

400

SOUTH MAIN STREET

FOR LEASE

SHORT TERM
12-18 MONTHS

\$4.50/SF (NNN)



AVAILABLE 1/1/2026

864.704.1040

LeeGreenville.com



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

201 W McBee Ave., Suite 400 | Greenville, SC 29601

400

SOUTH MAIN STREET



SHORT TERM LEASE | AVAIL 1/1/2026

BUILDING DETAILS

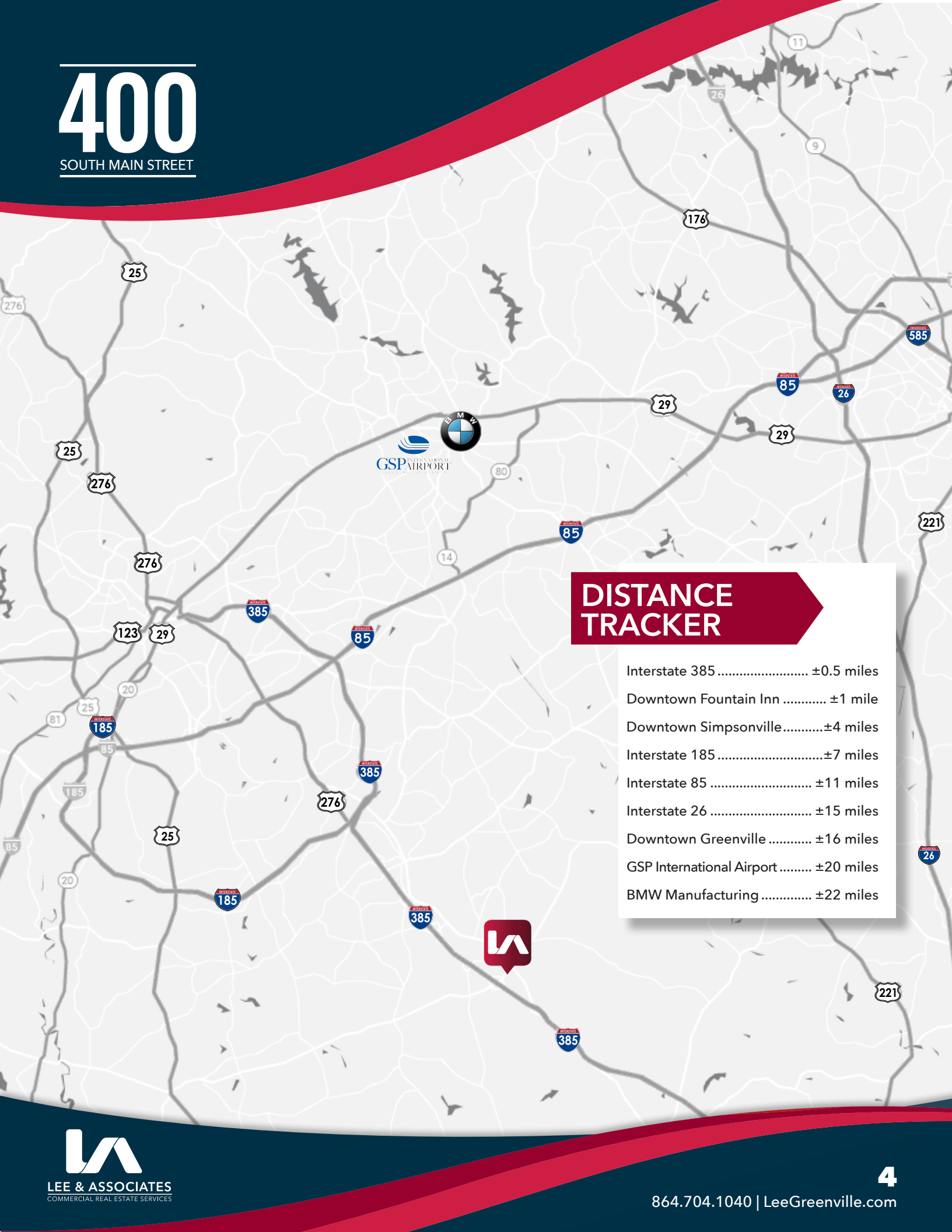
Building Size	109,683 SF
Main/Addition Warehouse	99,304 SF
Climate Control	Fully Air Conditioned Warehouse Space (70,000 SF)
Main & Warehouse Office	10,379 SF
Docks	14 Loading Docks
Grade Level	2 Grade Level Doors (12' x 14')
Column Spacing	50' x 32'
Power	4,000 amps, 480v
Restrooms	Mens and Womens Warehouse Restrooms
Other	Small Shipping Office in the Warehouse

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DISTANCE TRACKER

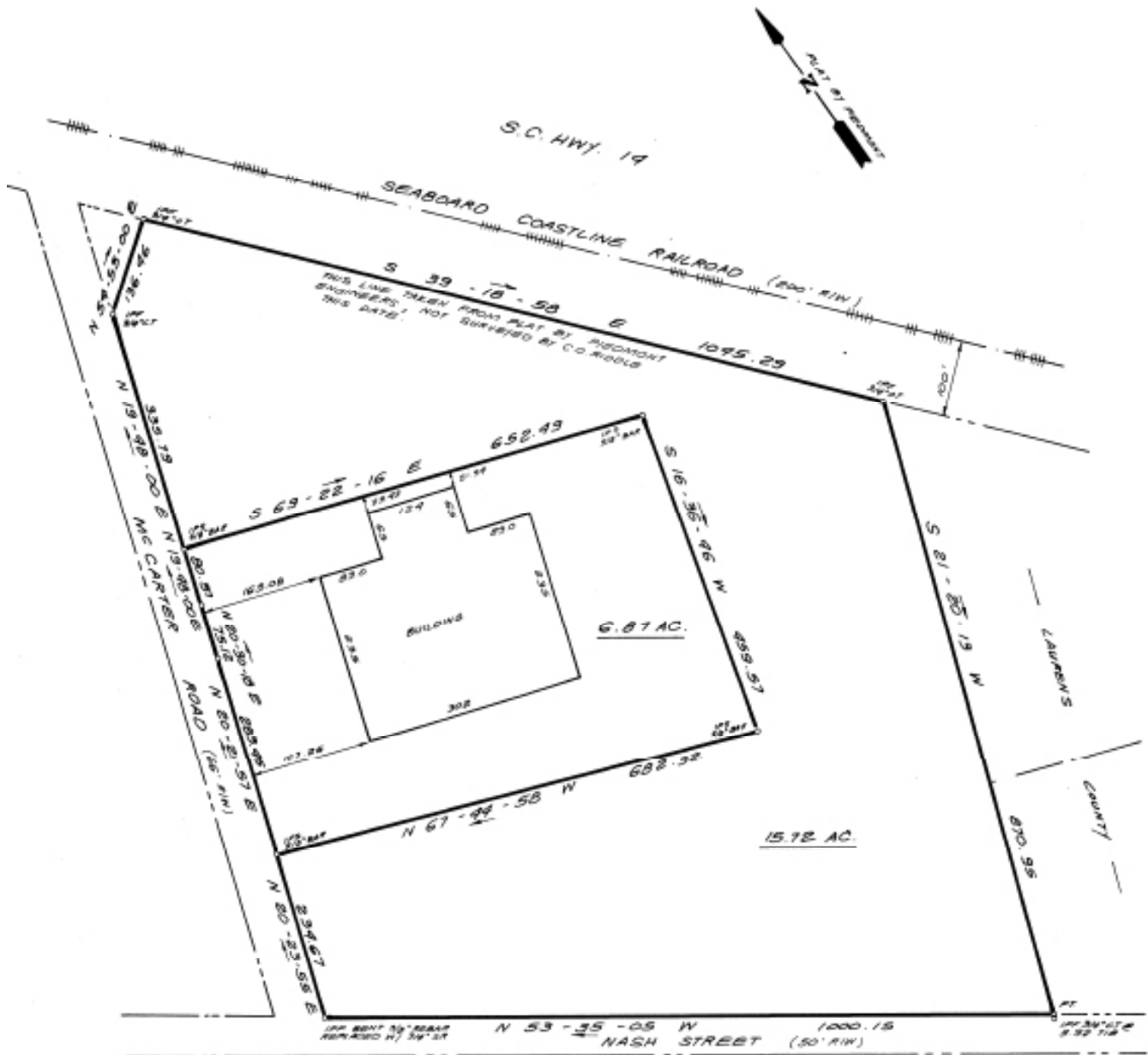
Interstate 385	±0.5 miles
Downtown Fountain Inn	±1 mile
Downtown Simpsonville	±4 miles
Interstate 185	±7 miles
Interstate 85	±11 miles
Interstate 26	±15 miles
Downtown Greenville	±16 miles
GSP International Airport	±20 miles
BMW Manufacturing	±22 miles

	1 Mile	3 Miles	5 Miles
2023 Total Population	4,236	16,924	45,905
2028 Population	4,406	17,681	48,080
Pop Growth 2023-2028	+4.01%	+4.47%	+4.74%
Average Age	37	39	39
2023 Total Households	1,608	6,393	17,395
HH Growth 2023-2028	+4.29%	+4.63%	+4.85%
Median Household Income	\$54,496	\$63,002	\$73,823
Average Household Size	2.60	2.60	2.60
2023 Average HH Vehicles	2.00	2.00	2.00
Median Home Value	\$152,159	\$178,459	\$210,535
Median Year Built	1995	1995	1997

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± 10.69
ACRES



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**100 MILLION
CONSUMERS
WITHIN A
ONE-DAY DRIVE**



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