

**REDUCED RATE**



## **±10,340 SF FLEX BUILDING LESS THAN 500 FT FROM WOODRUFF RD**



**LEE & ASSOCIATES**  
GREENVILLE/SPARTANBURG

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**Lease Rate:**  
**\$12.50 / SF**

- Signage on Woodruff Rd included in lease (±34,300 AADT)
- ±8,340 SF Showroom/Office
- ±2,000 SF Warehouse

 **DOCK DOORS**  
2 (TWO)

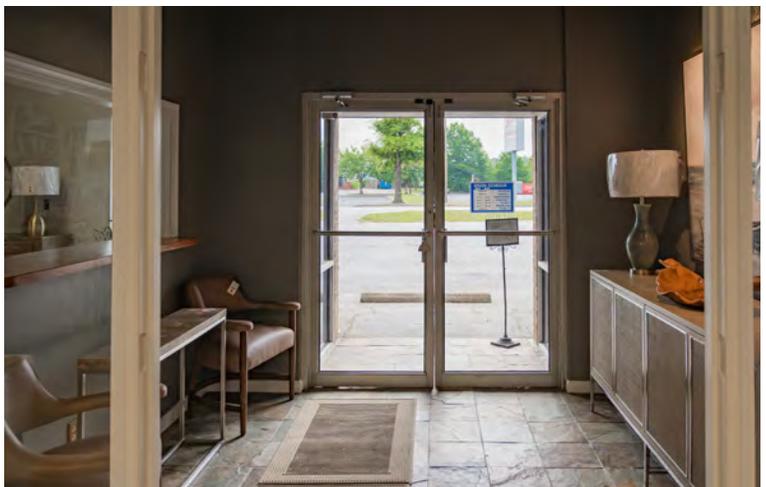
 **LOCATION**  
RIGHT OFF WOODRUFF ROAD, LESS THAN 500 FEET

 **HVAC**  
SHOWROOM 100%  
CONDITIONED

 **I-85 & I-385**  
I-85 ±1.5 MILES  
I-385 ±1 MILE

# PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	10 Hendrix Drive
TYPE	Flex
TOTAL AVAILABLE SF	±10,340 SF
TOTAL BUILDING SF	±10,340 SF
TAX MAP #	0547030104205
COUNTY	Greenville
CITY LIMITS	No
ZONING	S-1
YEAR BUILT	1989
CONSTRUCTION TYPE	Metal
WAREHOUSE SF	±2,000 SF
SHOWROOM	±8,250 SF
CEILING HEIGHT	14'
DOCK DOORS	Two (2)
POWER	Two (2) 120-240v electrical panels



# LOCATION OVERVIEW



- 1 Quik Trip
- 2 Whataburger
- 3 7 Brew Coffee
- 4 Wal-Mart Supercenter
- 5 Shoppes at Woodruff
- 6 Zaxby's
- 7 Prisma Health
- 8 7-Eleven
- 9 Discount Tire

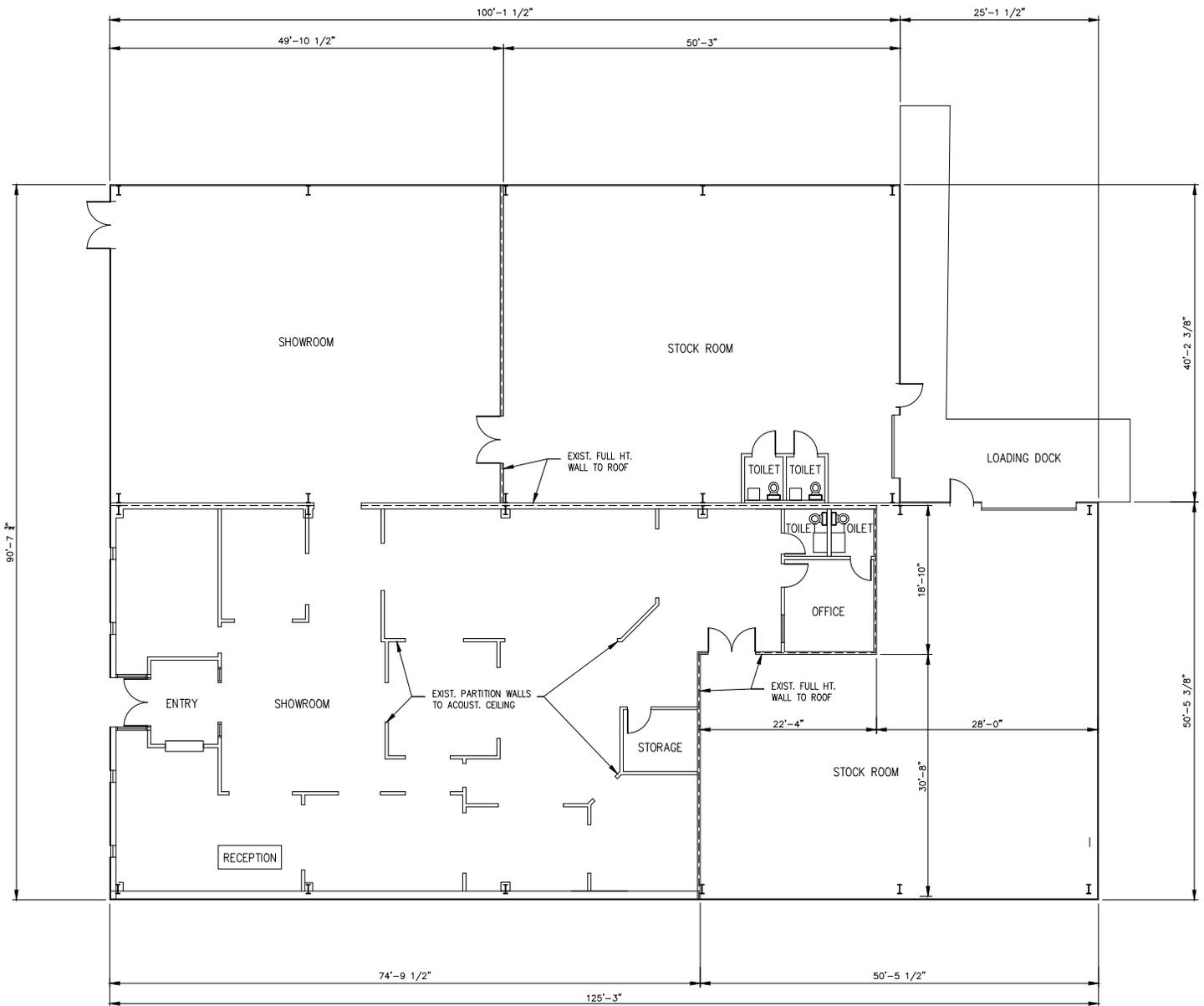
# PHOTOS



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320 E. Main Street, Suite 430, Spartanburg, SC 29302  
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# FLOOR PLAN



TOTAL AREA - 10,340 SF

FLOOR PLAN

1/8" = 1'-0"





# LEARN MORE GIVE US A CALL



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