



FOR LEASE

±2,450 SF WAREHOUSE + FENCED OUTDOOR STORAGE AVAILABLE



LEE & ASSOCIATES
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LeeGreenville.com

450 S MAIN STREET,
MAULDIN, SC

Lease Rate:
\$4,050/Month
+ NNN

- ±2,450 SF Warehouse (\$2,750/Month + NNN)
- ±1.5 Acre Outdoor Storage (\$1,300/Month)



**INTERSTATE
ACCESS**
±0.6 MILES
FROM I-385



**STORAGE
SIZEABLE
OUTDOOR
STORAGE AREA**



DRIVE-IN DOORS
TWO (2) OVERSIZED
DRIVE IN DOORS



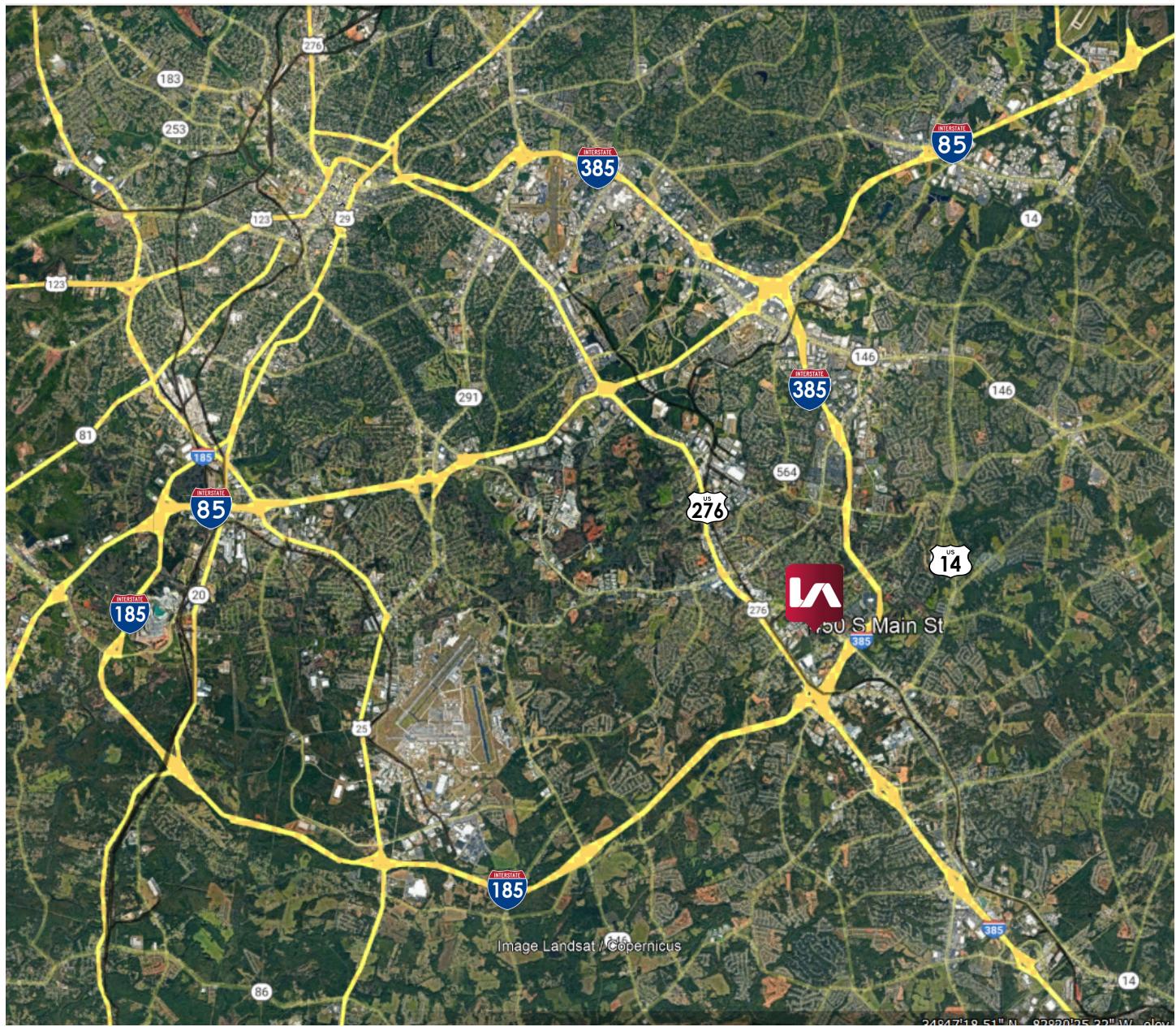
MEZZANINE
700+ SF MEZZA-
NINE STORAGE
SPACE (NOT INCLUDED IN
SQUARE FOOTAGE)

PROPERTY OVERVIEW

PROPERTY NAME	450 S MAIN STREET
TYPE	Flex
TOTAL AVAILABLE SF	±2,450 SF
TOTAL BUILDING SF	±2,450 SF
TAX MAP #	292000101508
COUNTY	Greenville
CITY LIMITS	Yes, Mauldin
ZONING	S-1
CONSTRUCTION TYPE	Metal
ROOF	Metal
WAREHOUSE SF	±1,680
OFFICE SF	±770
CEILING HEIGHT	14'-17'
DOCK DOORS	None
DRIVE-IN DOORS	Two (2) Oversized Drive In Doors
COLUMN SPACING	NA
LIGHTING	Fluorescent
SPRINKLERS	None
PARKING	Ample



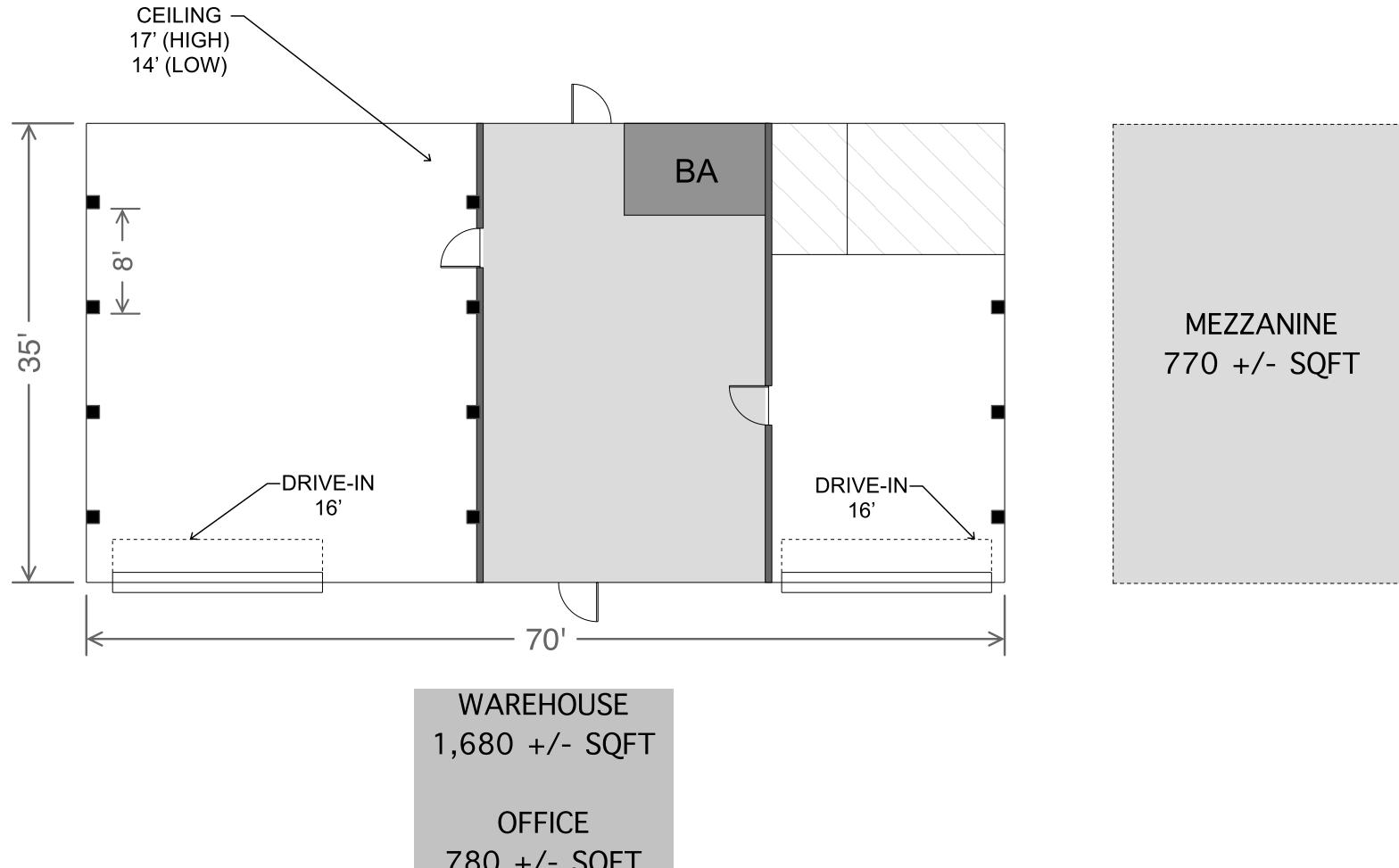
LOCATION OVERVIEW



201 W. McBee Ave, Suite 100, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302
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FLOOR PLAN





LEARN MORE GIVE US A CALL



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