



315 TANNER PRICE WAY | SUITE B GREENVILLE, SC 29615

NAI Earle Furman

Grice Hunt, SIOR
Shareholder
864.678.5935
grice@naief.com

Clay Williams, SIOR
Shareholder
864.678.5938
clay@naief.com

Will Coker
Broker
864.680.0526
wcoker@naief.com

ALL INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE; HOWEVER, NO REPRESENTATION OR WARRANTY IS MADE TO THE ACCURACY THEREOF NOR THE CONDITION OF THE PROPERTY.

315 TANNER PRICE WAY OVERVIEW

Suite B | Greenville, SC

BUILDING SPECS

Garlington North Industrial Park - Class A Building

±136,080 Total Building SF

Concrete Tilt Wall Construction

6" Floor Thickness

Motion Activated LED Lighting

ESFR Sprinklers

32' Clear Height

54'x 50' Column Spacing w/60' Speed Bay

200' Truck Court Depth w/60' Concrete Apron

2 - 750 KVA Transformer w/600 amps, 480v/277 w/3-Phase
Connected Load (Capability to Upsize Power to 3,500 amps)

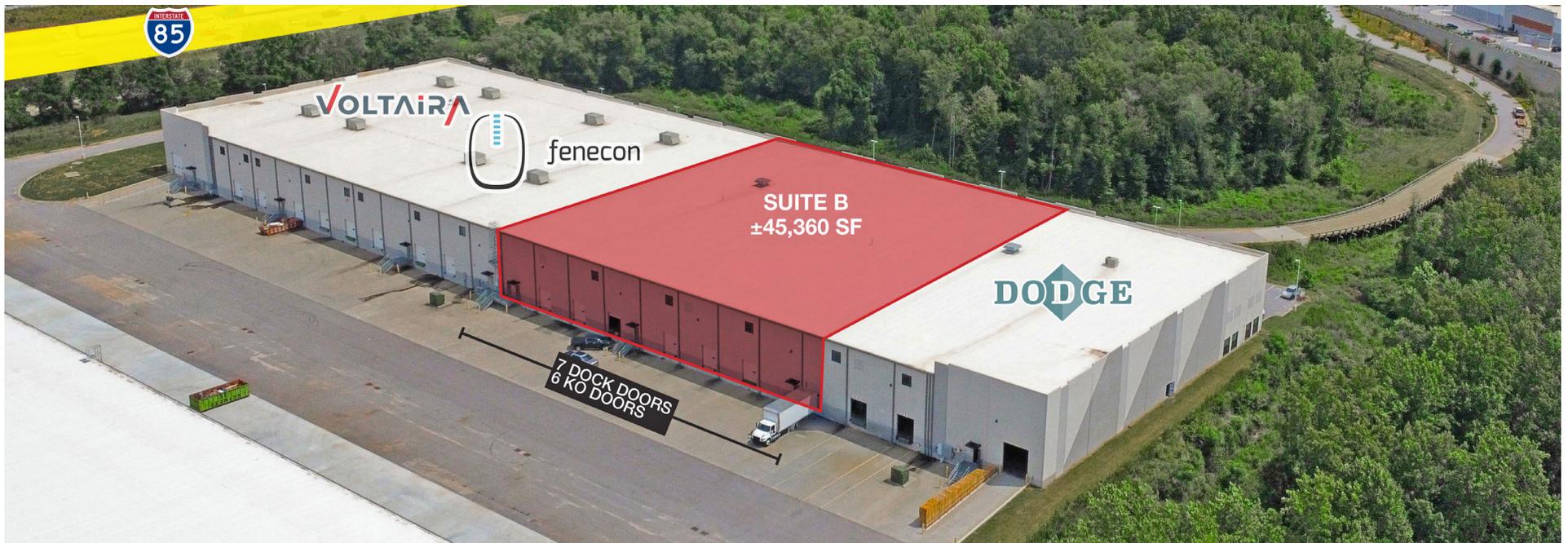
SUITE B

±45,360 SF Available for Lease

±1,528 SF Spec Office Space

7 (9'x10') Dock Doors (2 w/Levelers)

6 KO Panels



315 TANNER PRICE WAY OVERVIEW

Suite B | Greenville, SC

COMPETITIVE ADVANTAGES

315 Tanner Price Way in the Garlington North Business Park offers a rare infill industrial opportunity in a submarket with little to no vacancy in an irreplaceable location

Excellent Access to I-85

Interstate Visibility

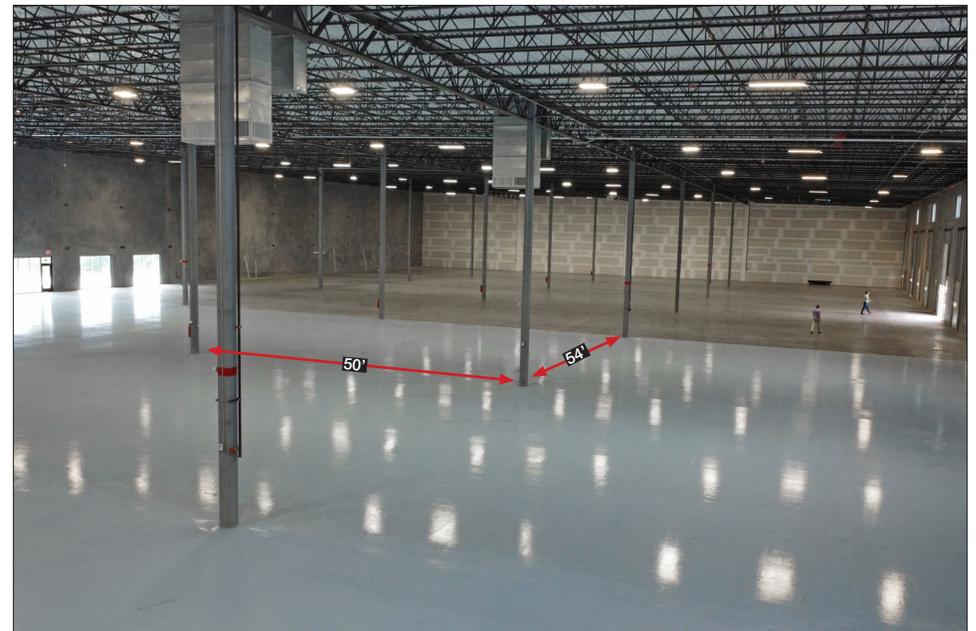
Class A Aesthetic Business Park Environment with Boulevard Entrance

Prominent Location within the Park

Unmatched Location with Access to:

- Retail, Hotels & Entertainment
- GSP International Airport
- Close Proximity to Higher-end Residential Corridors
- A Mix of Affluent & Skilled Workers
- Micro Market Industry Ecosystem

Centrally Located with Access to Larger Metropolitan Areas of Upstate SC (Greenville | Spartanburg)



UTILITIES

WATER | Greenville Water

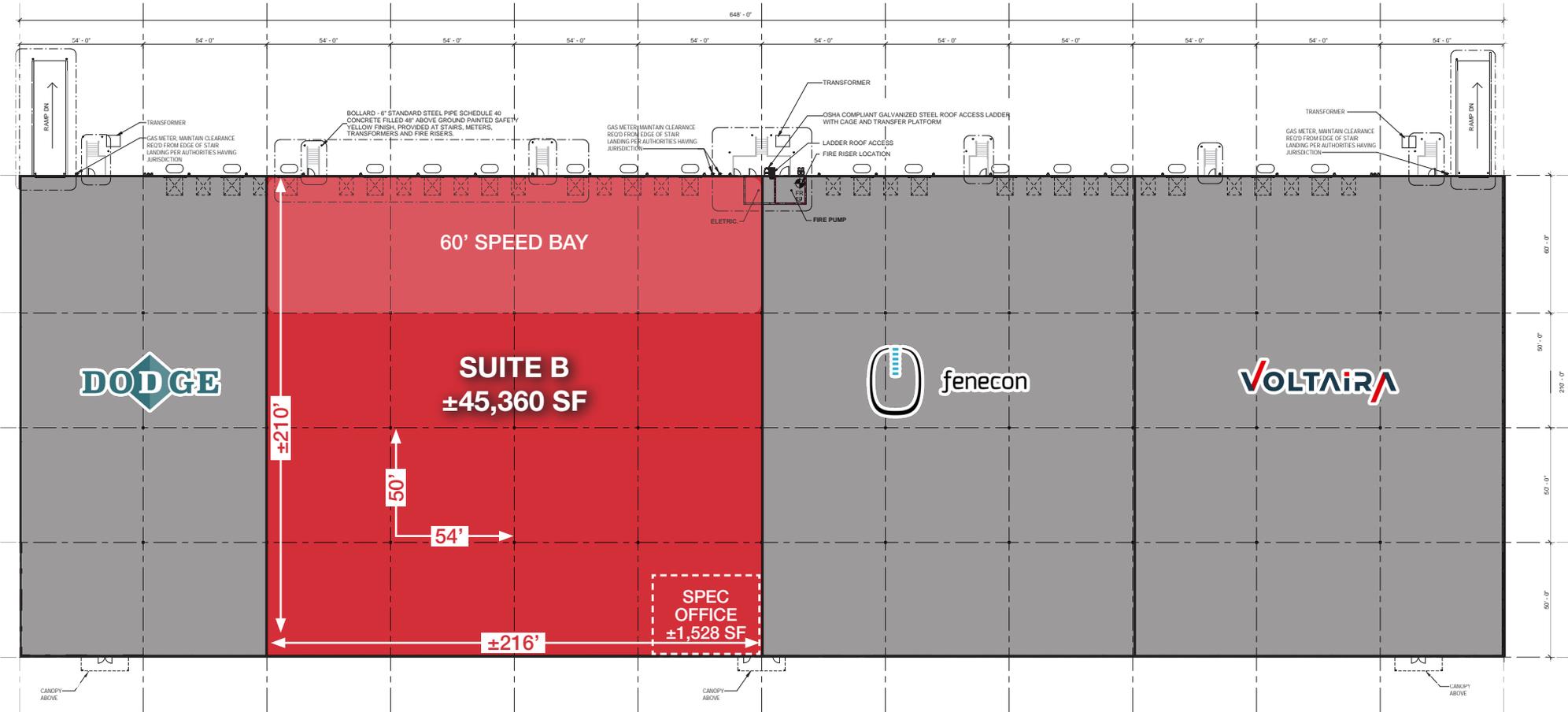
SEWER | Metropolitan Sewer

ELECTRIC | Laurens Electric Cooperative

NATURAL GAS | Piedmont Natural Gas

315 TANNER PRICE WAY FLOOR PLAN

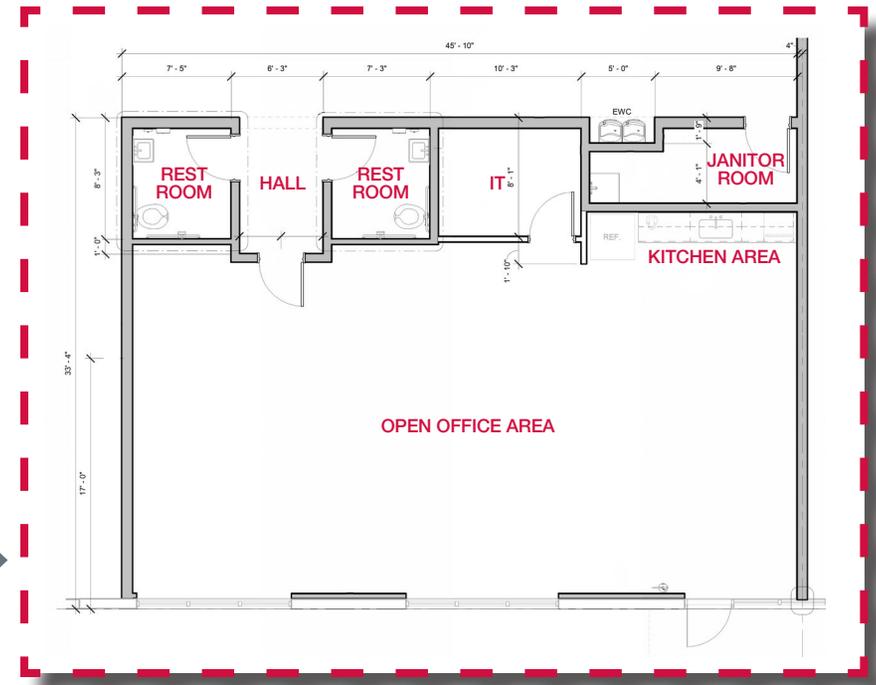
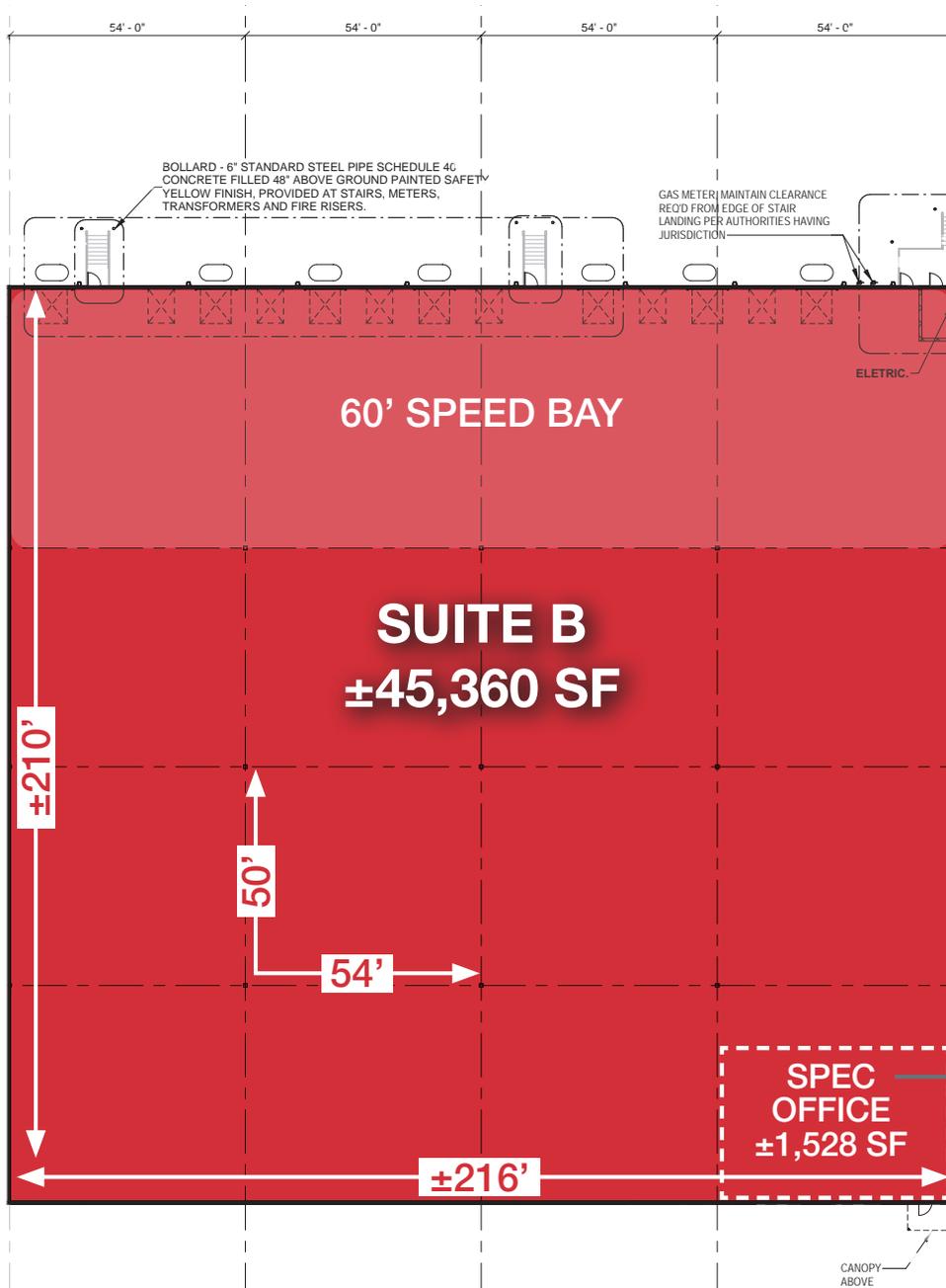
Suite B | Greenville, SC



Floor plan is for illustrative purposes only. Dimensions, sizes, and layouts are approximate. We have made every effort to ensure accuracy, but no responsibility is taken for any errors or omissions.

315 TANNER PRICE WAY FLOOR PLAN

Suite B | Greenville, SC



Floor plan is for illustrative purposes only. Dimensions, sizes, and layouts are approximate. We have made every effort to ensure accuracy, but no responsibility is taken for any errors or omissions.

315 TANNER PRICE WAY AERIAL

Suite B | Greenville, SC



315 TANNER PRICE WAY AERIAL

Suite B | Greenville, SC



315 TANNER PRICE WAY

GARLINGTON NORTH INDUSTRIAL PARK | GREENVILLE, SC



FOR ADDITIONAL
INFORMATION,
CONTACT THE
LEASING TEAM



CLAY WILLIAMS, SIOR

Shareholder

clay@naief.com

(O) 864.678.5938

GRICE HUNT, SIOR

Shareholder

grice@naief.com

(O) 864.678.5395

WILL COKER

Broker

wcoker@naief.com

(M) 864.680.0526

NAI Earle Furman

101 E. Washington St, Ste 400
Greenville, SC 29601

www.naiearlefurman.com

(O) 864.232.9040

(F) 864.235.4300