

# FOR LEASE

±78,500 SF Industrial Building

AVAILABLE: MARCH 2025



15 Shelter Drive, Greer, SC 29650

## Industrial | ±78,500 SF

Highly sought after location with easy access to I-85 and Hwy 14. Warehouse has ±78,500 SF of flexible space, including ±5,000 office. Located on ±6.12 acres with additional ±16,000 SF exterior concrete pad storage.

Clear height: Minimum 20ft, Maximum 25ft

Dock high doors: 13

Drive-In doors: 2

Fenced yard

Foundation: Masonry

Building frame: Steel Exterior walls:

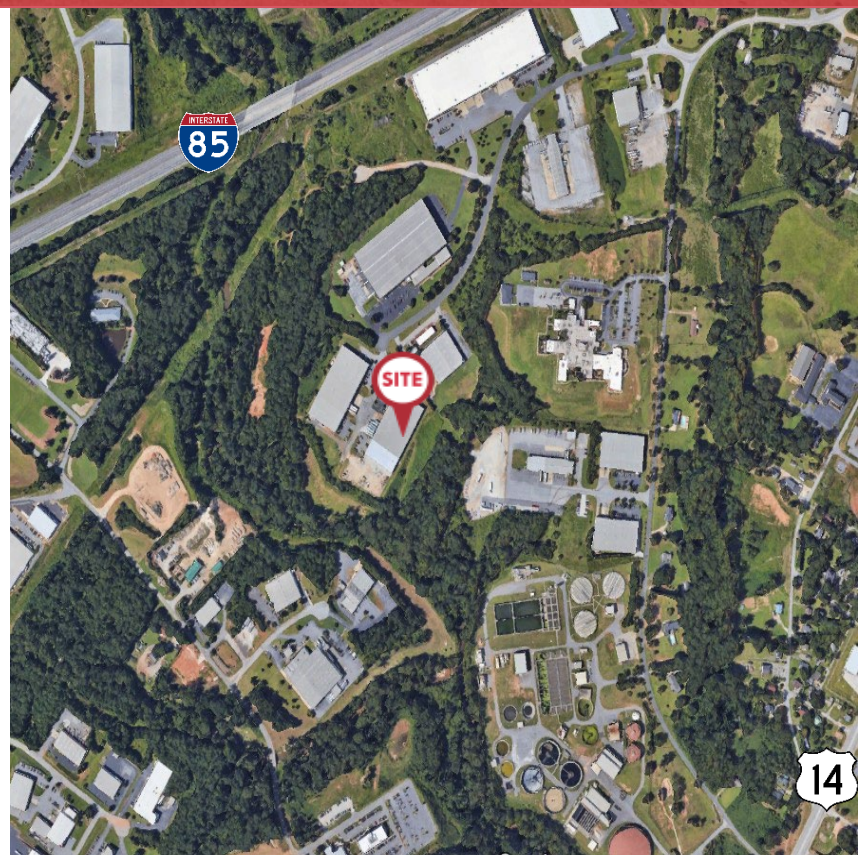
Metal Roof material: Metal

Lighting: Fluorescent and LED

Sprinklers: ESFR

Portions expanded/renovated: 2014 and 2019

Lease rate: \$5.95/SF NNN



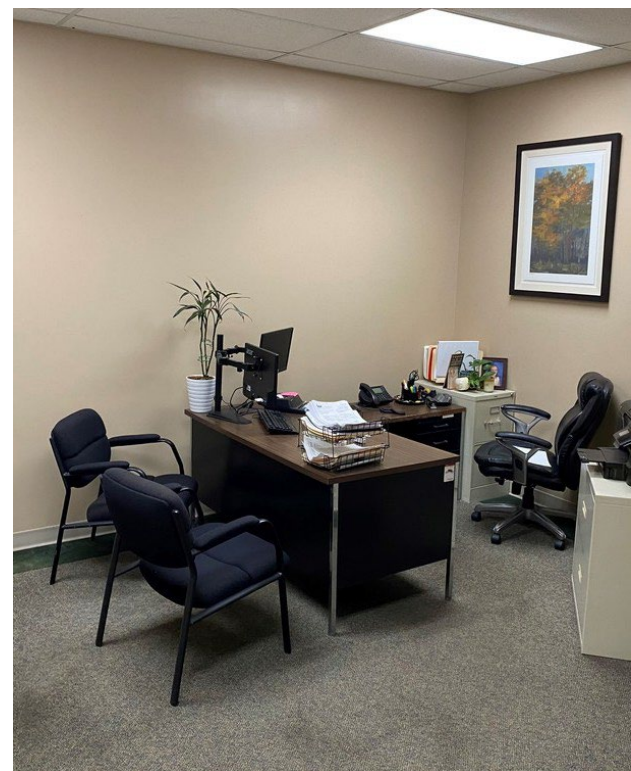
**Hunter Garrett, CCIM, SIOR**  
864 505 6813  
hgarrett@naiearlefurman.com

**John Staunton, SIOR**  
864 905 1112  
jstaunton@naiearlefurman.com

**Josh Kenyon**  
704 964 2181  
jkenyon@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rent, Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein. Any To Be Implied.

**101 E Washington St**  
Greenville, SC 29601  
naiearlefurman.com



**Hunter Garrett, CCIM, SIOR**  
864 505 6813  
hgarrett@naiearlefurman.com

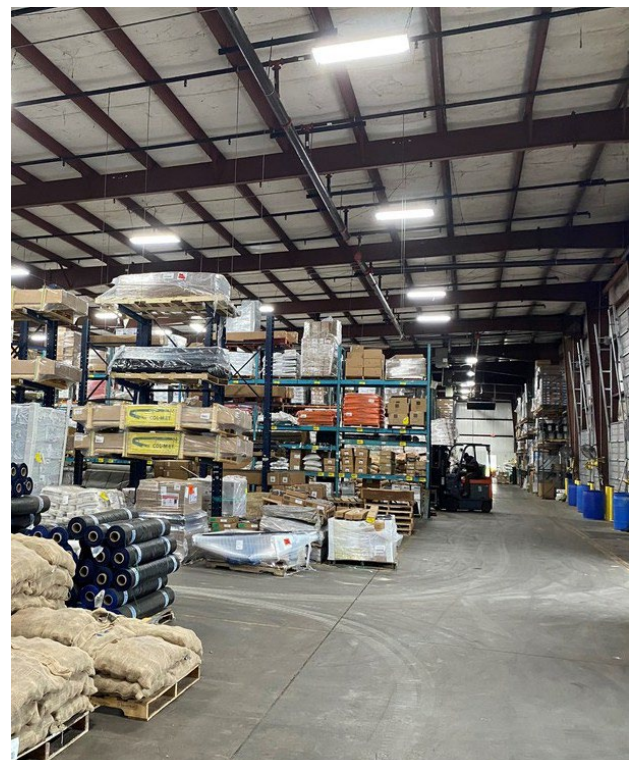
**John Staunton, SIOR**  
864 905 1112  
jstaunton@naiearlefurman.com

**Josh Kenyon**  
704 964 2181  
jkenyon@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

**101 E Washington St**  
**Greenville, SC 29601**  
[naiearlefurman.com](http://naiearlefurman.com)

# Warehouse



**Hunter Garrett, CCIM, SIOR**  
864 505 6813  
hgarrett@naiearlefurman.com

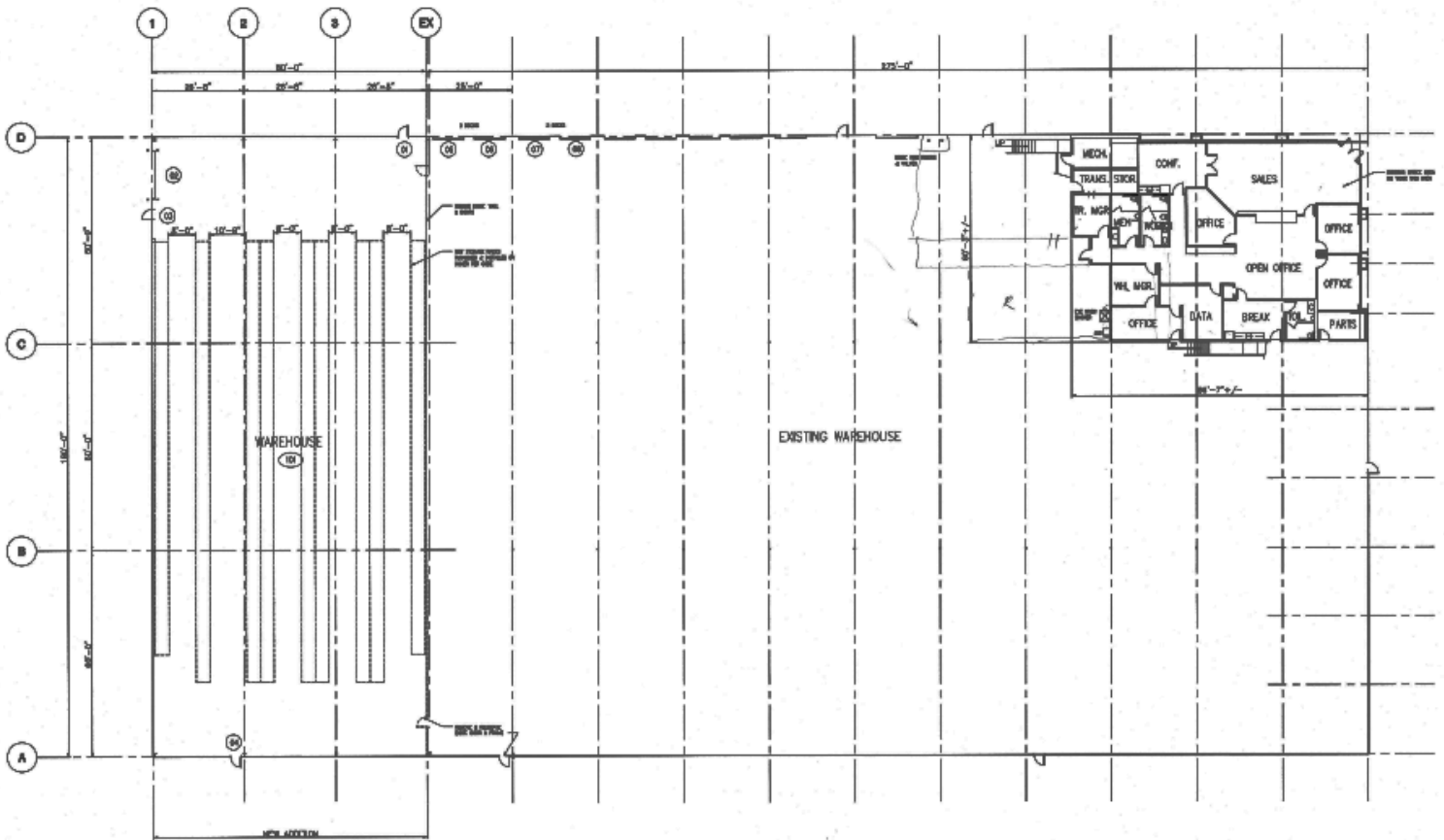
**John Staunton, SIOR**  
864 905 1112  
jstaunton@naiearlefurman.com

**Josh Kenyon**  
704 964 2181  
jkenyon@naiearlefurman.com

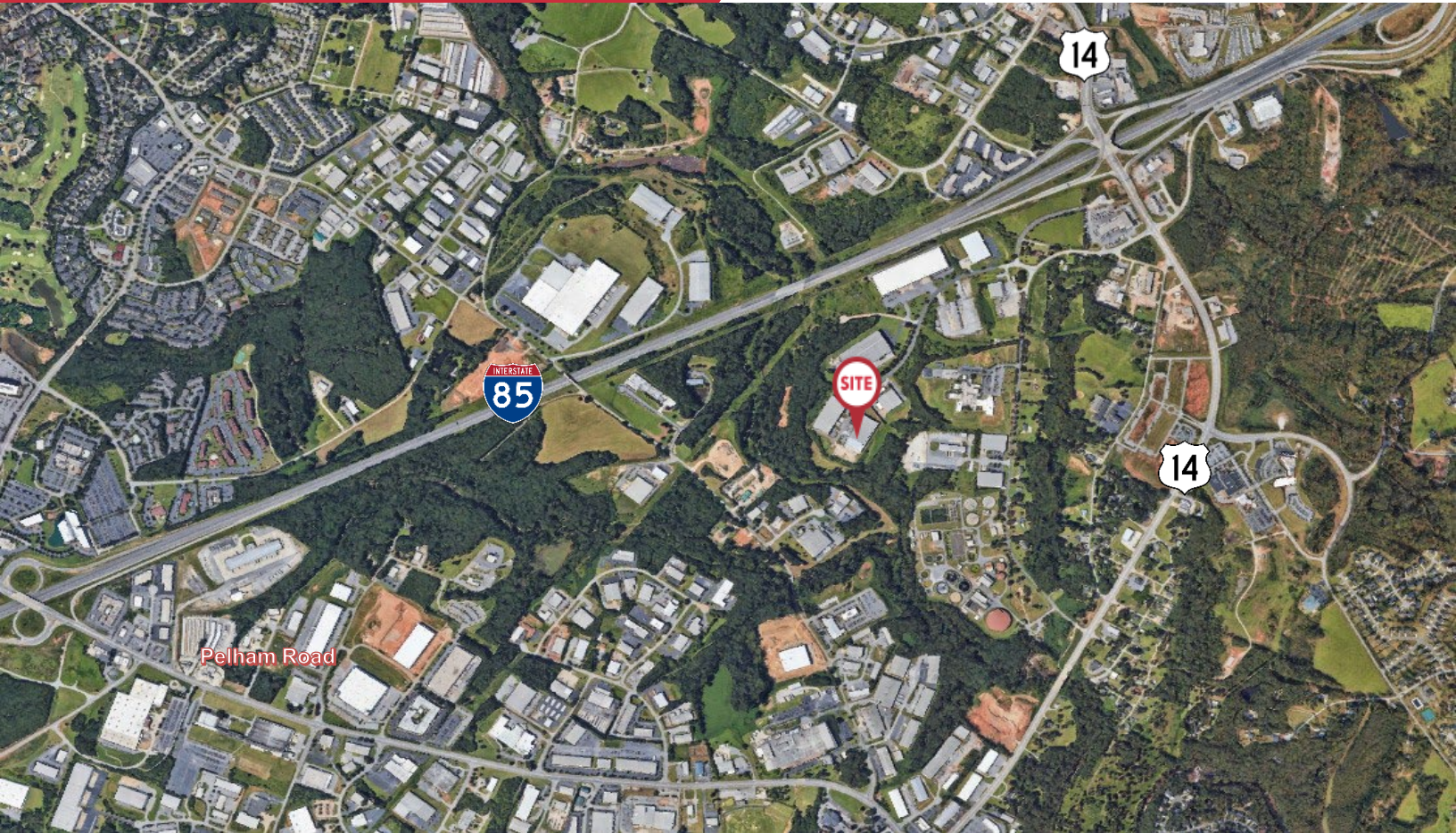
No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Rep-resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

**101 E Washington St**  
**Greenville, SC 29601**  
**naiearlefurman.com**

# Exterior and Floorplan



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



## Demographics

	1 Mile	3 Miles	5 Miles
2024 Population	682	35,138	114,076
2029 Population	771	38,908	125,898
Population Growth 2024-2029	+13.05%	+10.73%	+10.36%
Average age	40	41	40
2024 Total Households	251	13,395	44,130
HH Growth 2024-2029	+12.99%	+10.79%	+10.44%
Median HH income	\$103,779	\$105,214	\$89,292
Median Home Value	\$325,000	\$348,637	\$291,388