



AVAILABLE FOR LEASE

# 514 Palmetto Drive

SIMPSONVILLE, SC 29681

27,000 SQUARE FEET FOR LEASE

3.5 USABLE ACRES + 17,100 SF OF COVERED STORAGE



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FOR LEASE

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## Property Details

**TOTAL  
BUILDING SF:** 27,000 SF

**USABLE  
ACRES:** 3.5 Usable Acres

**TOTAL  
ACRES:** 5.1 Acres

**BUILDING  
DETAILS:**  
I - 17,000 SF Main Warehouse  
II - 8,500 SF Maintenance Shop  
III - 2,400 SF Warehouse

**COVERED  
STORAGE  
DETAILS:**  
I: 5,400 SF Covered Storage  
II: 11,700 SF Covered Storage

**LAYDOWN  
YARD:** Fenced, Gated, Gravel,  
and Lighting

**OFFICE:** 4,000 SF (Two Story)

**INTERSTATE  
ACCESS:**  
I-385: 2.6 Miles  
I-85 N: 4.8 Miles  
I-85 S: 4.9 Miles







# Property Layout

## WAREHOUSE I

SF:	17,000 SF
CLEAR HEIGHT:	22'
DOCK DOORS:	4
DRIVE-IN:	-

## WAREHOUSE II

SF:	8,500 SF
CLEAR HEIGHT:	17.5'
DOCK DOORS:	-
DRIVE-IN:	6

## WAREHOUSE III

SF:	2,400 SF
CLEAR HEIGHT:	14'
DOCK DOORS:	-
DRIVE-IN:	1

## COVERED STORAGE I

SF:	5,400 SF
CLEAR HEIGHT:	17'
FLOOR:	Concrete Slab

## COVERED STORAGE II

SF:	11,700 SF
CLEAR HEIGHT:	26.5'
FLOOR:	Gravel







# Access Map



**2 MINUTES**  
to HWY 276



**4 MINUTES**  
to I-385



**5 MINUTE**  
to I-185







# Building Photos







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