



Warehouse Spaces Available For Lease

Fairfield Business Park | 716 E Fairfield Rd | Greenville, SC 29605

Aline Capital's Industrial Team is pleased to present for lease a 1,100 SF and a 2,800 SF warehouse space in the heart of Greenville, SC. Both spaces are turnkey and ready for immediate occupancy. The property is fully fenced with gated entry, and located off White Horse Road, only 4 minutes from Interstate 85 in Greenville. Office space also available (adjacent building).

This 2,800 SF warehouse space features an oversized drive-in door (12' x 14') and 18' to 20' clear height. The unit also has access to a shared bathroom inside the building. This space is available now at \$8.00/SF NNN, with the OpEx estimated to be \$1.55/SF. (\$2,229.24 per month all in)

This 1,100 SF warehouse space features a drive-in door (10' x 12') and a 16' clear height. The unit also has access to a shared bathroom inside the building. This space is available now at \$9.50/SF NNN, with the OpEx estimated to be \$1.02/SF. (\$965.00 per month all-in)



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