



## **FOR LEASE** **±2,450 SF WAREHOUSE + FENCED** **OUTDOOR STORAGE AVAILABLE**

450 S MAIN STREET,  
MAULDIN, SC



**LEE & ASSOCIATES**  
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**864.704.1040**  
LeeGreenville.com

**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)



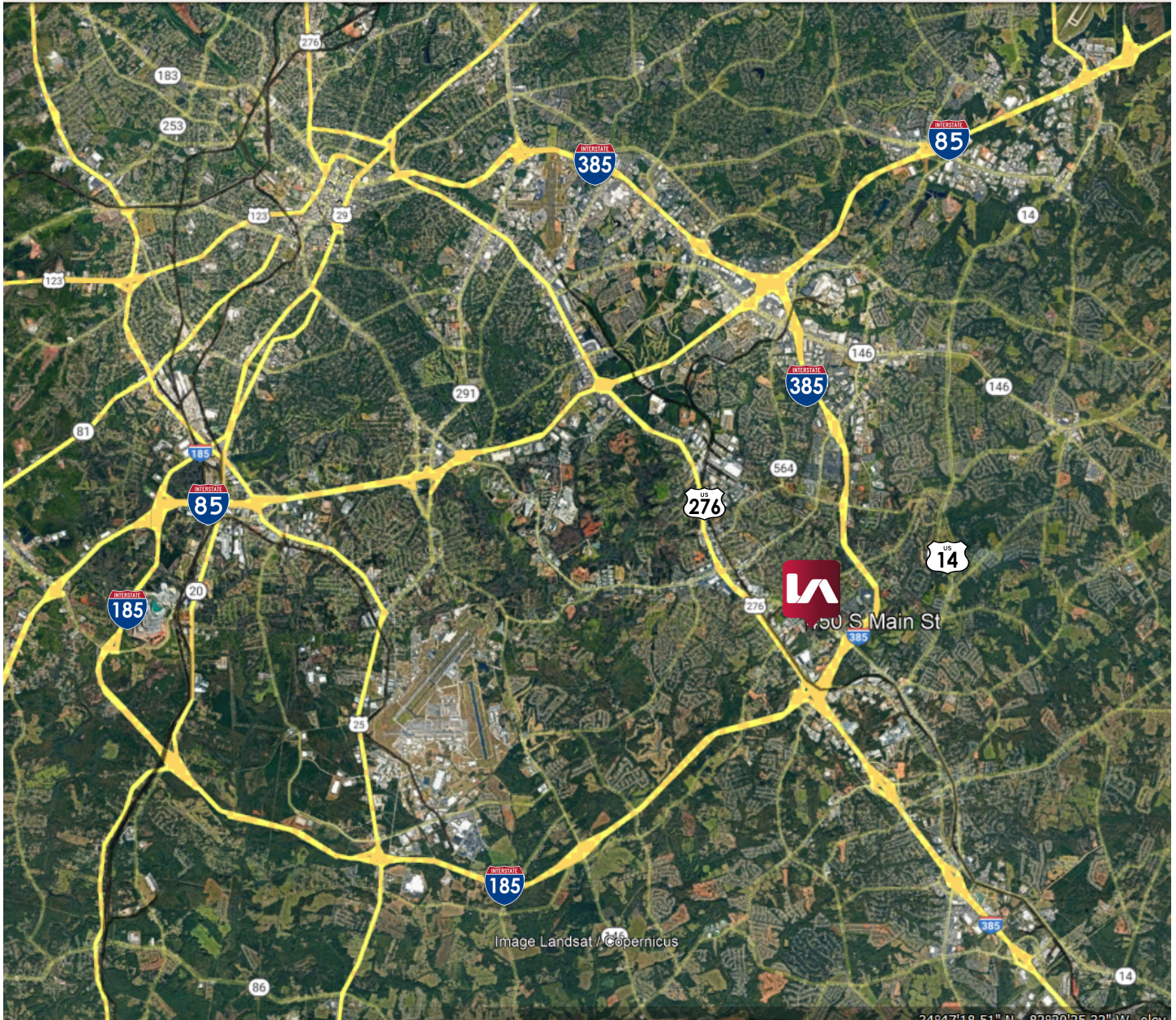
# PROPERTY OVERVIEW

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





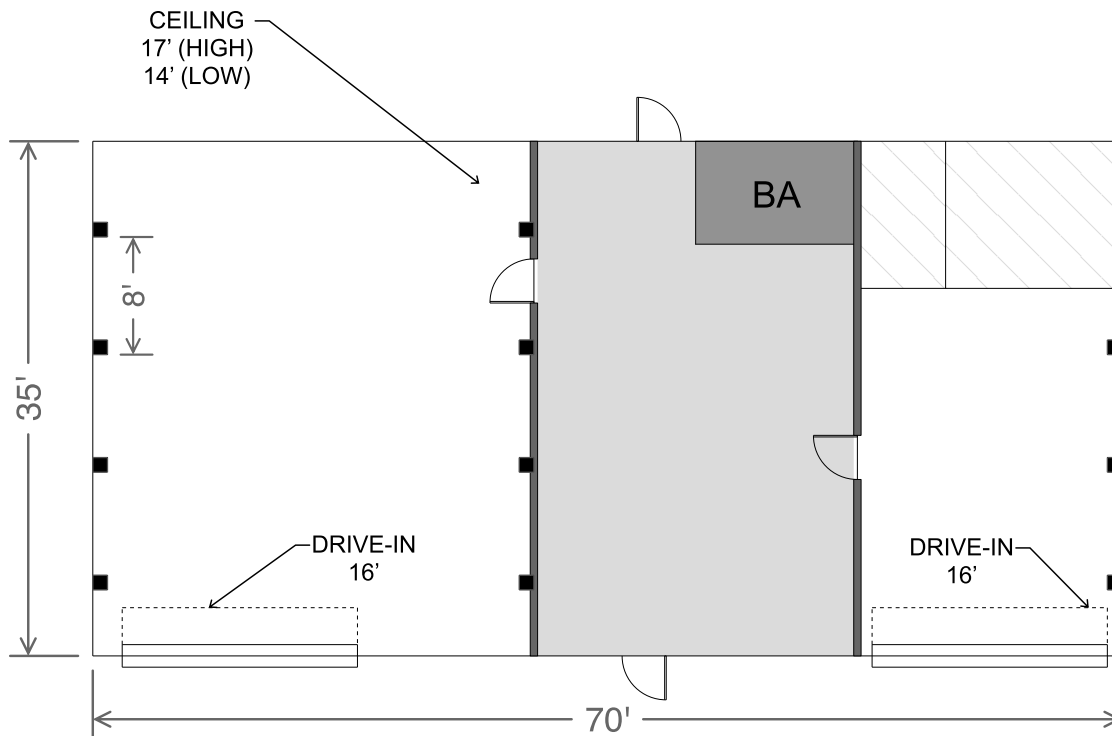
# LOCATION OVERVIEW



201 W. McBee Ave, Suite 100, Greenville, SC 29601  
320 E. Main Street, Suite 430, Spartanburg, SC 29302  
[LeeGreenville.com](http://LeeGreenville.com) | 864.704.1040



# FLOOR PLAN



WAREHOUSE  
1,680 +/- SQFT

OFFICE  
780 +/- SQFT

MEZZANINE  
770 +/- SQFT







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## LEARN MORE GIVE US A CALL



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