



FOR SUBLEASE

±2,500 SF NEWLY CONSTRUCTED FLEX / INDUSTRIAL BUILDING

Lease Rate:
\$16.00/SF NNN

2589 E. PHILLIPS RD
GREER, SC 29650

- Great opportunity to lease flex/industrial SF in difficult to find size
- Adjacent to I-85 and Hwy 14 within minutes of GSP International Airport
- Electric gate for entry
- Clear span building featuring two (2) drive-in doors and one (1) dock high door
- Electronically operated drive in doors & dock high door
- 3 Phase 208 / 120V 400 amp power
- Tenant improvement allowance available for qualified tenants
- Located in the GSP Environs



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COUNTY
SPARTANBURG



YEAR BUILT
2023



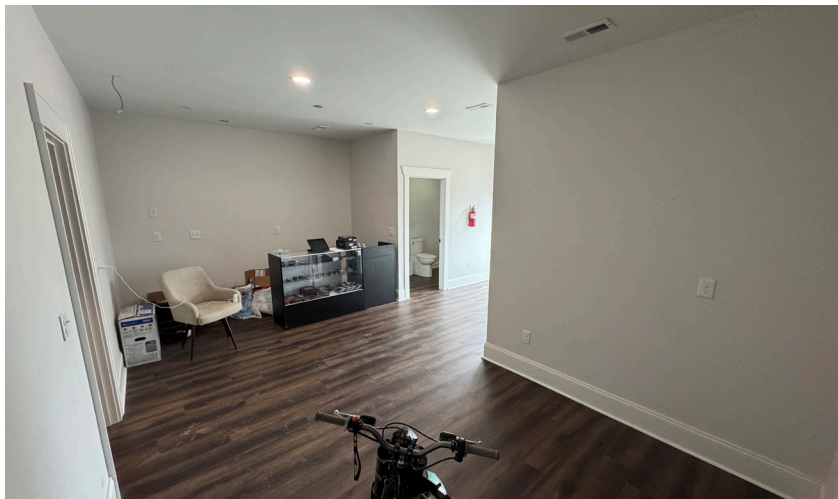
LIGHTING
LED



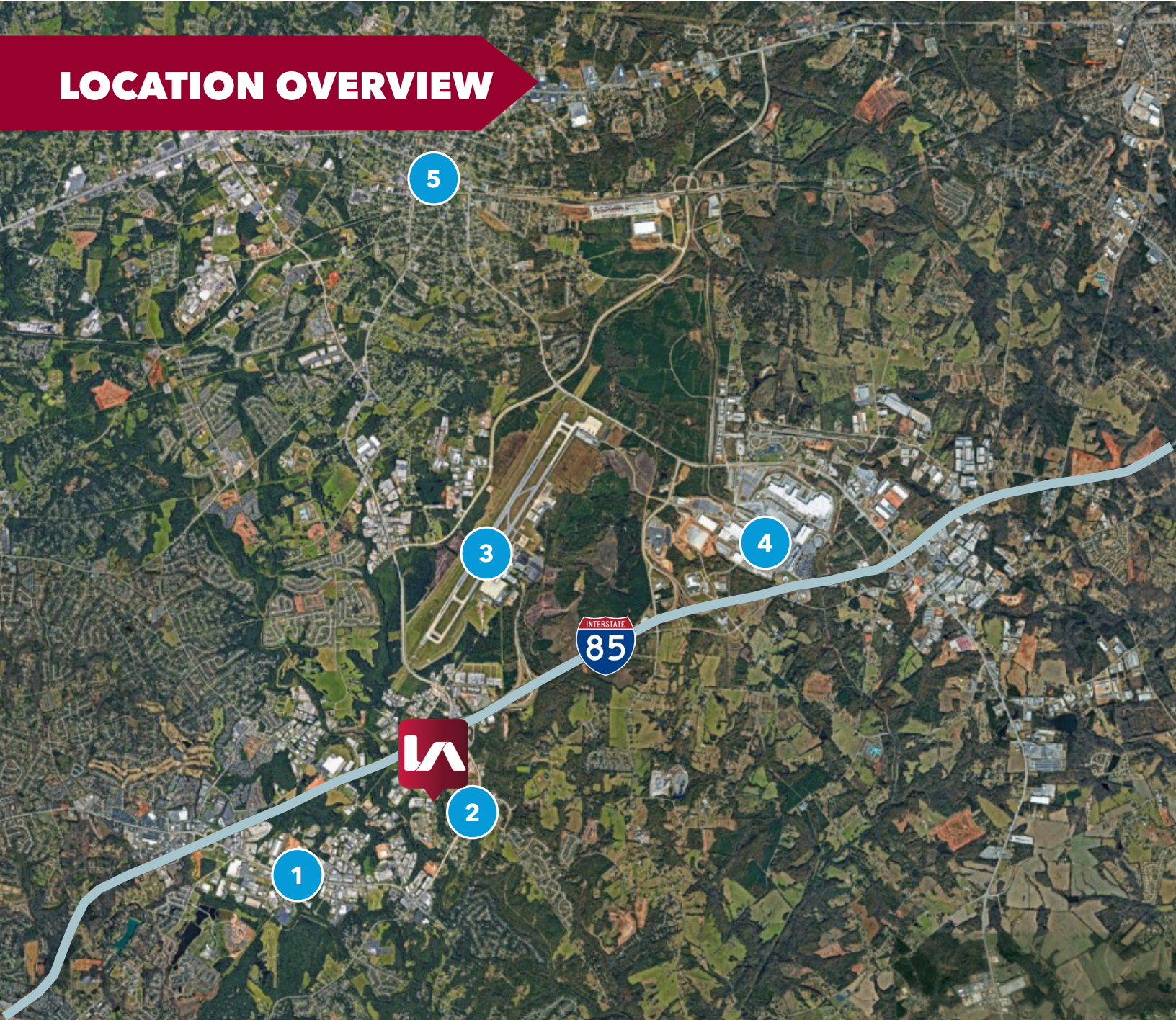
**BUILDING
DIMENSIONS**
100' WIDE X 50'
DEEP

PROPERTY OVERVIEW

| | |
|--------------------|--|
| PROPERTY NAME | 2589 E. Phillips Rd |
| TYPE | Flex / Industrial |
| TOTAL AVAILABLE SF | ±2,500 SF |
| TOTAL BUILDING SF | ±2,500 SF |
| TAX MAP # | 9-07-00-003.01 |
| COUNTY | Spartanburg |
| CITY LIMITS | No |
| ZONING | None |
| YEAR BUILT | 2023 |
| CONSTRUCTION TYPE | Metal |
| ROOF | Metal |
| WAREHOUSE SF | ±1,700 SF |
| OFFICE SF | ±800 SF |
| CEILING HEIGHT | 16' - 20' Clear height / 18' - 21' Ceiling height |
| DOCK DOORS | One (1) 9' x 10' |
| DRIVE-IN DOORS | Two (2) 14' x 14' |
| COLUMN SPACING | Clear span |
| LIGHTING | LED |
| SPRINKLERS | None |
| PARKING | Ample |
| POWER | 208/120V 3 phase 400 amp |



LOCATION OVERVIEW



- 1 Pelham Road
- 2 Highway 14
- 3 GSP International Airport
- 4 BMW Manufacturing
- 5 City of Greer





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LEARN MORE GIVE ME A CALL



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