



FOR LEASE

130 Irene Circle

Greenville, SC 29617

**AVISON
YOUNG**



Property Description

Privately gated 8,436 sf flex space containing approximately 3,333 sf of office space and 5,103 sf of warehousing space. Warehousing space has one (1) loading dock and three (3) drive-in doors (10' x 12') providing distribution capabilities. The building has LED lighting throughout and 3-phase power delivering heavy power to any user. High quality office space that has recently been renovated containing 10 offices, a conference room, and a kitchenette area.

Location Description

Located near the intersection of HWY 253 and Old Buncombe Rd. Only 2.5 miles from downtown Greenville and 3.2 miles from Travelers Rest. Walking distance to Swamp Rabbit Trail and adjacent to upcoming billion-dollar Union Bleachery redevelopment.

Offering Summary

Lease Rate:	\$9.50 SF/yr (NNN)
Available SF:	8,436 SF
Lot Size:	0.99 Acres
Building Size:	8,436 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,915	21,016	46,635
Total Population	7,408	53,061	118,565
Average HH Income	\$39,182	\$41,103	\$49,835



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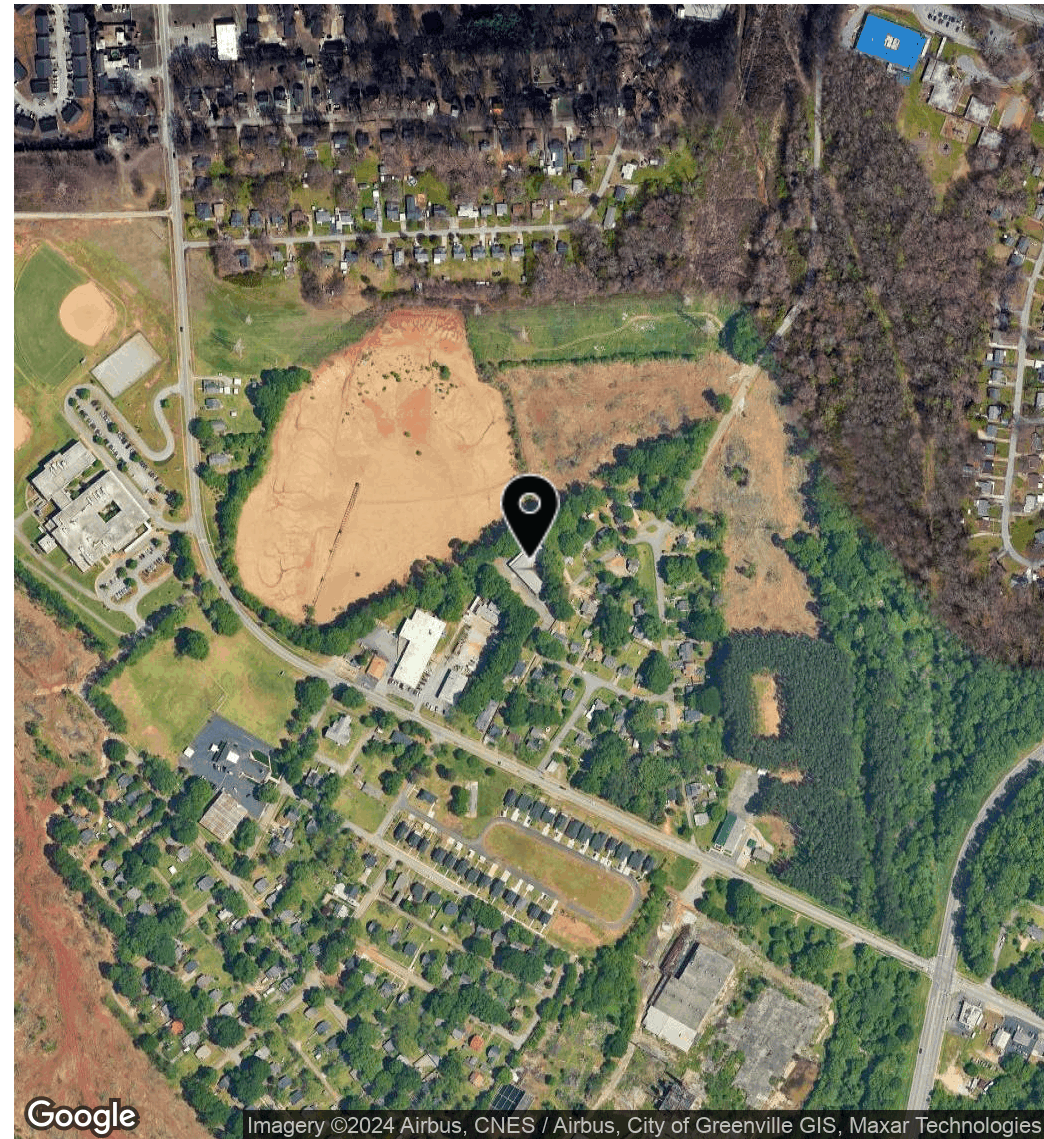
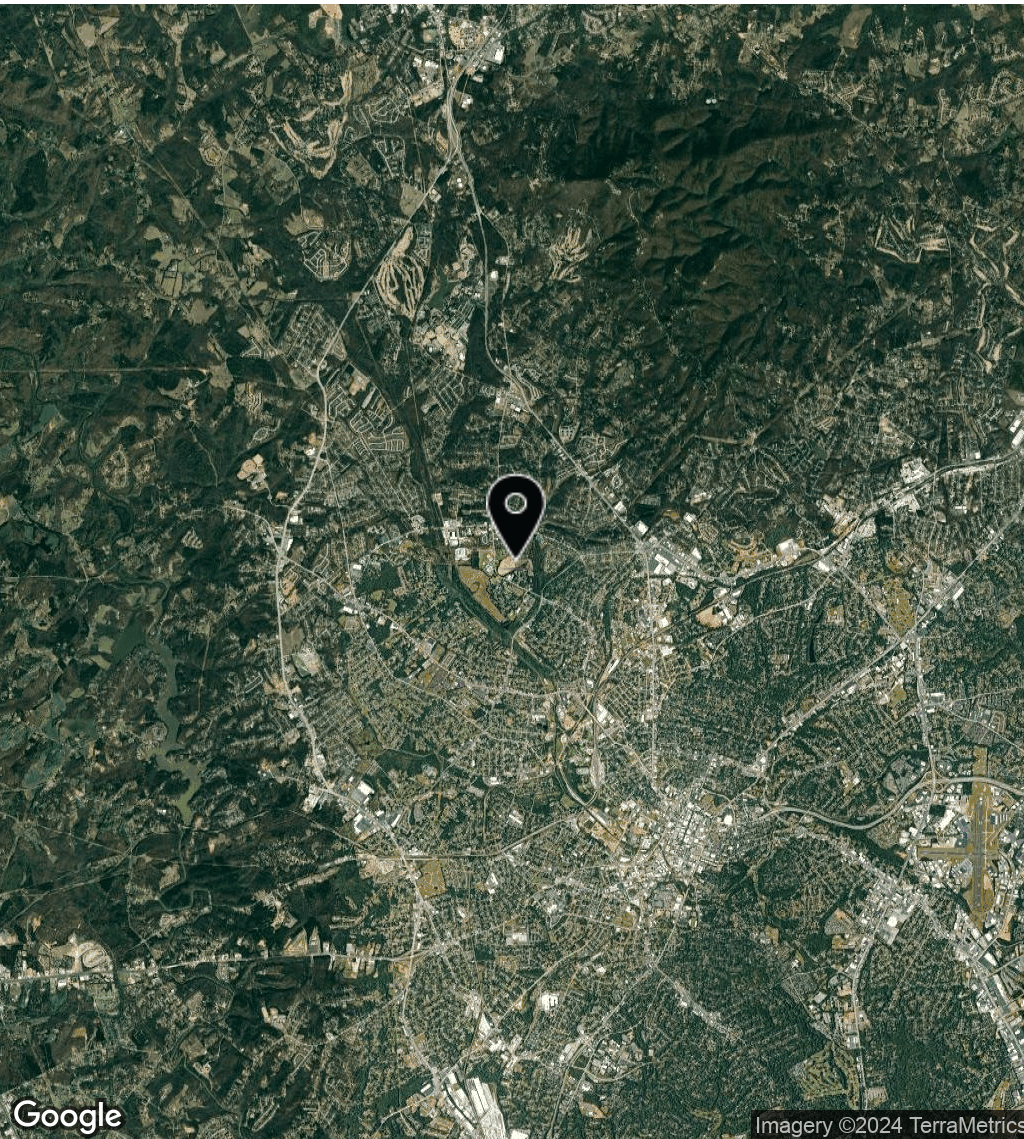
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Property Type	Flex property
Property Subtype	Flex Space
APN	0159000100105
Building Size	8,436 SF
Lot Size	0.99 Acres
Number of Floors	1
Average Floor Size	8,436 SF
Construction Status	Existing
Roof	Metal
Number of Buildings	1

- 1 dock high and 3 drive-in doors
- 10 offices, conference room, and kitchenette
- LED lighting throughout entire building
- Ceiling Heights 15' and 19' on the center
- Security system and private electric gate
- 30+ on-site parking spaces



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Let's talk.

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