



FOR LEASE

±48,173 SF OF INDUSTRIAL SPACE

300 S Main St., Suite O
Simpsonville, SC 29681



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

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864.704.1040
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PRICING/RATE:

CALL FOR PRICING

- 3,000 Amps 480V 3 Phase Power available
- Over ±100M People within a one day drive
- Zoning I-1



**OFFICE
BUILD TO SUIT**



**SPRINKLER
WET SYSTEM**



**LIGHTING
NEW LED LIGHTS**



INTERSTATE ACCESS
±4.0 MILES TO I-85
±1.5 MILES TO I-385

PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	300 S Main Street
TYPE	Industrial
TOTAL AVAILABLE SF	±48,173 SF
TOTAL BUILDING SF	±150,004 RSF
TAX MAP #	M004010101700
COUNTY	Greenville
CITY LIMITS	No
ZONING	I-1
YEAR BUILT	1971
CONSTRUCTION TYPE	Masonry
ROOF	TPO
WAREHOUSE SF	±46,823 SF
OFFICE SF	BTS
CEILING HEIGHT	22'
UTILITIES	Power, Water, Natural Gas
POWER	480V 3 Phase / 3,000 Amp
SPRINKLERS	Wet



LOCATION OVERVIEW



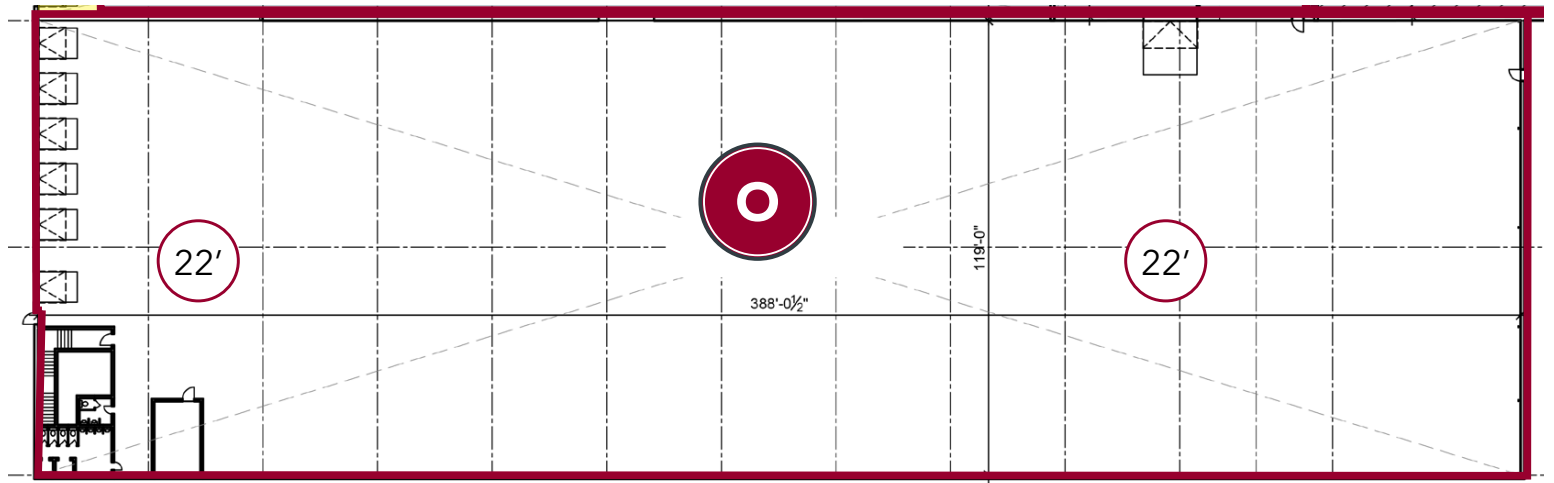
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201 W. McBee Ave, Suite 400, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302
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FLOOR PLAN



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LEARN MORE CALL TODAY



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