



FOR SALE & LEASE

127 Tanner Road | Greenville, SC 29607



# 127 Tanner Road

Greenville, SC 29607

## Property Highlights:

- Single story office / flex building
- Building Size:  $\pm 31,835$  SF
  - Office:  $\pm 21,647$  SF
  - Warehouse:  $\pm 7,164$  SF
  - Detached Shop Building:  $\pm 3,024$  SF
- Over 48 private offices and 2 large bullpen areas
- Multiple large conference rooms
- Ample on-site parking (109 spaces)
- Climate controlled warehouse space
- Covered loading dock with 2 dock spaces and 2 drive in doors
- Lot Size:  $\pm 3.29$  acres
- Zoning: S-1
- $\pm 4$  minutes to I-385
- $\pm 6$  minutes to I-85
- $\pm 7$  miles to Greenville-Spartanburg International Airport
- $\pm 8$  miles to Downtown Greenville

## Offering Summary

**Building Size:**  $\pm 31,835$  SF

**Available For Lease:**  $\pm 31,835$  SF

**Lease Rate:** \$15/SF (NNN)

**Sale Price:** \$6,000,000

*Acreage, square footage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyer's agent.*



Floorplan



Detached  
Shop Building



## Property Photos





# Property Photos





# Property Photos





# Property Photos





# Site Map



Woodruff Rd



# Local Retailers & Amenities

Greenville, SC





# Confidentiality & Disclaimer

## Reedy Property Group

REEDY



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.



# Contact Information

Reedy Commercial

## WE KNOW THE MARKET

### BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion – turning real estate investments into legacies.



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