



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**Randall Bentley, SIOR, CCIM**  
President/Managing Principal  
rbentley@lee-associates.com

**Kevin Bentley, SIOR**  
EVP/Principal  
kbentley@lee-associates.com

**Micah Williams**  
Senior Associate  
mwilliams@lee-associates.com

**Justin Bentley**  
Associate  
jbentley@lee-associates.com

**864.704.1040**  
LeeGreenville.com

## **±150,004 RSF (DIVISIBLE) INDUSTRIAL SPACE FOR LEASE**

300 South Main Street  
Mauldin, SC 29662

**Lease Rate:**  
**\$5.75 / NNN**

**LAYDOWN YARD  
AVAILABLE:  
CLICK TO VIEW**

- Heavy Power Available
- Over ±100M People within a one day drive
- One turn to Interstate Access
- Office Space Available
- Minimum Divisible: 15,940 SF



**MAJOR INTERSTATE  
ACCESS**

±1.5 MILES TO I-385  
±4.0 MILES TO I-85



**CLEAR HEIGHT**  
15' -30'



**DOCKS & DRIVE-INS**  
6 DOCKS AND 1  
DRIVE-IN



**ZONING**  
I-1



# PROPERTY OVERVIEW

PROPERTY NAME	300 S Main Street
TYPE	Industrial
TOTAL AVAILABLE SF	±150,004 RSF (DIVISIBLE)
TOTAL BUILDING SF	±344,004 SF
TAX MAP #	M004010101700
COUNTY	Greenville
CITY LIMITS	No
ZONING	I-1
CONSTRUCTION TYPE	Masonry
ROOF	TPO
WAREHOUSE SF	±103,790 SF
OFFICE SF	TBD
CEILING HEIGHT	15' - 30'
DOCK DOORS	Six (6) Docks
DRIVE-IN DOORS	One (1) Drive-in
LIGHTING	LED (To be installed)
SPRINKLERS	Wet Sprinklers
PARKING	On-Site
UTILITIES	Power, Water, Natural Gas
POWER	480V 3 Phase / 3,000 Amp





# LOCATION OVERVIEW



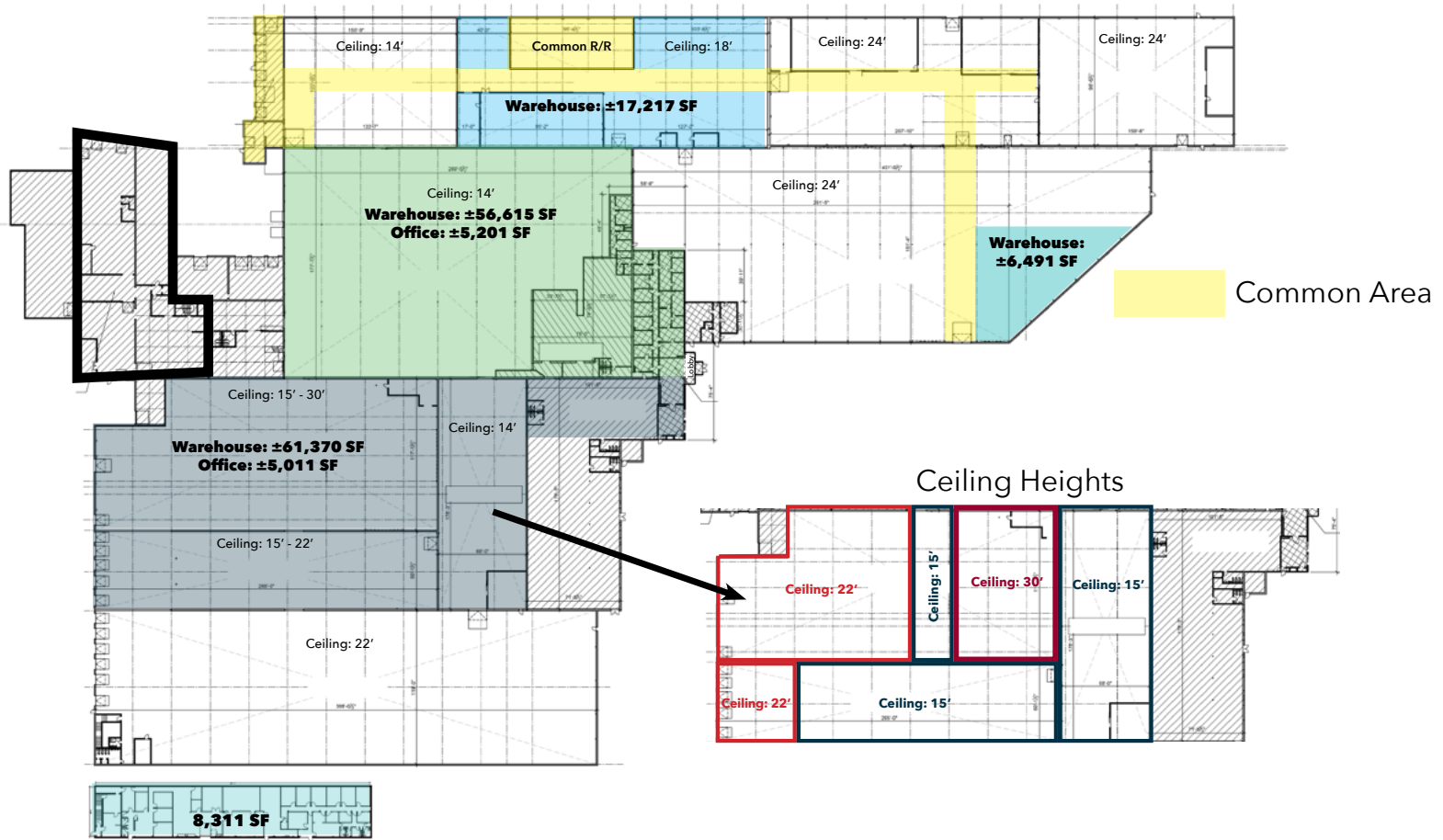
<b>POPULATION</b>	<b>5 MIN</b>	<b>10 MIN</b>	<b>15 MIN</b>
2021 Households	9,071	18,760	153,277
2026 Household Projection	9,675	20,105	164,068
Annual Growth 2010-2021	1.5%	2.0%	1.5%
<b>HOUSEHOLDS</b>	<b>5 MIN</b>	<b>10 MIN</b>	<b>15 MIN</b>
2021 Households	9,071	18,760	153,277
2026 Household Projection	9,675	20,105	164,068
Annual Growth 2010-2021	1.5%	2.0%	1.5%
Average Household Income	\$85,176	\$91,567	\$93,733
Median Household Income	\$69,062	\$74,440	\$68,741



# RAIL ACCESS



# FLOOR PLAN







# LEARN MORE GIVE US A CALL



**Randall Bentley, SIOR, CCIM**  
President/ Managing Principal  
864.444.2842  
rbentley@lee-associates.com



**Kevin Bentley, SIOR**  
EVP/Principal  
864.444.1196  
kbentley@lee-associates.com



**Micah Williams**  
Senior Associate  
864.477.0455  
mwilliams@lee-associates.com



**Justin Bentley**  
Associate  
864.449.1059  
jbentley@lee-associates.com



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### **GREENVILLE OFFICE**

201 W McBee Ave, Suite 400  
Greenville, SC 29601

### **SPARTANBURG OFFICE**

320 E. Main Street, Suite 430  
Spartanburg, SC 29302

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