



# FOR LEASE

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



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

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**864.704.1040**  
[LeeUpstate.com](http://LeeUpstate.com)

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



### 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

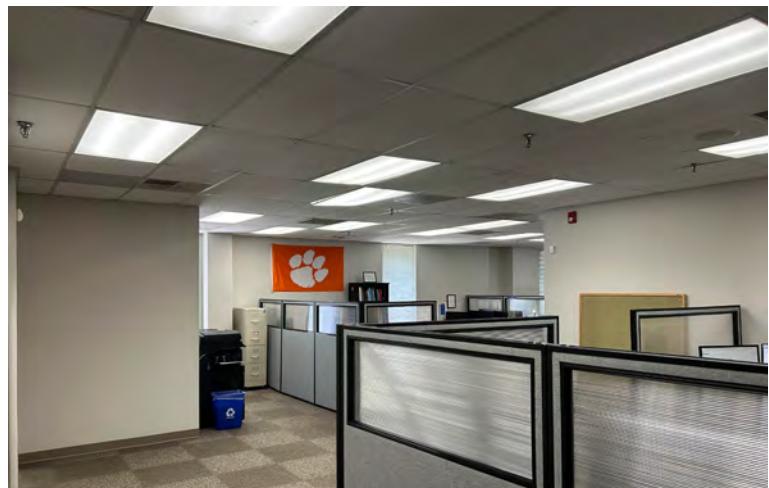


### PARKING

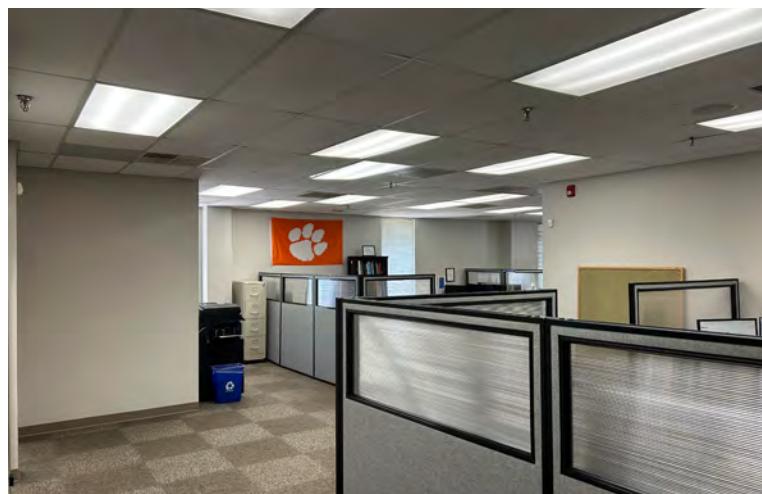
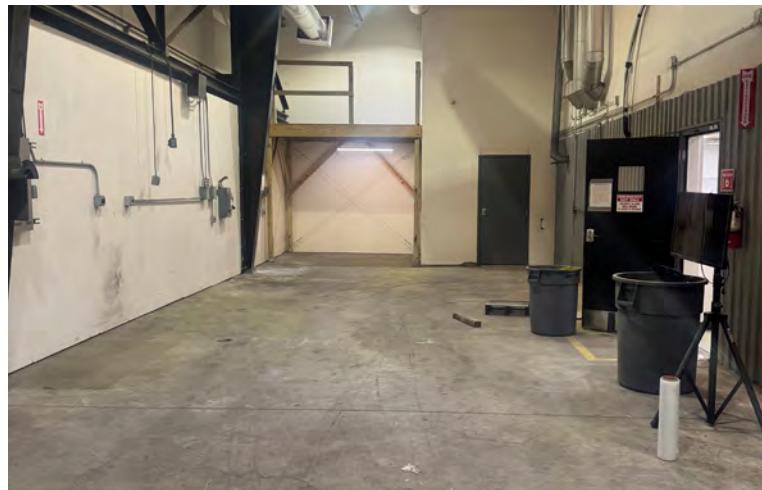
Ample Parking – On-site surface parking provides easy access for staff and visitors.

# 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 Airport Environs |
| 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



# 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



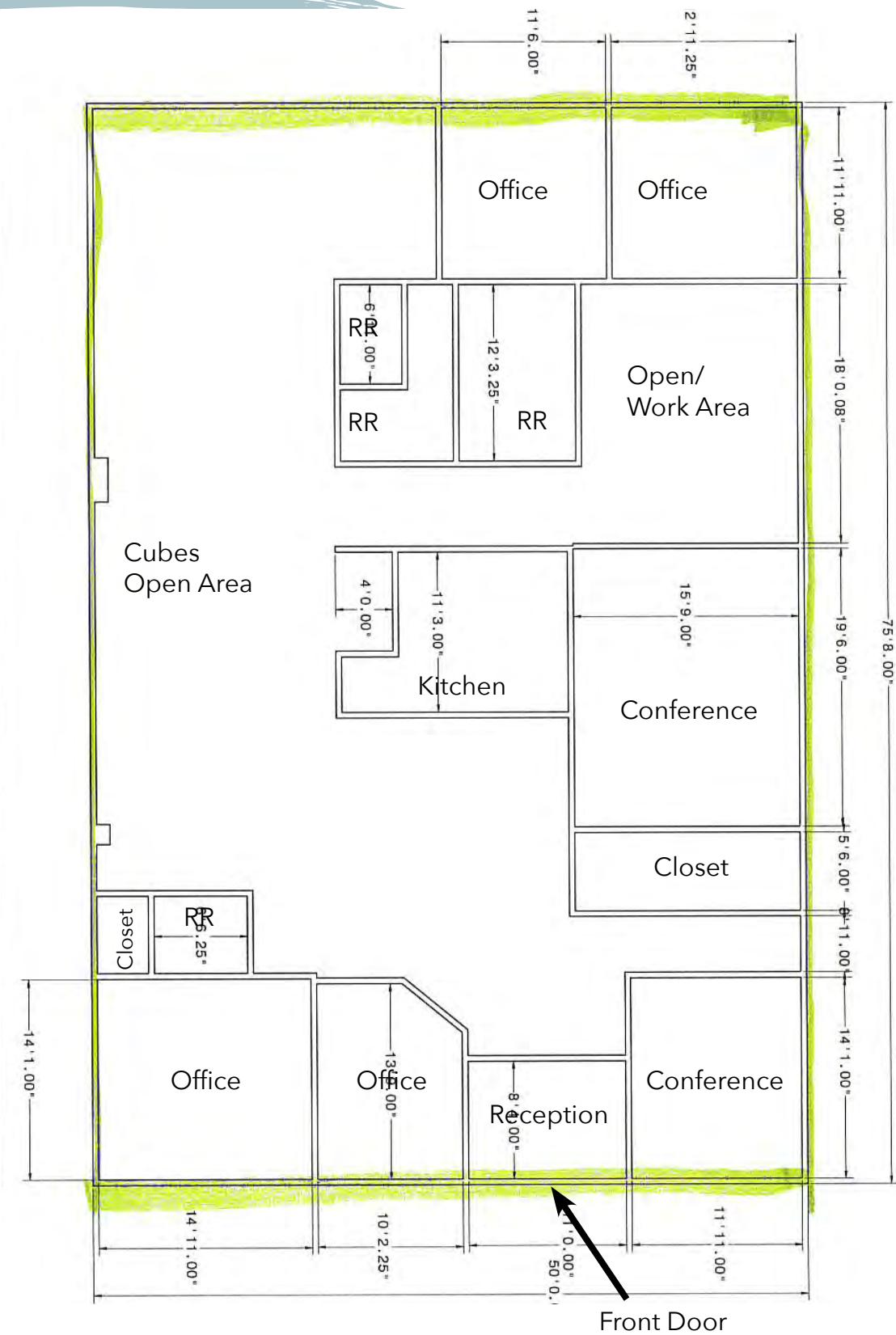
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201 W. McBee Ave, Suite 400, Greenville, SC 29601

320 E. Main Street, Suite 430, Spartanburg, SC 29302

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# FLOOR PLAN



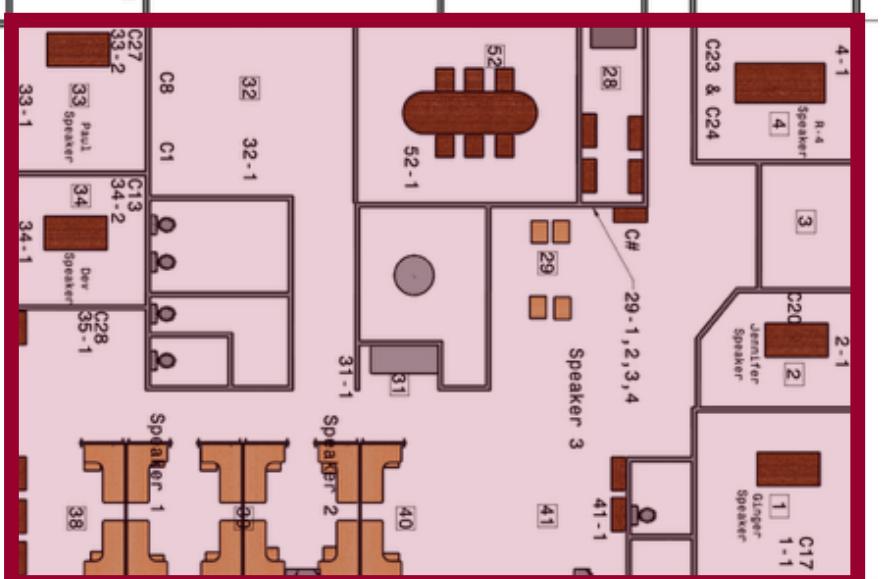
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## Warehouse Lab Office

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

Warehouse is fully conditioned.





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**CALL TODAY**



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