

# 825 OLD AIRPORT RD

GREENVILLE, SOUTH CAROLINA 29607

**FOR SALE**

**INDUSTRIAL / FLEX SPACE** | ±25,790 SF building on ±1.05 AC off Haywood Rd



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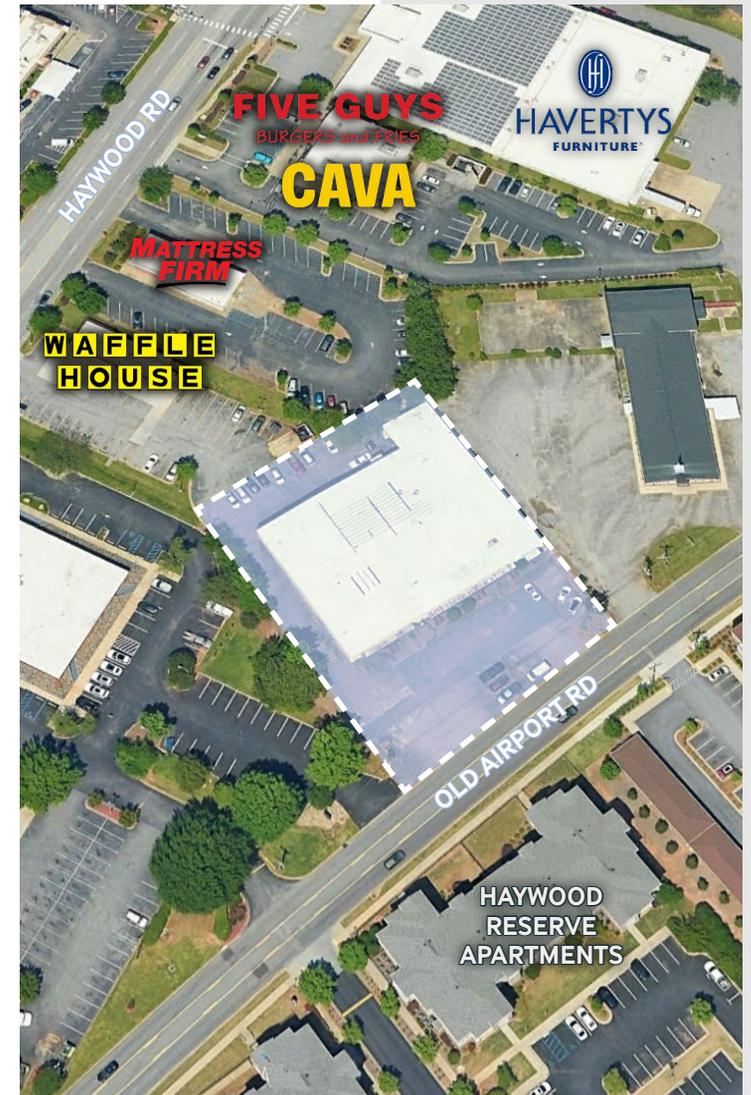
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**SALE PRICE: \$3,400,000**

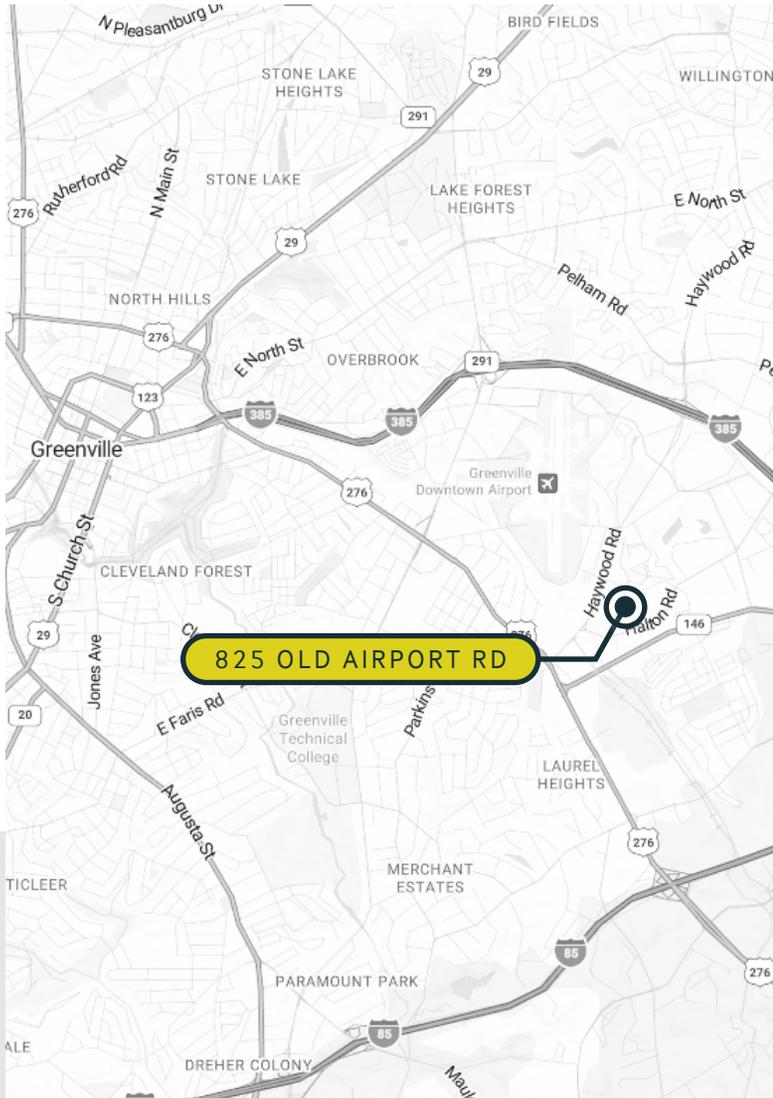
<b>Building Size</b>	± 25,790 SF
<b>Lot Size</b>	± 1.05 AC
<b>Submarket</b>	Haywood Road Corridor
<b>Dock Doors</b>	2
<b>Drive-In Doors</b>	1
<b>Clear Height</b>	10' - 22'

→ **Prime flex or retail property off Haywood Road**

This versatile warehouse/flex property presents a rare opportunity along one of Greenville's most active commercial corridors. Located just off Haywood Road near the Downtown Airport and surrounded by major retailers, including Haywood Mall, the site offers strong visibility and access. The existing building supports light industrial or flex use, with clear potential for office or retail conversion, or full redevelopment to meet any buyer's needs. With ample on-site parking and a location along a highly trafficked corridor, the property is well positioned for a wide range of commercial users.



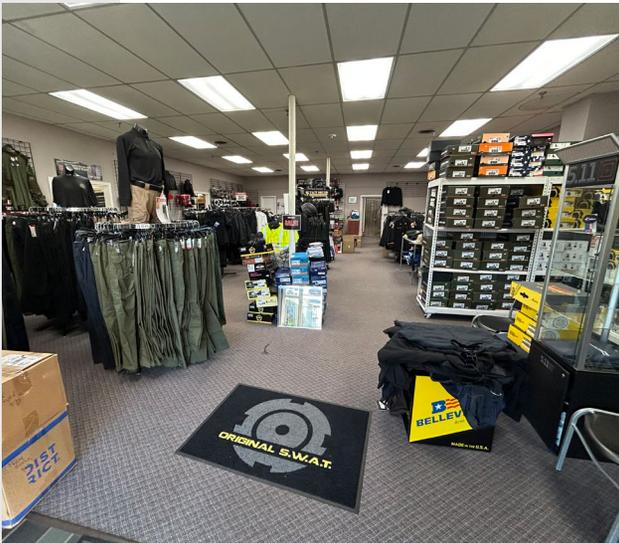
## LEASE INFO



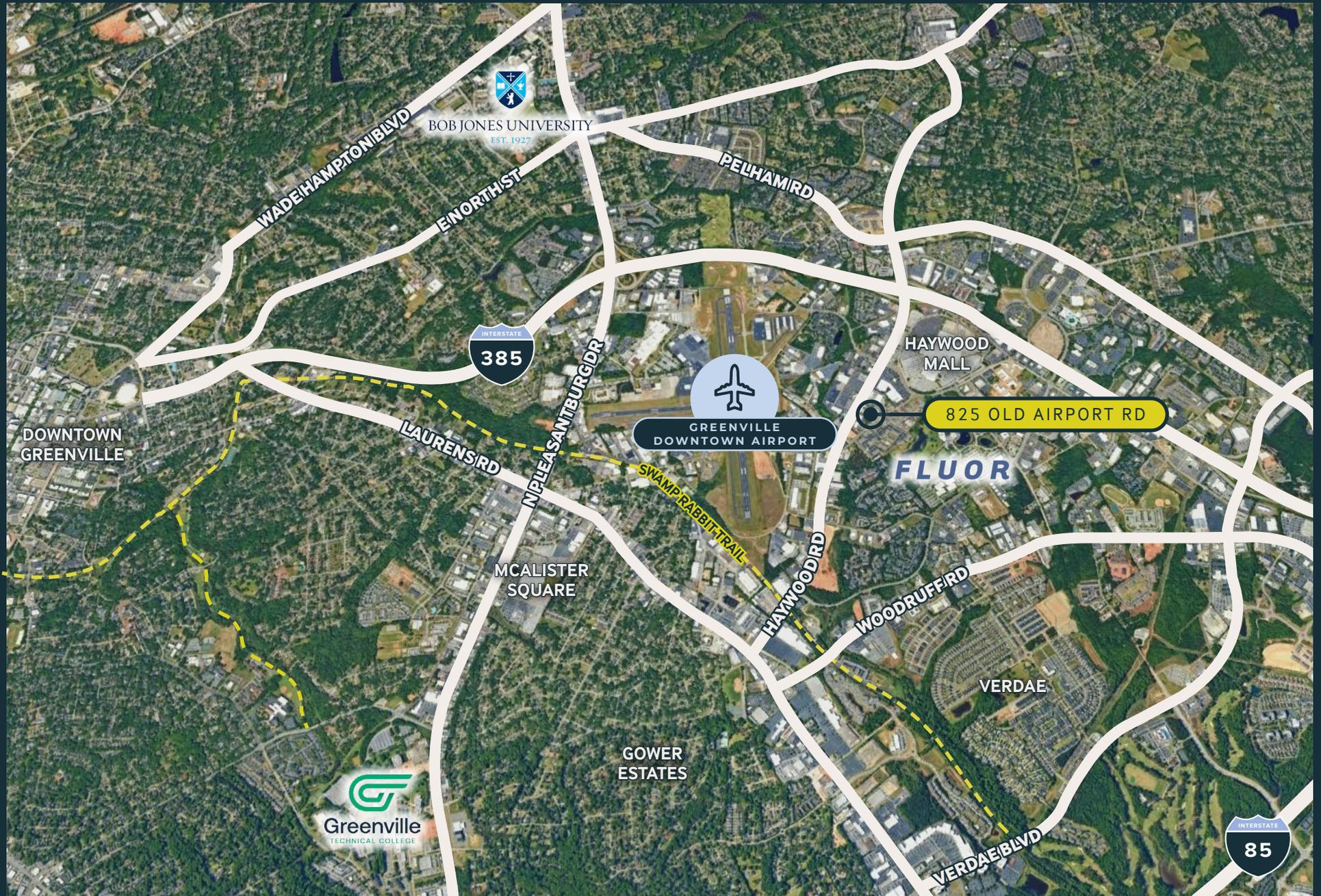
<b>Tenant</b>	Design Lab, Inc.
<b>Full Building Lease</b>	±25,790 SF
<b>Rent</b>	\$18,599.17/Month
<b>Expiration</b>	December 31, 2026

This short-term lease provides a buyer with the flexibility to either pursue a renewal with the existing tenant or utilize the remaining lease term to thoughtfully plan and market the space for its next use. During this period, the buyer can continue to collect rental income for approximately one year, helping to offset carrying costs while evaluating long-term strategies. This structure offers both near-term cash flow and future optionality.

ADDITIONAL PHOTOS



# SITE SURROUNDINGS



# SURROUNDING RETAIL

