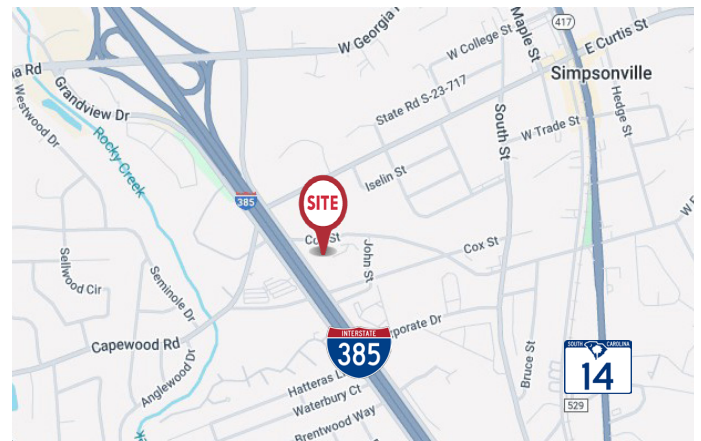


± 30,000 SF  
Manufacturing/  
Distribution Space



## 3303 N Industrial Drive | Simpsonville

- Easy Access to I-385 and I-85
- ± 30,000 SF including ± 800 SF Office
- (3) Dock-High Doors - (2) 8'x10' and (1) 10'x10'
- (1) Drive-in Door - 12'x14'
- Ceiling Height 18' to 24'
- Column Spacing 20'x50'
- Sprinkler System
- LED Lighting
- Suspended Gas Heaters
- Skylights
- 480 Volts / 3 Phase - 600 Amps Power
- \$6.00 / SF - NNN



**Hunter Garrett**  
864-505-6813 | hgarrett@naief.com

**John Staunton**  
864-905-1112 | johnstaunton@naief.com

**Josh Kenyon**  
704-964-2181 | jkenyon@naief.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

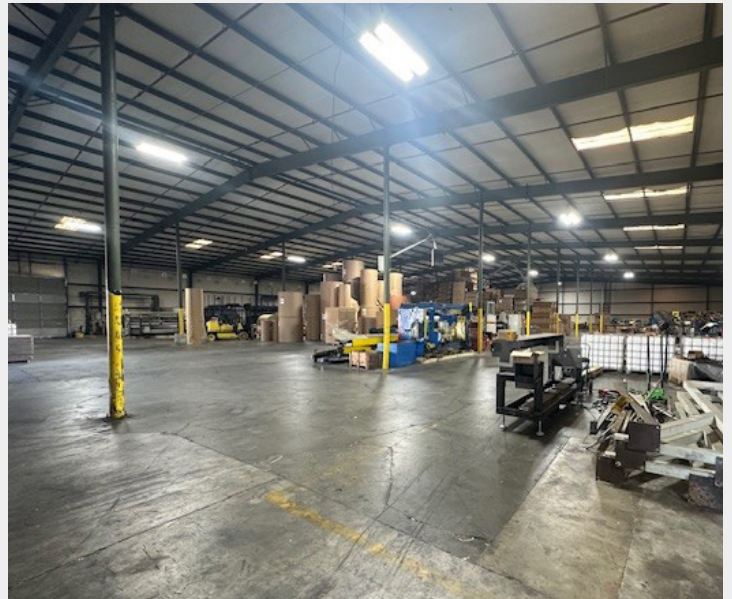
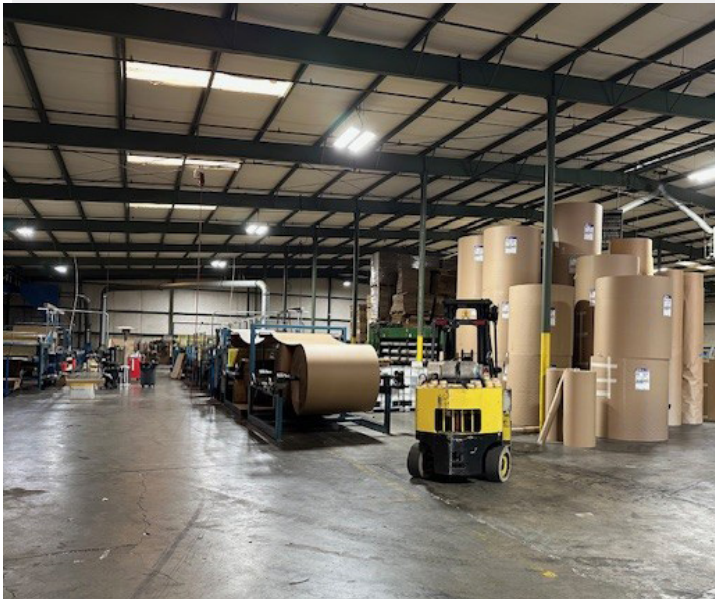
101 East Washington St, Suite 400  
Greenville, SC 29601  
864-232-9040

[naiearlefurman.com](http://naiearlefurman.com)



# For Lease

± 30,000 SF  
Manufacturing/  
Distribution Space



# For Lease

± 30,000 SF  
Manufacturing/  
Distribution Space

## Property Overview

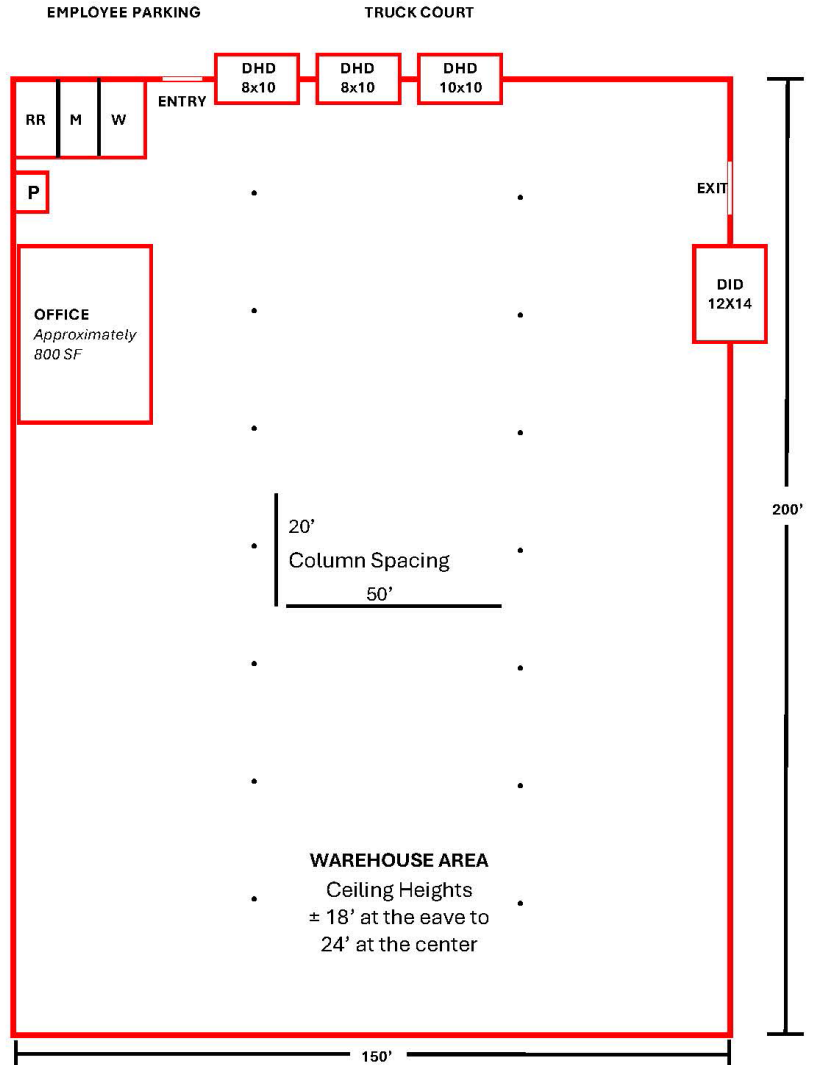
Lease Rate: \$6.00 / SF - NNN  
±30,000 SF Industrial Building

## Location Overview

This property offers an excellent opportunity in Simpsonville, a submarket with very low vacancy.

Perfect for a regional or national distribution center, it's located just off I-385, with easy access to major market cities along the I-85 corridor.

3303 N. Industrial Drive is less than 20 miles from the Upstate's Inland Port and less than 15 miles from Downtown Greenville, home of one of the nation's fastest growing economies.



*Not to scale, for illustration purposes only*

For more information:

**Hunter Garrett**

864-505-6813 | hgarrett@naief.com

**John Staunton**

864-905-1112 | johnstaunton@naief.com

**Josh Kenyon**

704-964-2181 | jkenyon@naief.com

101 E Washington Street Ste 400  
Greenville, South Carolina 29601  
864-232-9040  
naiearlefurman.com