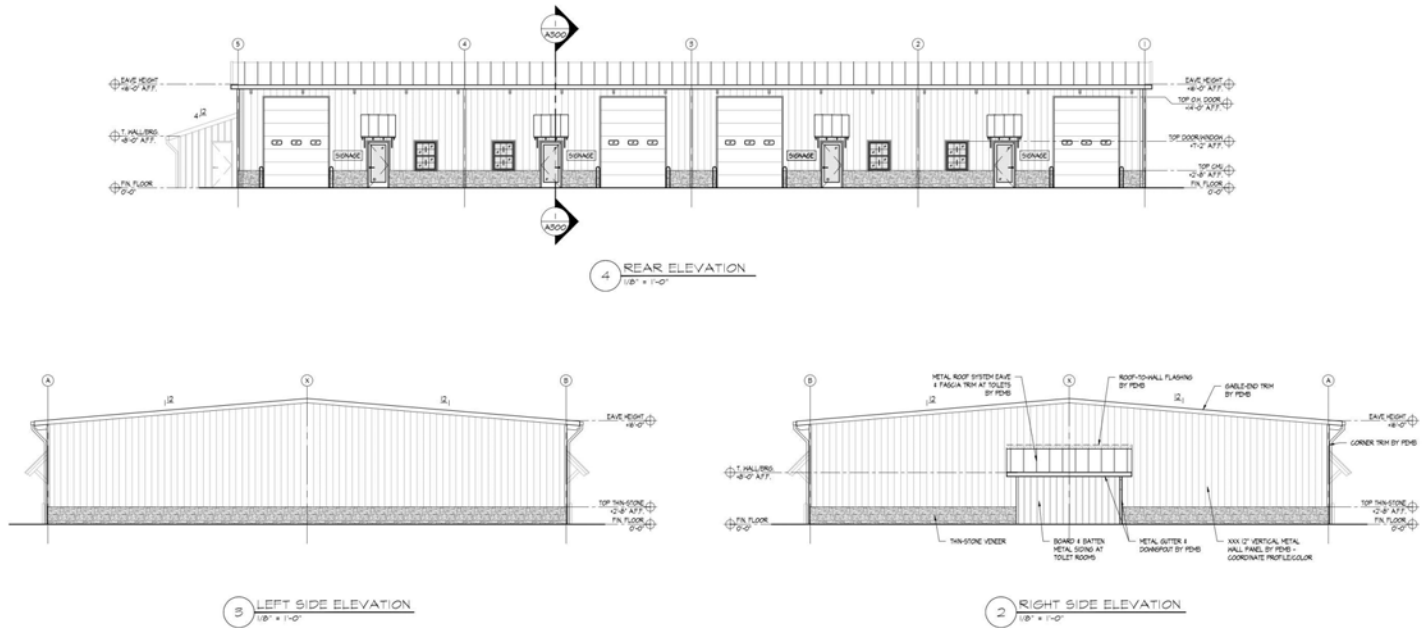
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# Site Plan





# CONTACT

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