



±15,000 SF INDUSTRIAL SPACE FOR LEASE

300 South Main Street
Mauldin, SC 29662



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COMMERCIAL REAL ESTATE SERVICES

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Lease Rate:
\$5.25/SF NNN

- Heavy Power Available
- Over ±100M People within a one day drive
- One turn to Interstate Access



MAJOR INTERSTATE ACCESS



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



DOCKS
1 DOCK AND
2 CITY DOCKS



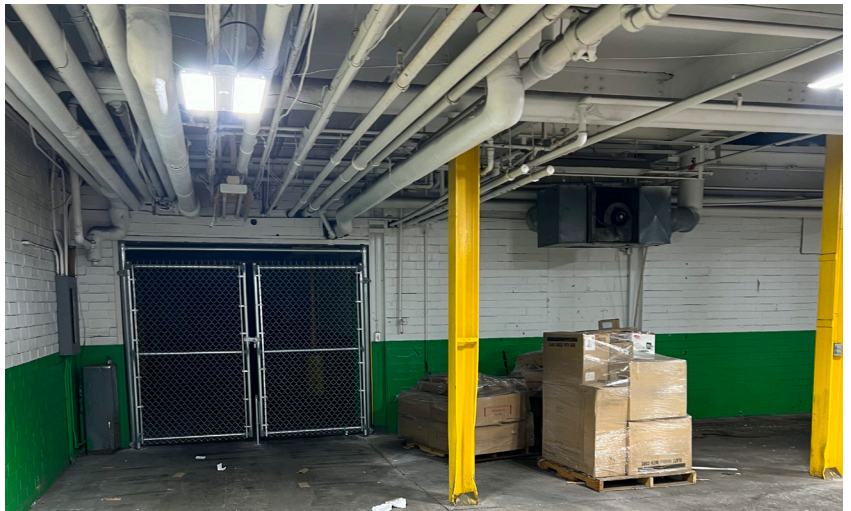
CLEAR HEIGHT
10' - 16'



ZONING
I-1

PROPERTY OVERVIEW

PROPERTY NAME	300 S Main Street
TYPE	Industrial
TOTAL AVAILABLE SF	±15,000 RSF
TOTAL BUILDING SF	±344,004 SF
TAX MAP #	M004010101700
COUNTY	Greenville
CITY LIMITS	No
ZONING	I-1
CONSTRUCTION TYPE	Masonry
ROOF	TPO
WAREHOUSE SF	±15,000 SF
OFFICE SF	TBD
CEILING HEIGHT	10' - 16'
DOCK DOORS	One (1) Docks Two (2) City Docks
LIGHTING	LED
SPRINKLERS	Wet Sprinklers
PARKING	On-Site
UTILITIES	Power, Water, Natural Gas
POWER	480V 3 Phase / 3,000 Amp



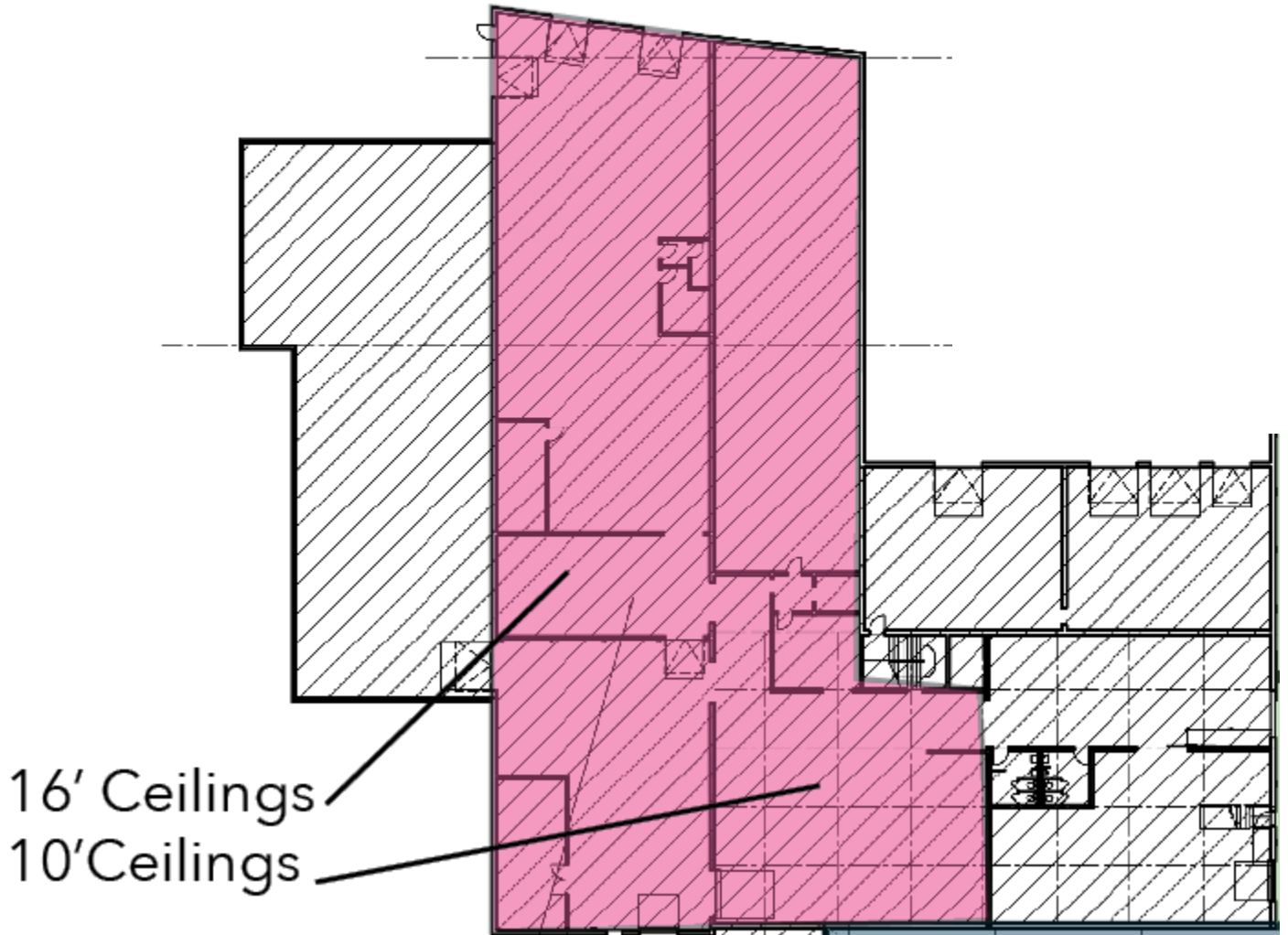
LOCATION OVERVIEW



POPULATION	5 MIN	10 MIN	15 MIN
2021 Households	9,071	18,760	153,277
2026 Household Projection	9,675	20,105	164,068
Annual Growth 2010-2021	1.5%	2.0%	1.5%
HOUSEHOLDS	5 MIN	10 MIN	15 MIN
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Annual Growth 2010-2021	1.5%	2.0%	1.5%
Average Household Income	\$85,176	\$91,567	\$93,733
Median Household Income	\$69,062	\$74,440	\$68,741



SITE PLAN





LEARN MORE GIVE US A CALL



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