



FOR LEASE

±6,229 SF OF MOVE IN READY OFFICE, LAB AND WAREHOUSE SPACE

603 High Tech Ct
Greer, SC 29650

Lease Rate:
**\$16.00/SF
(NNN)**

- 4 Offices, 4 Restrooms
- Large open work space/
Cubicle Area
- Reception/Greeting area
plus break room
- 12 X 16 Drive-in Door
- Fully Conditioned
Warehouse



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AVAILABLE SPACE

Functional Office Layout – Flexible footprint suitable for professional offices or service-oriented businesses.



LOCATION

Growing Business Corridor – Located in a high-demand area with nearby corporate offices, industrial hubs, retail, and dining amenities.



MOVE-IN READY

Move-In Ready – Well-maintained property with existing office buildout

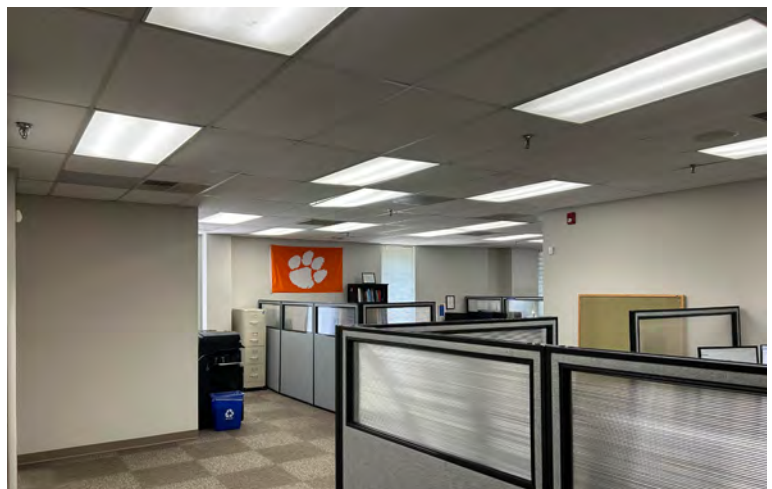


PARKING

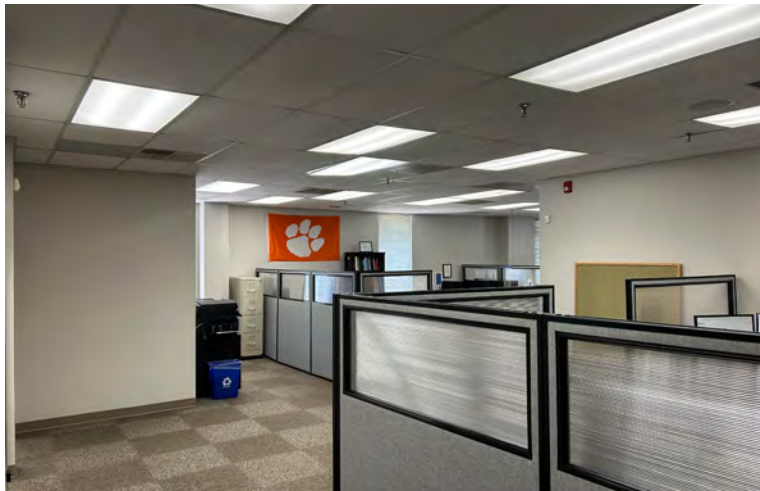
Ample Parking – On-site surface parking provides easy access for staff and visitors.

PROPERTY OVERVIEW & PHOTOS

Total Available SF	±6,229 SF
Total Building SF	±20,345 SF
Warehouse SF	±1,646 SF
Lab SF	±834 SF
Office SF	±3,750 SF
Tax Map #	0530050102012
County	Greenville
City Limits	No
Zoning	I-1 <u>Airport Environs</u>
Year Built - Required	1986
Construction Type	Masonry
Signage	Road & Building
Parking	Ample Free
Restrooms	4
Offices	4
Conference Room (s)	2
Break Room (s)	1
Reception Area	1
Suites Available	1
Drive-in Door	1, 12'x16'



PHOTOS



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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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LOCATION OVERVIEW

- 1 Rockwell Medical Technologies
- 2 Trei Blockchain
- 3 Palmetto Graphics
- 4 Acumen IT
- 5 Pro Source
- 6 Rmax, A Sika Company
- 7 Bausch & Lomb
- 8 Sandvik
- 9 Materials Science
- 10 Total Distribution



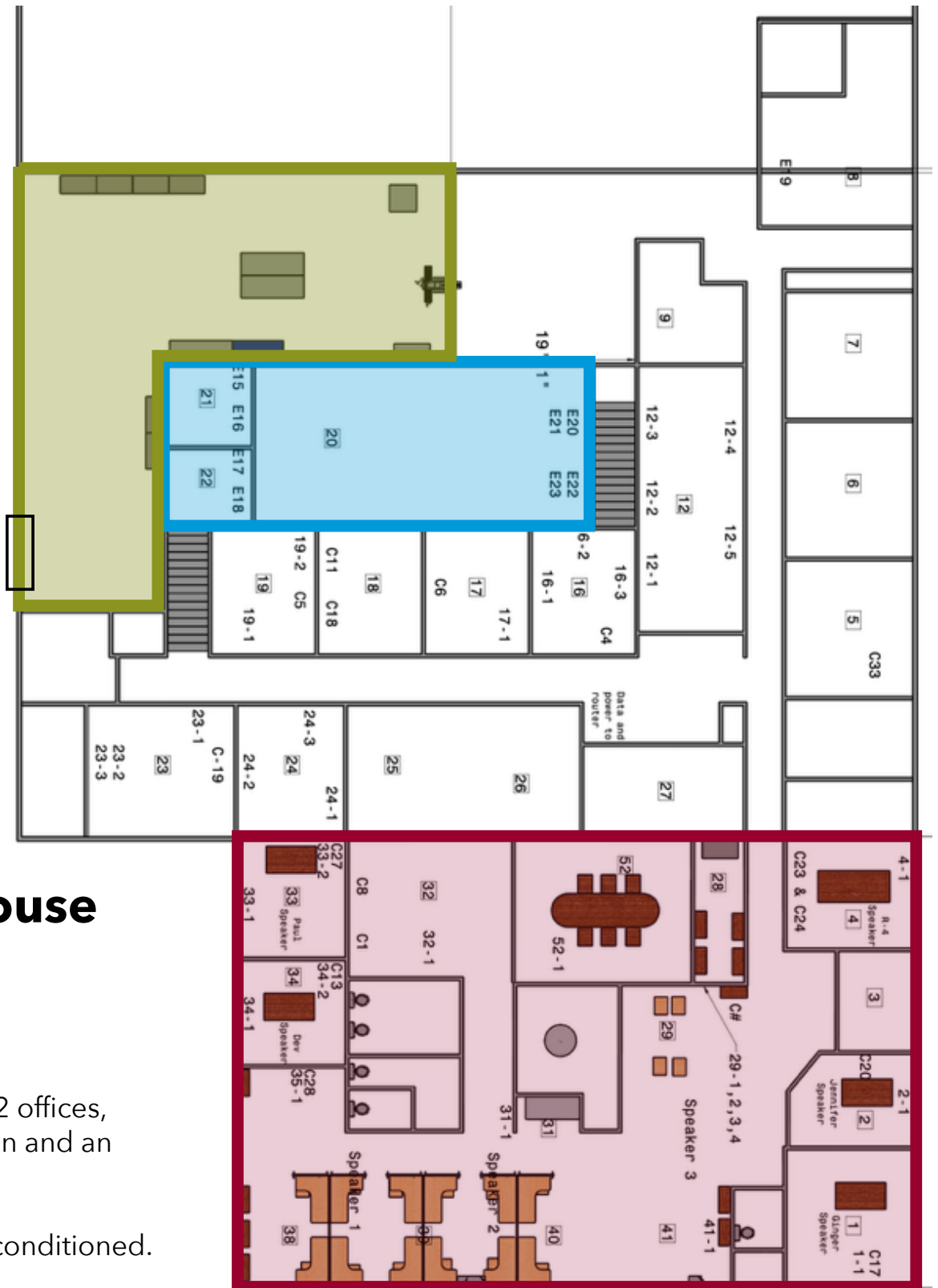
Click Here to View
the Interactive Map



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FLOOR PLAN



- Warehouse**
- Lab**
- Office**

The Lab space has 2 offices, and eye wash station and an emergency shower.

Warehouse is fully conditioned.



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LEARN MORE
CALL TODAY



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