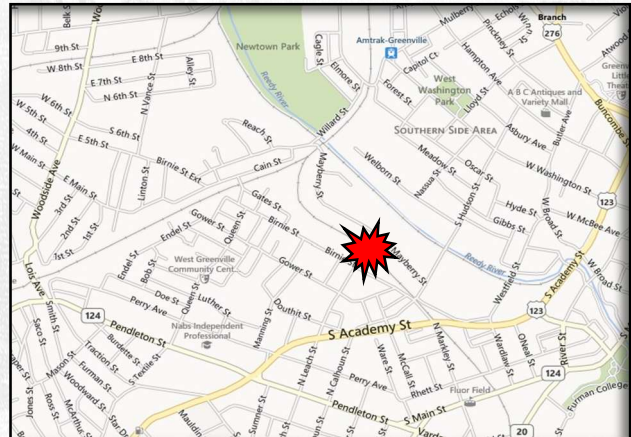


SPACE FOR LEASE



CARDINAL
COMMERCIAL PROPERTIES™



NEXT Manufacturing: 400 Birnie St. Greenville, SC 29611

**SQUARE
FEET:**

29,717 +/- (GLA)

COUNTY:

**GREENVILLE
(City of Greenville)**

**LEASE
RATE:**

**\$14.85/sf NNN
(\$6.75/sf)**

- One – 2,400+/- sf suite (Suite A) available for lease with dedicated dock high door and entrance.
- Suites range from 100+/- sf up to 11,000+/-sf.
- Multi-tenant warehouse/manufacturing facility positioned on 3.25+/- acres.
- Less than ½ mile from the Ray and Joan Kroc Community Center & A.J. Whittenberg Elementary School of Engineering.
- Clear ceiling heights range from 13' to 17' throughout the warehouse facility with 18' x 18' column spacing.
- 100% wet sprinkler system, 3-phase 480-volt electrical service, and 100% HVAC.
- Zoned RC-2 in the City of Greenville.
- 5 dock high doors and 1 drive-in door.
- Adjacent to Unity Park.

**FOR MORE
INFORMATION
CONTACT**

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Broker-in-Charge
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rob@cardinalcommercialproperties.net

CardinalCommercialProperties.net

Information contained in this marketing brochure has been obtained from sources that are deemed reliable. We have no reason to doubt the accuracy contained herein but do not guarantee it. All information should be verified prior to purchase or lease. All properties are subject to change or withdrawal without prior notice.

