

Suites A & C

# 510 AIRPORT ROAD

±3,648 - 18,118 SF  
Office/Flex Space  
For Lease

*offered by:*

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 **LEE &  
ASSOCIATES**  
GREENVILLE/SPARTANBURG



Suites A & C

# 510

AIRPORT ROAD

Suite A Lease Rate: \$15.00/SF (NNN)  
Suite C Lease Rate: \$17.00/SF (NNN)

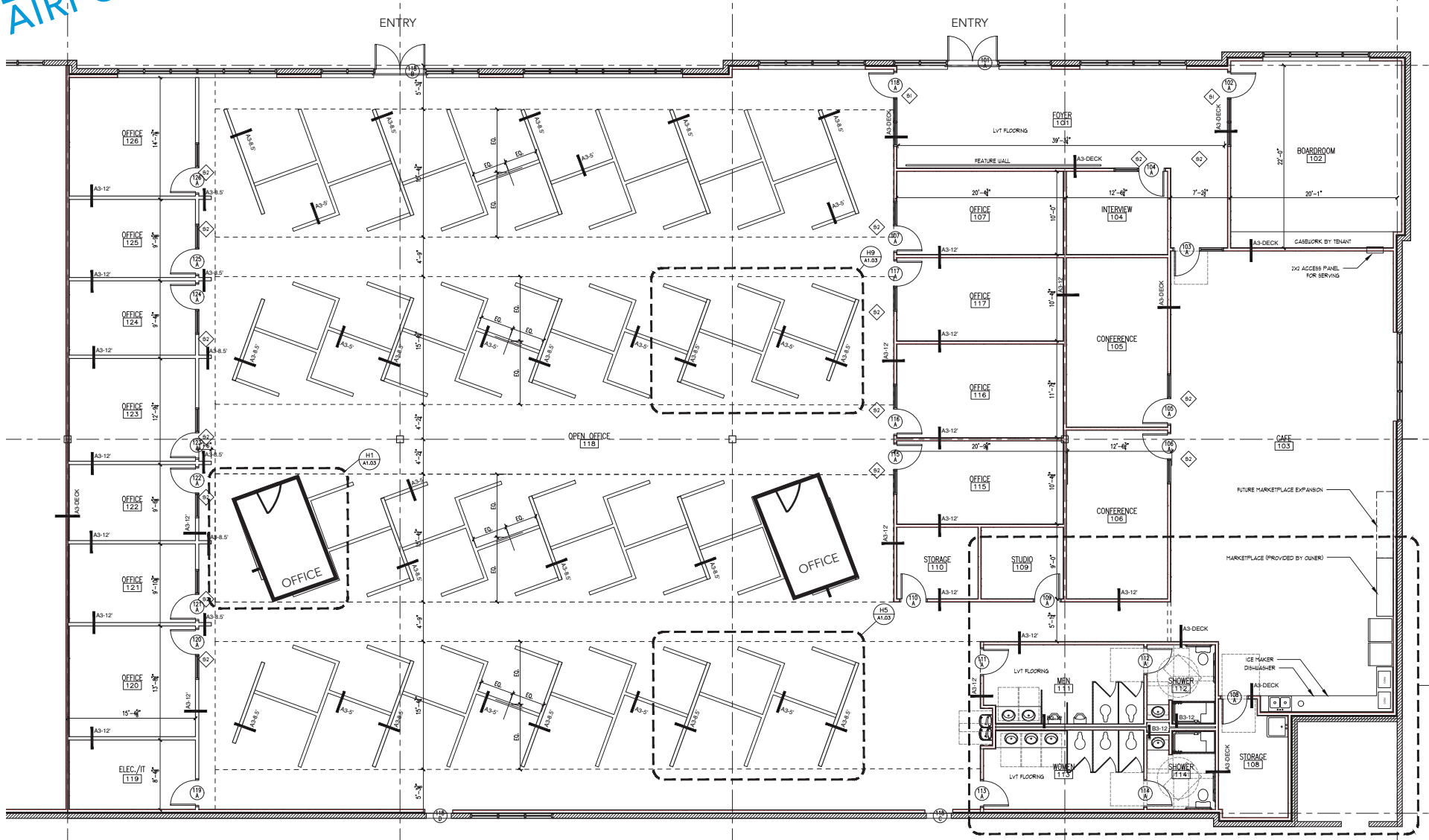
- Great location for office/flex space off Haywood Road next to Greenville Downtown Airport
- Ability to lease up to 18,118 SF (Suites A & C are contiguous)
- Suite C contains approximately 3,648 SF with 3 offices, 1 conference room, 2 large open office areas, 1 break room, & a reception area
- Suite A contains approximately 14,470 SF with 14 hard wall offices, a large built out cubicle area, 2 large conference rooms, a board room, large breakroom, and more
- Abundant parking available for each suite
- Ability to be converted into warehouse space with drive-in doors
- Building height is approximately 23'
- Building is sprinkled
- Zoning IG; Industrial (City of Greenville)



## Suite A:

- ±14,470 SF
- 14 Hard Wall Offices
- Large Built-Out Cubicle Area
- 2 Large Conference Rooms
- Board Room
- Large Breakroom
- Power - 3 Phase 480Y/277V 4W 400 AMP and 3 Phase 208Y/120V 4W 225 AMP
- Can Be Converted Into Warehouse Space with Drive-In Doors





**A1 FLOOR PLAN**  
SCALE: 3/16"=1'-0"





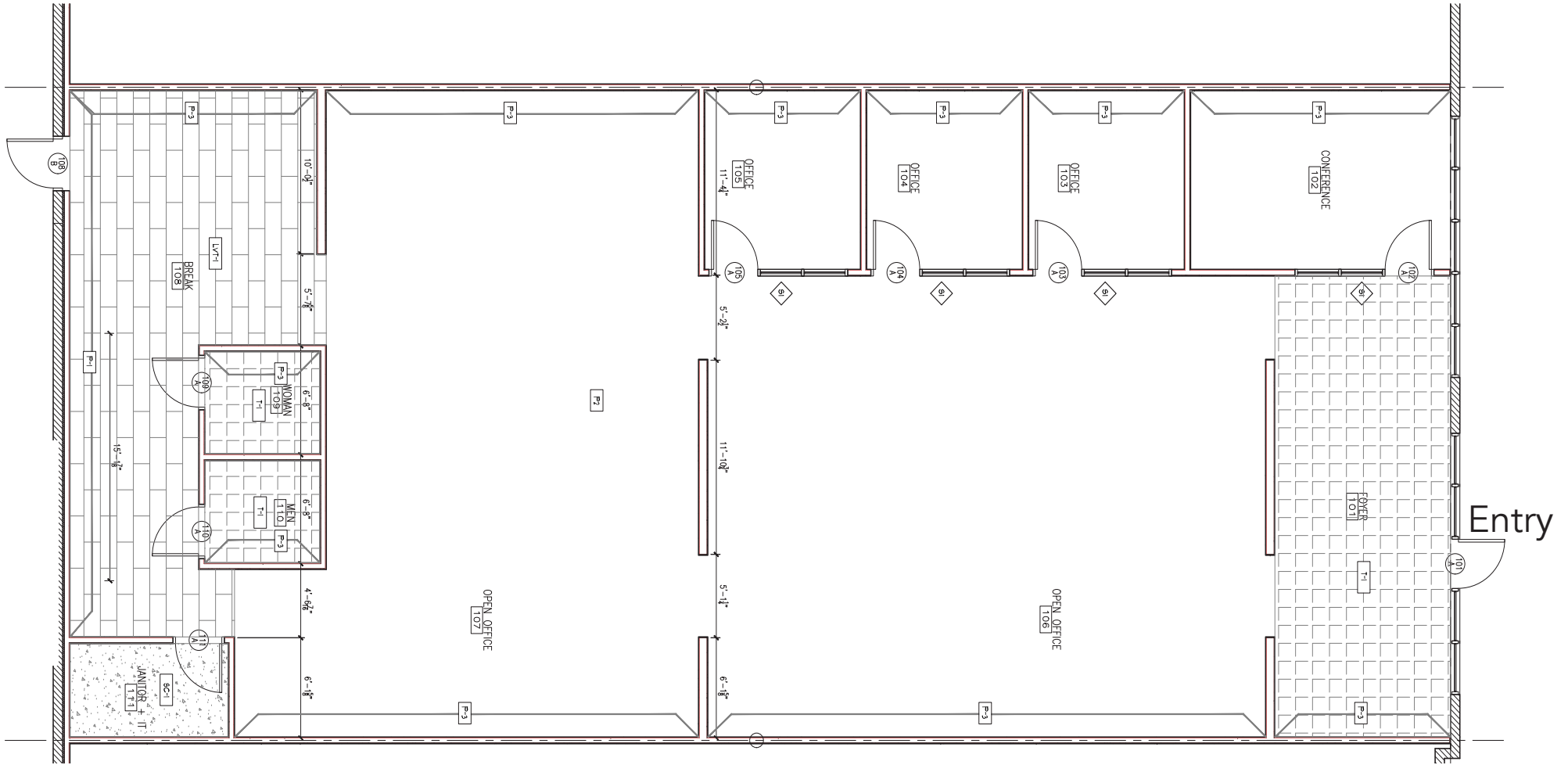
Suites A & C

**510**  
AIRPORT ROAD

## Suite C:

- ±3,648 SF
- 3 Offices
- 1 Conference Room
- 2 Large Open Office Areas
- 1 Break Room
- Reception Area
- Great Location for Office/Flex Space off Haywood Road Next to Greenville Downtown Airport
- Power - 3 Phase 280Y/120V 4W 400 AMP
- Can be Converted into Warehouse Space with Drive-In Doors





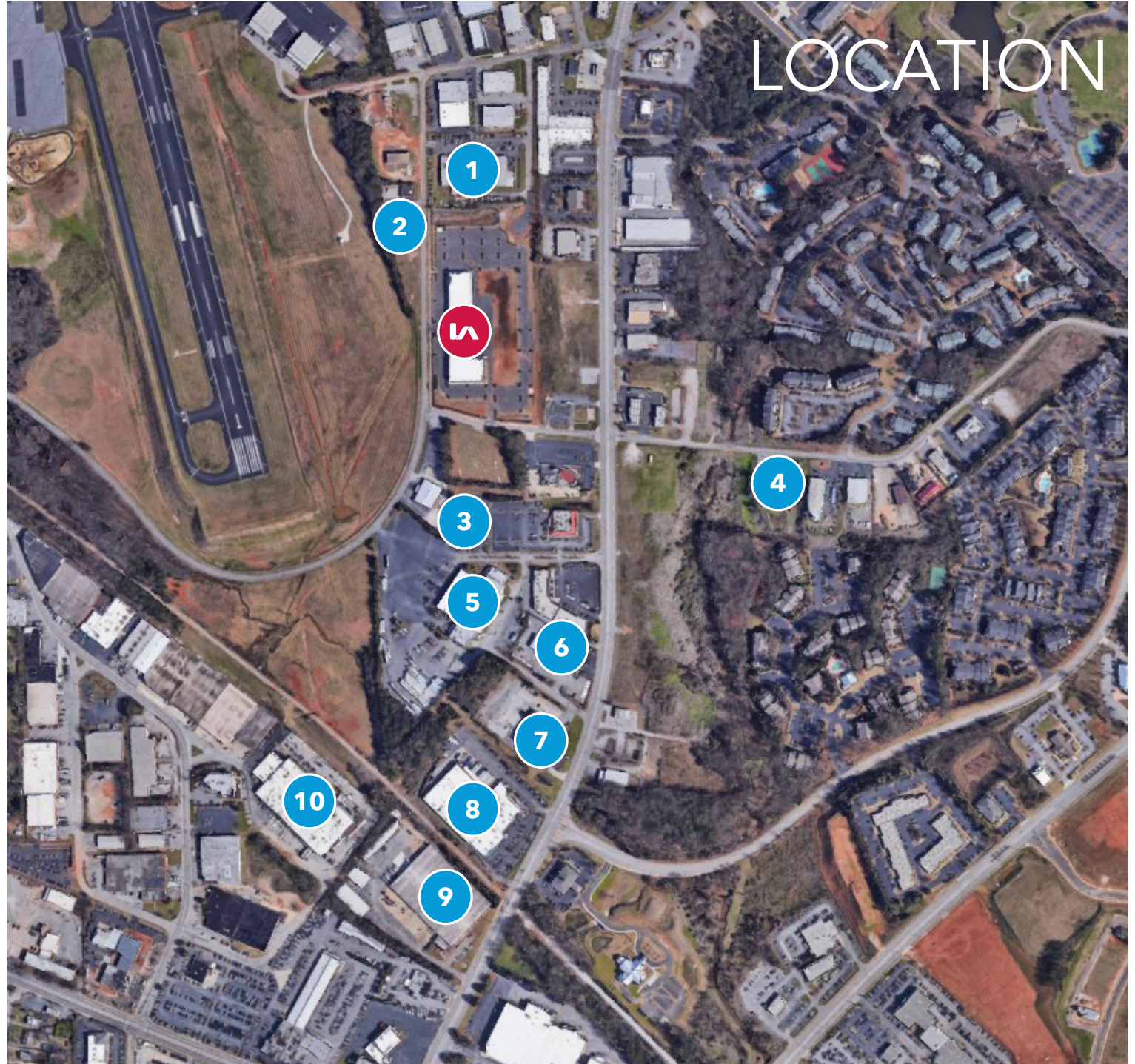
# DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	64,431	182,488	465,131
POPULATION PROJECTION (2028)	67,124	189,756	486,506
POPULATION ANNUAL RATE (2023-2028)	0.82%	0.78%	0.90%
MEDIAN AGE	38.8	39.44	39.1
RESIDENTS	31,004	91,841	242,050
HOUSEHOLDS	29,717	80,331	187,973
HOUSEHOLDS ANNUAL RATE (2023-2028)	0.82%	0.82%	0.96%
MEDIAN HOUSEHOLD INCOME ANNUAL RATE (2022-2027)	\$68,642	\$65,183	\$68,680

\*All demographic data is sourced from 2024 unless otherwise specified.



- 1 Kevin Whitaker Collision Center
- 2 City Electric Supply
- 3 Raby Construction
- 4 CED
- 5 Integrated Media Publishing
- 6 AAA Supply Inc
- 7 Alliance Champions Training Center
- 8 Goodwill
- 9 Professional Party Rentals
- 10 ProSource Plumbing Supply





COMMERCIAL REAL ESTATE SERVICES

**GREENVILLE OFFICE**

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

**SPARTANBURG OFFICE**

320 E. Main Street, Suite 430  
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