



FOR LEASE

16 GENEVA COURT

Greenville, South Carolina

±3.12 ACRES (BUILD-TO-SUIT INDUSTRIAL FACILITY)

LYONS

INDUSTRIAL PROPERTIES

SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- Rare Build to Suit opportunity in a well located existing industrial park in Greenville, SC.
- Possibilities for warehousing, manufacturing, outdoor storage or a mix.
- Two parcels totaling +/-3.12 acres. Can build on one or both.
- Plans for a +/-15,000 SF building on one parcel are already permitted.
- Excellent location. Minutes from I-85 and 385

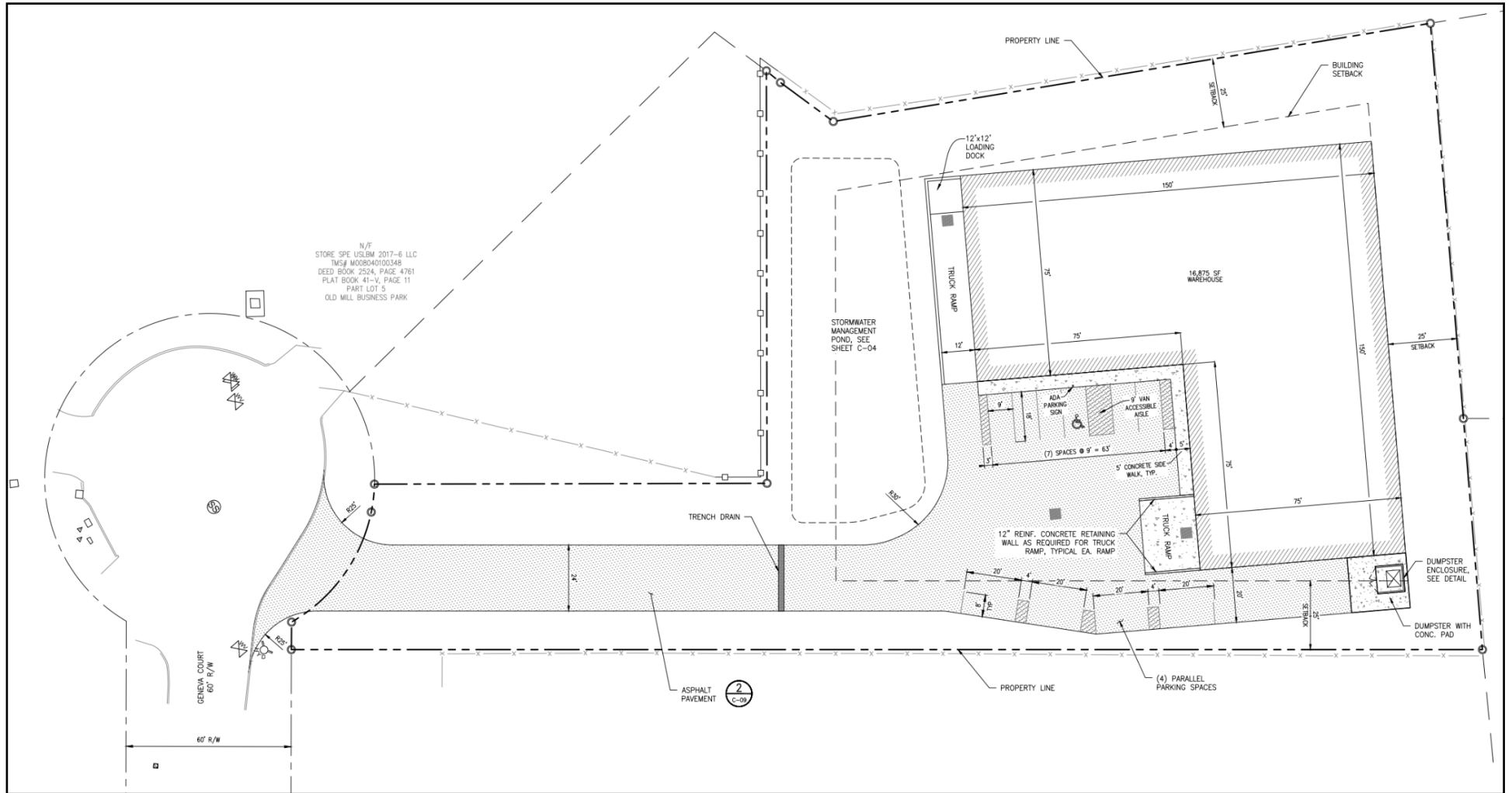
SNAPSHOT

| | |
|--------------------|--|
| Address: | 10 & 16 Geneva Court Greenville, SC |
| Total Size: | ± 3.12 Acres |
| Parcel 1: | ± 1.42 Acres (16 Geneva Court) |
| Parcel 2: | ± 1.70 Acres (10 Geneva Court) |
| Lease Rate: | Call for pricing |

For more information, please contact:

Danny Butters • 864.385.5102 • danny@lyonsindustrial.com

PROSPECTIVE SITE PLAN



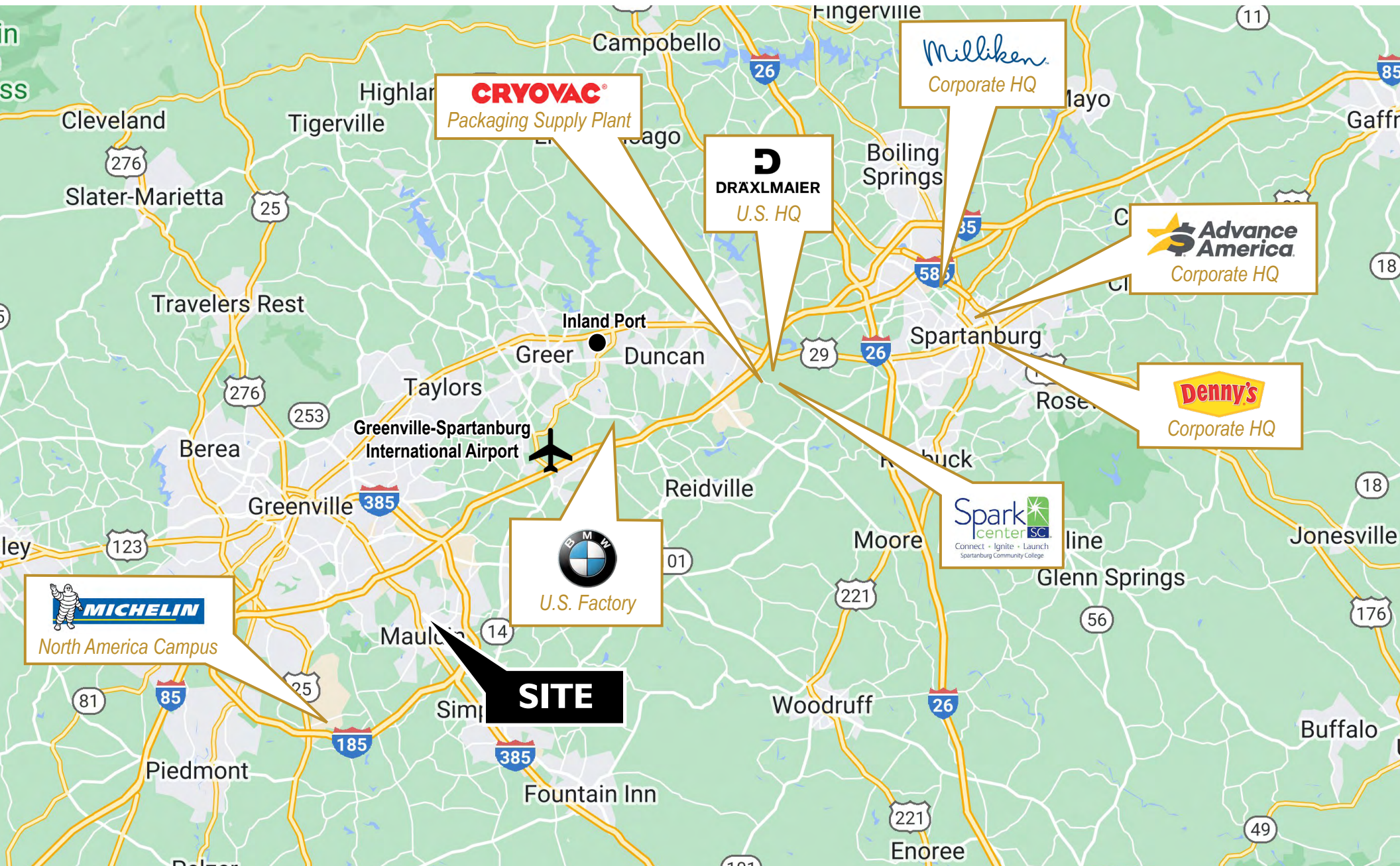
For more information, please contact:

Danny Butters • 864.385.5102 • danny@lyonsindustrial.com



For more information, please contact:

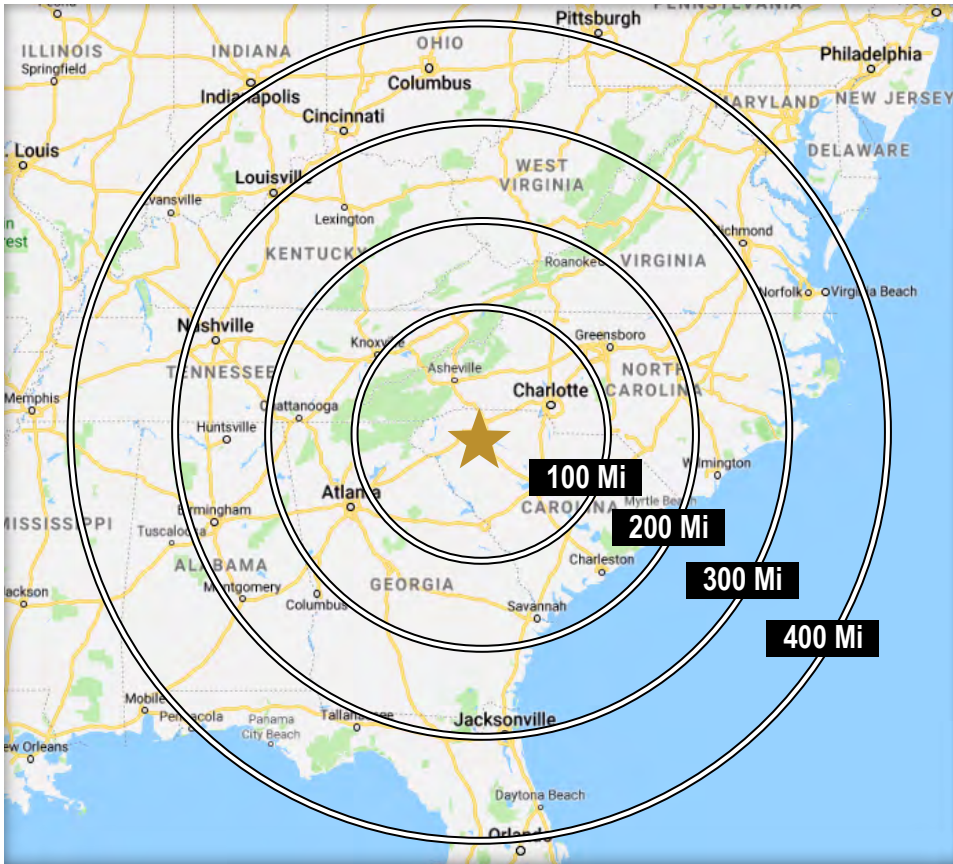
Danny Butters • 864.385.5102 • danny@lyonsindustrial.com



For more information, please contact:

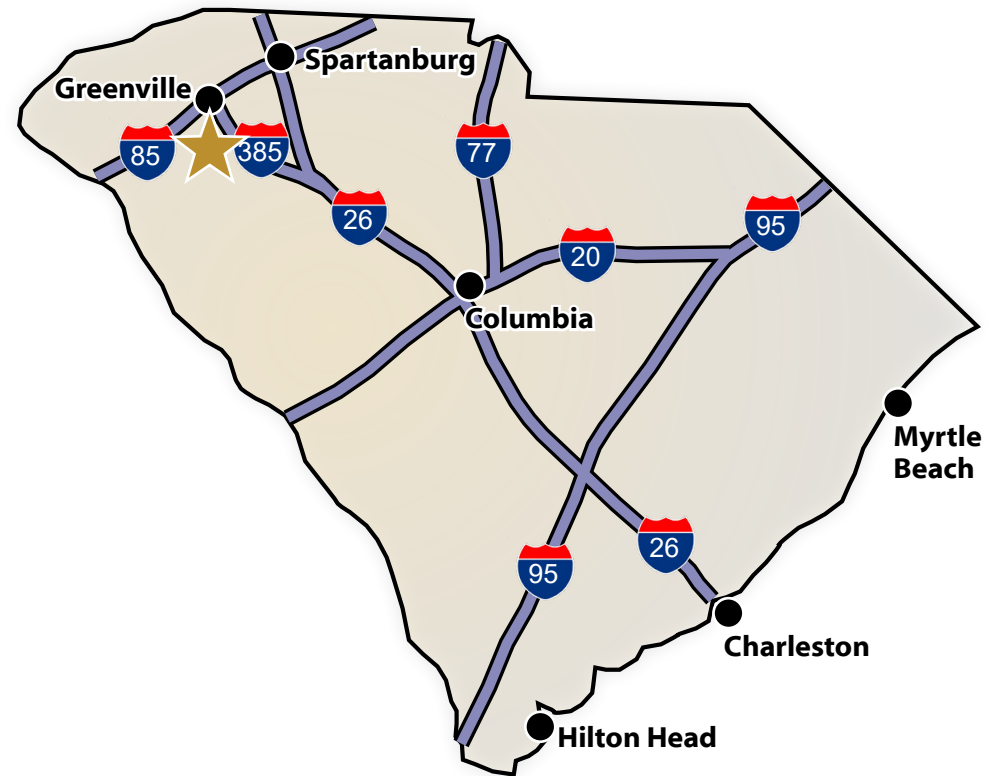
Danny Butters • 864.385.5102 • danny@lyonsindustrial.com





DRIVE TIMES IN SOUTH CAROLINA

| | | | |
|-------|-------------|--------------|-------------|
| I-26 | 33 Min | Greenville | 19 Min |
| I-85 | 11 Min | Spartanburg | 54 Min |
| I-385 | 8 Min | Columbia | 1 Hr 32 Min |
| I-20 | 1 Hr 22 Min | Charleston | 3 Hr 29 Min |
| I-77 | 1 Hr 36 Min | Hilton Head | 3 Hr 54 Min |
| I-95 | 2 Hr 18 Min | Myrtle Beach | 4 Hr 2 Min |



DRIVE TIMES TO U.S. MAJOR CITIES

| | | | |
|------------------|-------------|------------------|-------------|
| Charlotte, NC | 2 Hr 12 Min | Cincinnati, OH | 6 Hr 58 Min |
| Atlanta, GA | 2 Hr 35 Min | Louisville, KY | 7 Hr 3 Min |
| Raleigh, NC | 4 Hr 29 Min | Orlando, FL | 7 Hr 44 Min |
| Jacksonville, FL | 5 Hr 34 Min | Washington DC | 8 Hr 5 Min |
| Nashville, TN | 5 Hr 53 min | Indianapolis, IN | 8 Hr 25 Min |
| Richmond, VA | 6 Hr 10 Min | Columbus, OH | 8 Hr 27 Min |
| Mobile, AL | 6 Hr 53 Min | Pittsburgh, PA | 8 Hr 47 Min |

For more information, please contact:

Danny Butters • 864.385.5102 • danny@lyonsindustrial.com