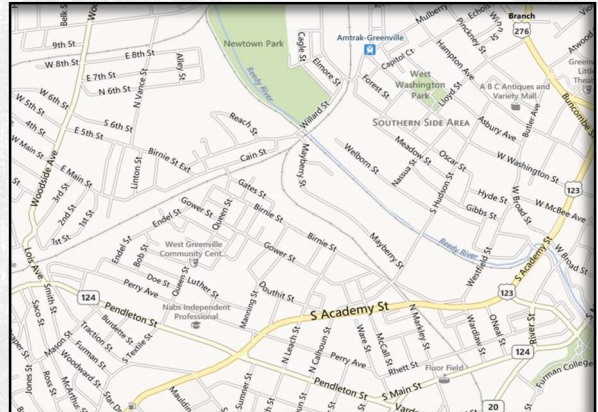


SPACE FOR LEASE



CARDINAL

COMMERCIAL PROPERTIES™



NEXT Manufacturing: 400 Birnie St. Greenville, SC 29611

SQUARE FEET: 29,717 +/- (GLA)

COUNTY: GREENVILLE (City of Greenville)

LEASE RATE: \$12.50/sf NNN (\$6.00/sf)

- One – 2,200+/- sf suite available for lease.
- Suites range from 100+/- sf up to 11,000+/-sf.
- Multi-tenant warehouse/manufacturing facility positioned on 3.25+/- acres.
- Less than 1/2 mile from the Ray and Joan Kroc Community Center & A.J. Whittenberg Elementary School of Engineering.
- Clear ceiling heights range from 13' to 17' throughout the warehouse facility with 18' x 18' column spacing.
- 100% wet sprinkler system, 3-phase 480-volt electrical service, and 100% HVAC.
- Zoned RC-2 in the City of Greenville.
- 8 dock high doors and 1 drive-in door.
- Adjacent to Unity Park.

**FOR MORE
INFORMATION
CONTACT**

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