

FOR SALE

■ BASF



276

±22,700 VPD

S Main Street ±14,900 VPD

17

Rare industrial opportunity in the heart of Mauldin with rail service capability
±375,000 SF | ±22 ACRES | SECURE IOS YARD | ON-SITE TRUCK SCALE

300 S Main Street

MAULDIN | SOUTH CAROLINA

AVISON
YOUNG

Property overview

300 S Main Street offers a rare opportunity to acquire a highly functional industrial campus in the heart of Mauldin, SC. Situated on approximately 22 acres with immediate access to I-385, the property supports warehouse, manufacturing, distribution, office, and outdoor storage uses. Features include a flexible multi-tenant layout, 15' to 27' clear heights, dock-high and drive-in loading, rail-service capability, a truck scale, finished office space, 1,200 to 3,000 amps of power, outdoor storage, and a standalone $\pm 6,000$ sf building. The property provides exceptional flexibility and scale that is difficult to replicate in today's market.



Below replacement cost acquisition opportunity with significant value-add potential



Flexible multi-tenant configuration capable of accommodating a diverse range of industrial users



Clear heights ranging from 15' to 27' allowing functionality for manufacturing, warehousing, and distribution operations



1,200-3,000 AMP power availability supporting heavy industrial operations with **LED warehouse lighting**



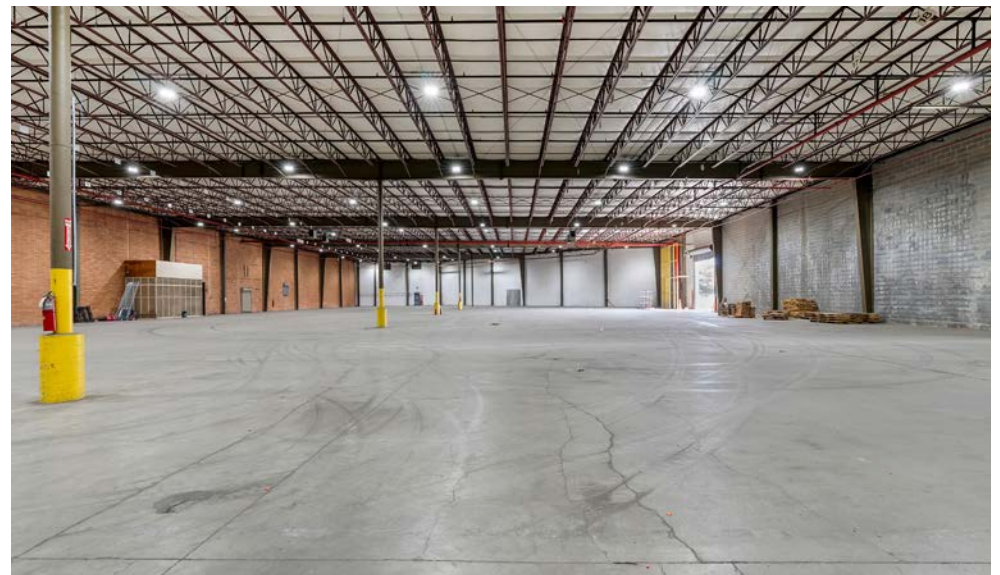
Rail-served capability for users requiring inbound or outbound freight access



Truck scale on-site and **secure outdoor yard space** ideal for IOS, fleet operations, and dedicated storage



Strategic location with immediate access to I-385 and connectivity to the Greenville-Spartanburg industrial corridor



Property information

Address	300 S Main Street, Mauldin, SC 29662
Parcel number	M004010401700
County	Greenville
Zoning	I-1
Lot size	±22.00 acres
Building size	±375,000 sf
Ceiling height	15' - 27'
Floor thickness	6"
Drive-in	1
Docks	20
Power	Heavy power ±1,200-3,000 AMPs
Water	Greenville County
Sewer	City of Mauldin
Gas	Piedmont Natural Gas
Electric	Duke Energy



±375,000 sf
Building size

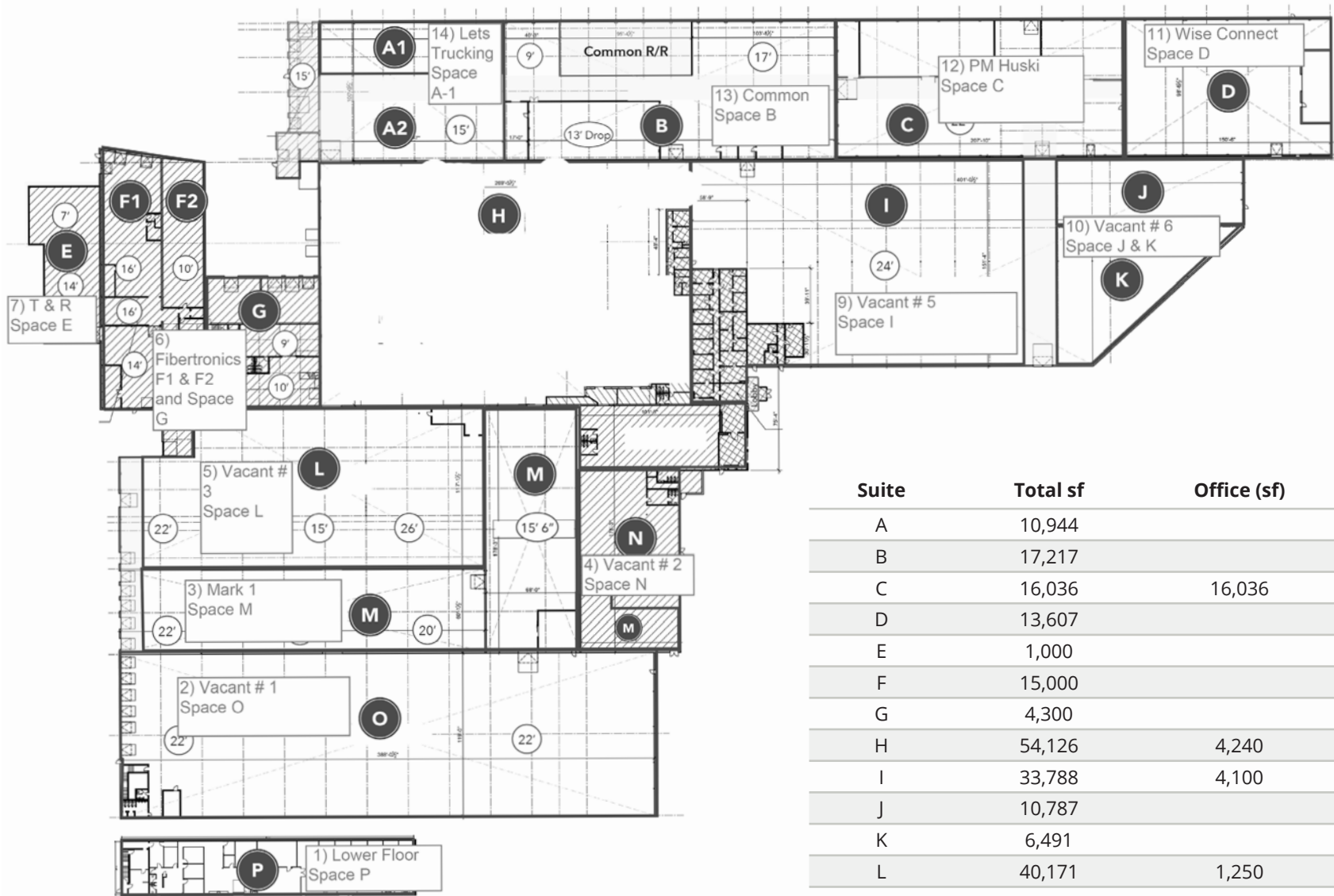


±22 acres
Lot size



Contact broker
Sale price

Floorplan

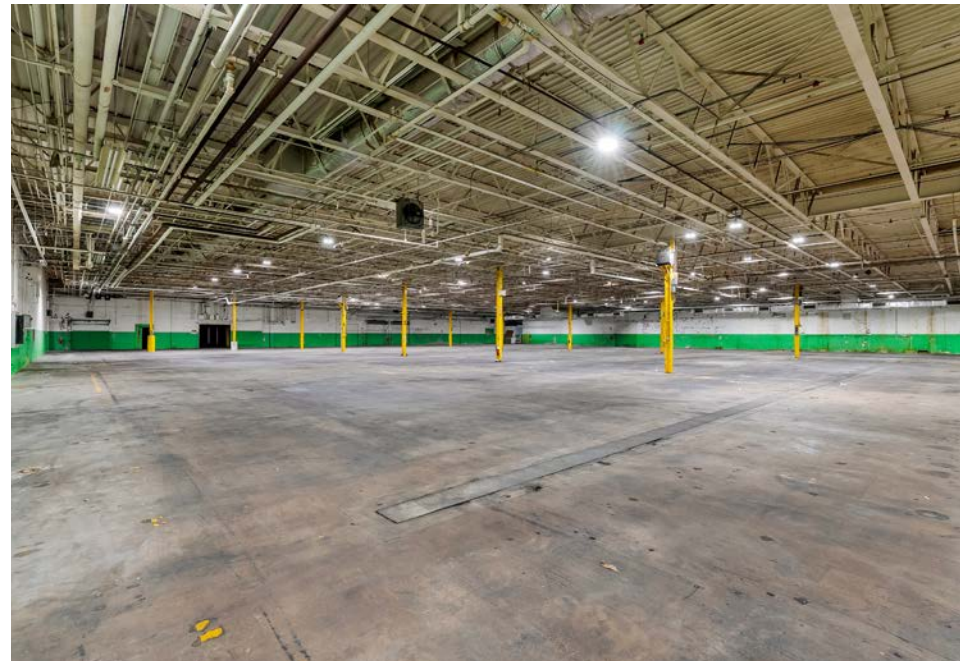
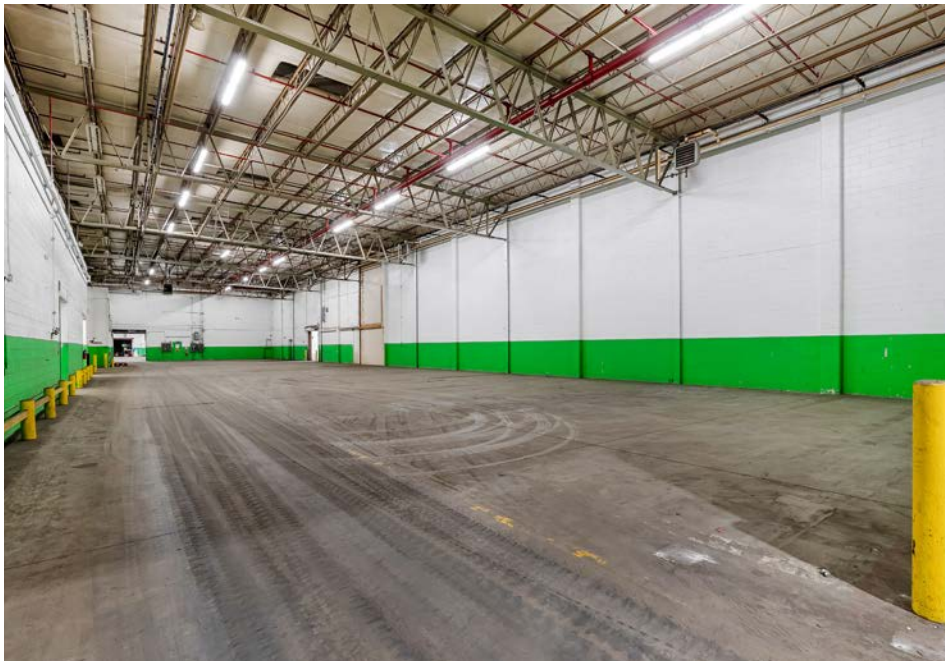


Suite	Total sf	Office (sf)	Warehouse (sf)
A	10,944		
B	17,217		
C	16,036	16,036	
D	13,607		
E	1,000		
F	15,000		
G	4,300		
H	54,126	4,240	49,886
I	33,788	4,100	29,688
J	10,787		
K	6,491		6,491
L	40,171	1,250	38,921
M	30,223	1,750	28,473
N	8,143	8,143	
O	48,173	1,250	46,823
P	8,311		

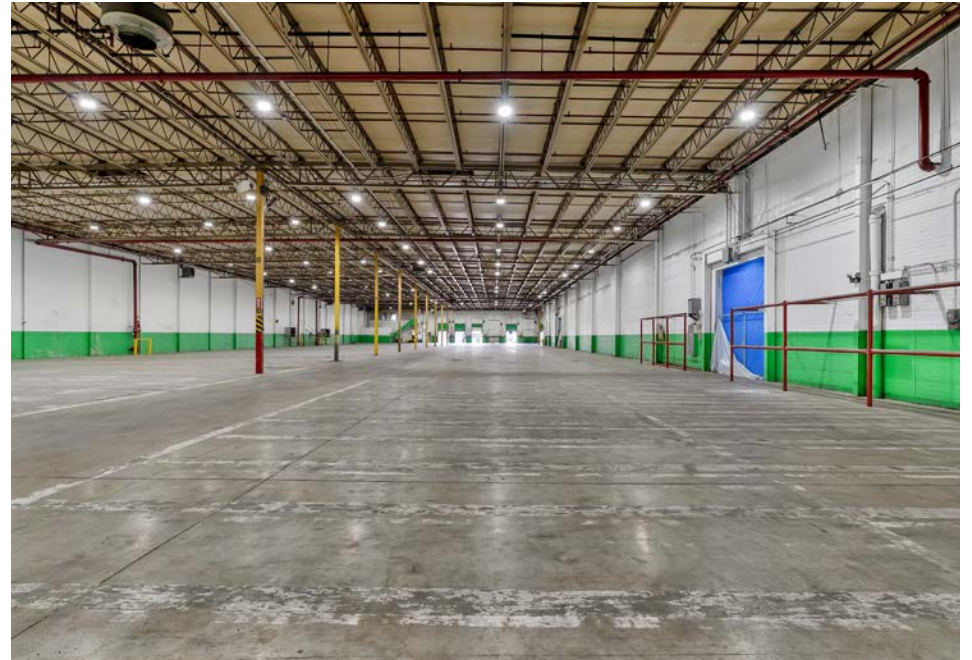
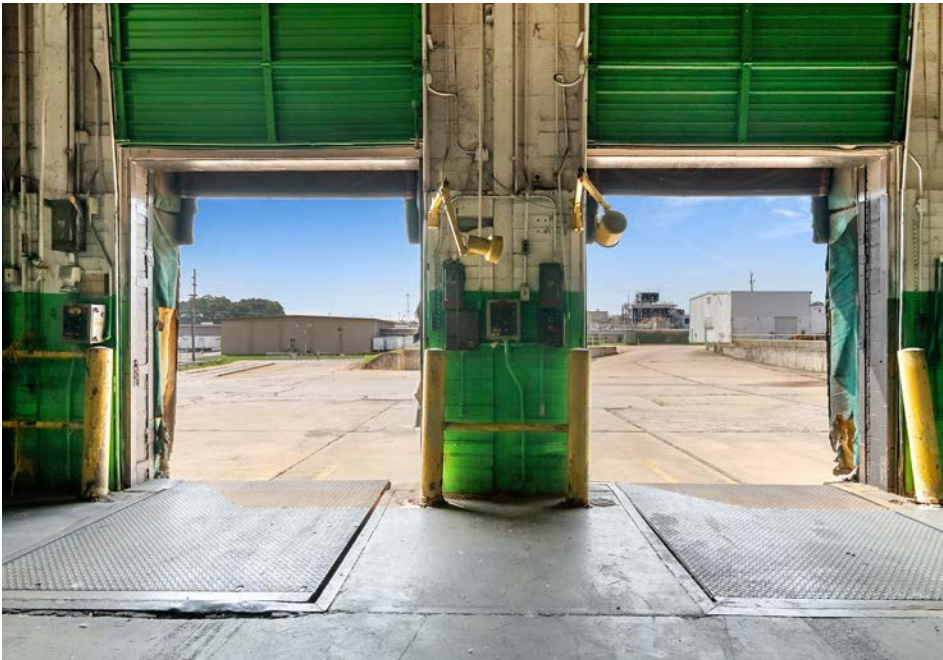
Photos



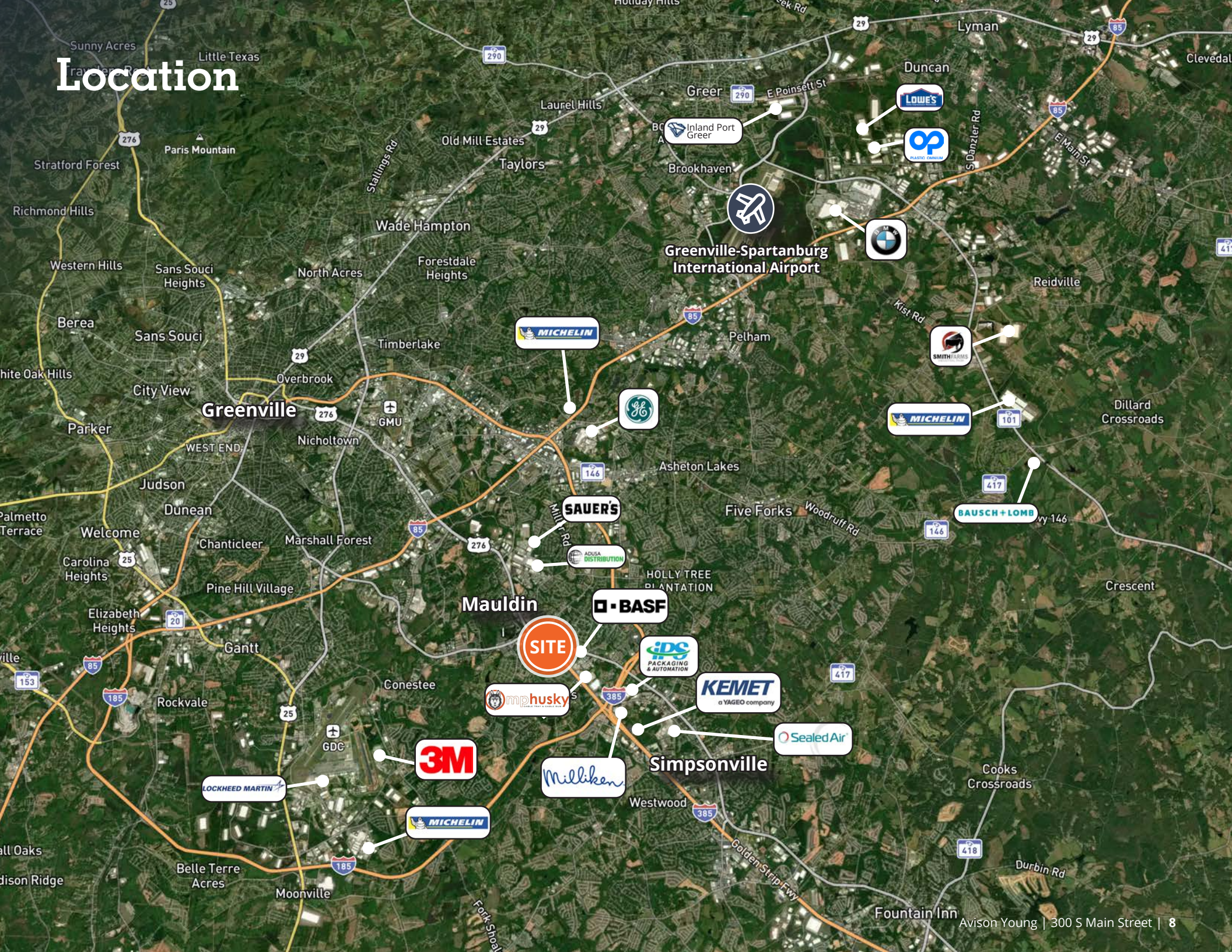
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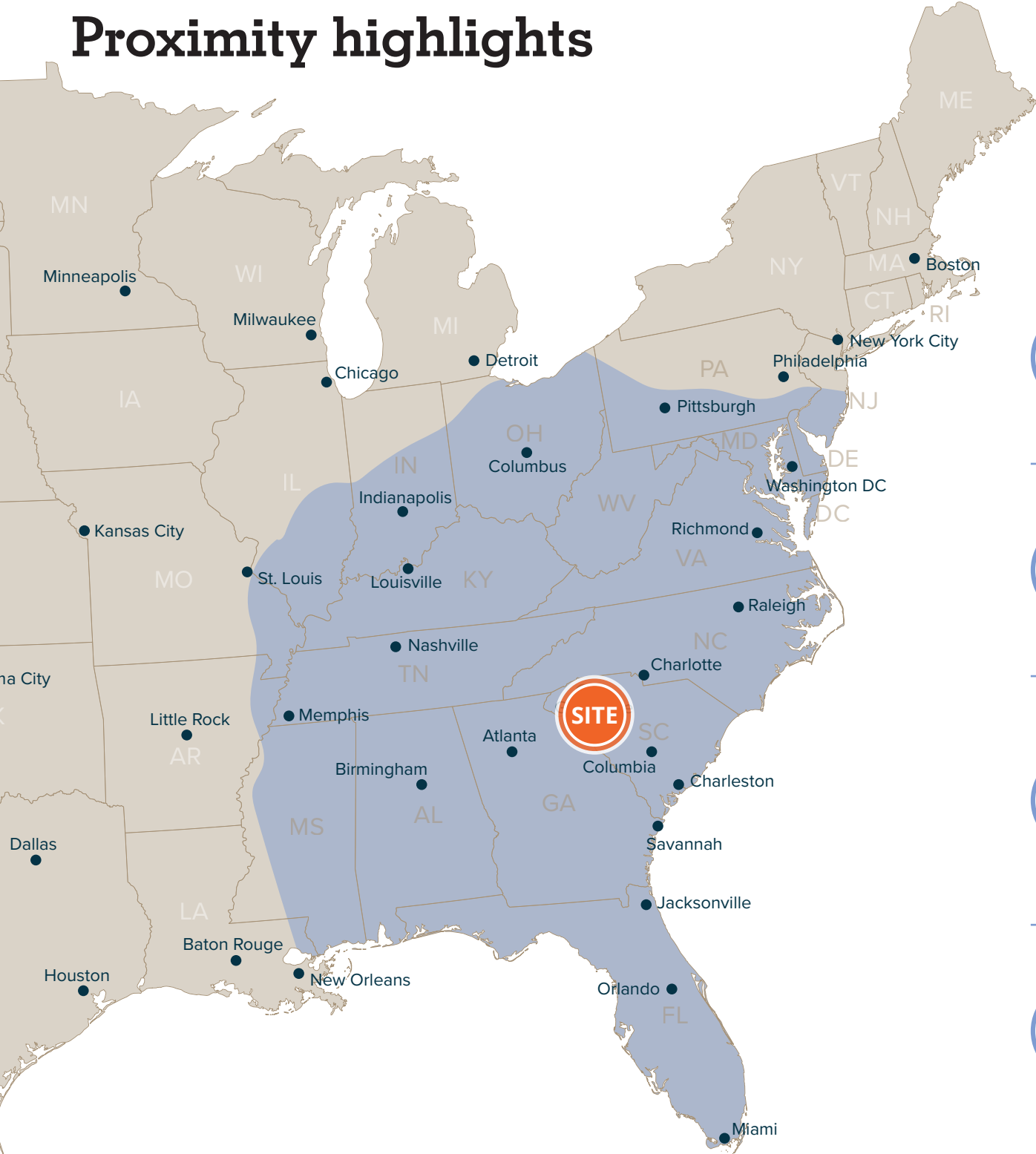
Photos



Location



Proximity highlights



Drive Times

1 day	96.5M population
2 day	244 M population



GSP International	4 miles
CLT International	95 miles
ATL International	158 miles



Inland Port Greer	17 miles
Gainesville Inland Port	103 miles
SC Port Authority	202 miles
Port of Savannah	246 miles



Interstate 85	6 miles
Interstate 26	32 miles

Area overview

The Greenville-Spartanburg-Anderson, South Carolina Combined Statistical Area (CSA) is made up of ten counties in Upstate South Carolina, with Greenville being the principal city. The combined statistical area includes two metropolitan areas and three micropolitan areas. The CSA currently has a population of 1.5M and is experiencing an influx of new residents--it is estimated that 79 new people move to the area each day.

Growth in the Upstate has been fueled by a combination of strong economic drivers, namely engineered materials, aerospace, automotive, food manufacturing, and life sciences. The area is home to more than 2,234 engineering and manufacturing companies and over 40 Fortune 500 companies including the headquarters for Michelin North America, Milliken Worldwide and regional offices for TD Bank, BMW, General Electric, Fluor and Verizon Wireless. The Upstate is considered to be the “economic engine” of South Carolina, attracting businesses with favorable tax rates, market accessibility and the quality and availability of a well-trained workforce. More than \$10.2 billion in capital investment has been announced in the last five years. Additionally, South Carolina Ports Authority, which has ten locations throughout the state, including the Inland Port Greer, has a \$32.8 billion annual impact on the Upstate region.

Nestled in the foothills of the Blue Ridge Mountains, the Greenville-Spartanburg area has combined traditional southern charm, stunning natural beauty and an unexpected “contemporary cool” to create one of America’s hottest emerging destinations and fastest growing cities. Located along Interstate 85, between Charlotte and Atlanta, the Upstate is also known for its ability to connect and transport. The region has excellent interstate highways, convenient rail services, and the Greer inland port connects by rail to the Port of Charleston.

#1 State for Manufacturing
Site Selection Group | 2023

#1 South's Best Cities on the Rise
Southern Living | 2022

#2 State for Doing Business
Area Development | 2025

#3 Most Affordable & Beautiful Place to Live
Travel+Leisure/U.S. News & World Report | 2024

#4 Best small cities in the U.S.
Conde Nast Traveler | 2023

#7 Best City to Visit in the Country
Travel+Leisure | 2025

#1 Best Small Towns to Retire
HGTV | 2023

Market insights

[CLICK TO VIEW FULL Q2 2026 REPORT](#)

Greenville-Spartanburg Industrial Snapshot

The Greenville-Spartanburg industrial market remains red-hot. Leasing activity was strong through the first half of 2026, with over 9.8 msf leased across more than 70 transactions. This puts the market on pace for the strongest year on record. Much of this demand is in new product that has been delivered over the past few years. As that supply wave has dwindled, the market is recalibrating its development pipeline, with just over 2.4 msf currently under construction. Some users are also opting to purchase their facilities, as Revman International and Schluter Systems purchased buildings, while QualFlex secured the remaining space of the building they had leased. This emphasizes the outlook on the Upstate as a premier industrial market, where further growth appears on the horizon.

9.8 msf

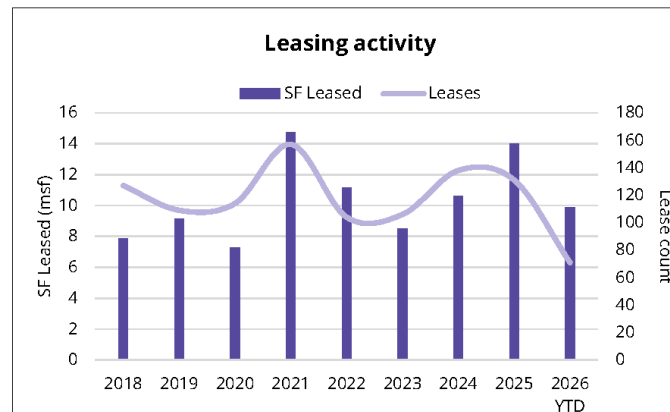
Over **9.8 msf** was leased through 1H26. On an annual basis, this would be the strongest year on record, with both volume and transaction counts strong.

2.4 msf

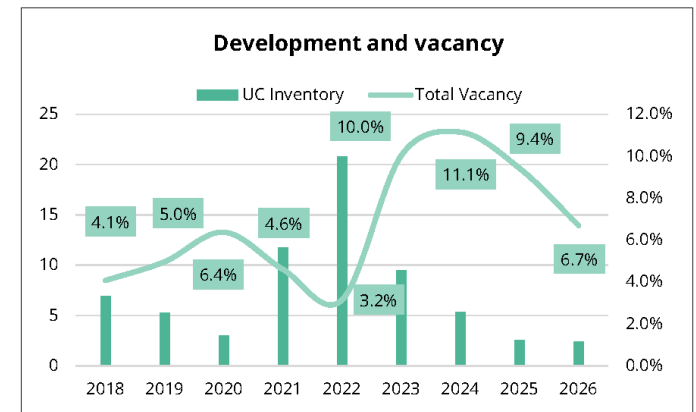
Just over **2.4 msf** is currently under construction. This is the lowest total since 2021, as the market recalibrates following the recent development boom.

\$178M

Through 1H26, nearly **\$178M** has transacted in user sales. This includes Class A sales from QualFlex, Schluter Systems, and Revman.



Greenville-Spartanburg has seen very strong demand figures through the first half of the year. Nearly 10 msf has been leased across 71 transactions. Annualized, both totals would be at or above the market record. This reinforces prevailing sentiment around the Upstate as a premier industrial market in the Southeast.



Development activity has largely slowed relative to the construction boom from 2021 to 2023, with roughly 2.4 msf currently under construction. Economic factors have limited new groundbreakings, while developers have allowed the market to work through record waves of new supply. As a result, vacancy has continued to fall, sitting at 6.7%.



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