



## ±37,002 SF FLEX OPPORTUNITY ON ±8.60 ACRES FOR LEASE

3 Quality Way  
Greenville, SC 29605



**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**  
LeeUpstate.com

### Lease Rate: Call For Pricing

- ±30,550 SF Warehouse and ±6,452 SF Office
- Excellent Location in Southern Greenville County
- Close Access to Hwy 25 and I-85



**DOCK DOORS**  
TWO (2) 8' WIDE x  
10.5' TALL



**DRIVE-IN DOORS**  
TWO (2) 14' WIDE x  
16' TALL



**CRANES**  
TWO (2) TEN TON  
CRANES



**UTILITIES**  
ALL UTILITIES

# PROPERTY OVERVIEW

PROPERTY ADDRESS	3 Quality Way
PRPOERTY LOCATION	Beechwood Business Park
TYPE	Flex
TOTAL AVAILABLE SF	±37,002 SF
TOTAL BUILDING SF	±37,002 SF
TAX MAP #	0406000100409
ACREAGE	±8.60 Acres
COUNTY	Greenville
CITY LIMITS	No
ZONING	I-1
YEAR BUILT	1993
CONSTRUCTION TYPE	Masonry over CMU
SPRINKLERS	N/A
COVERED SHED	±1,800 SF

ROOF	Metal
WAREHOUSE SF	±30,550
OFFICE SF	±6,452
CEILING HEIGHT	17' Under Crane, 24' Clear
DOCK DOORS	Two (2) 8'w x 10.5't
DRIVE-IN DOORS	Two (2) 14'w x 16't
COLUMN SPACING	25' x 75'
LIGHTING	Flourescent LED
HVAC	Office & Warehouse Heating and Air
UTILITIES	Sewer, Water, Gas and Power
CRANES	Two (2) Ten Ton Cranes
POWER	TBD - ±4,000 Amps
WAREHOUSE HVAC	Units Not In Working Condition

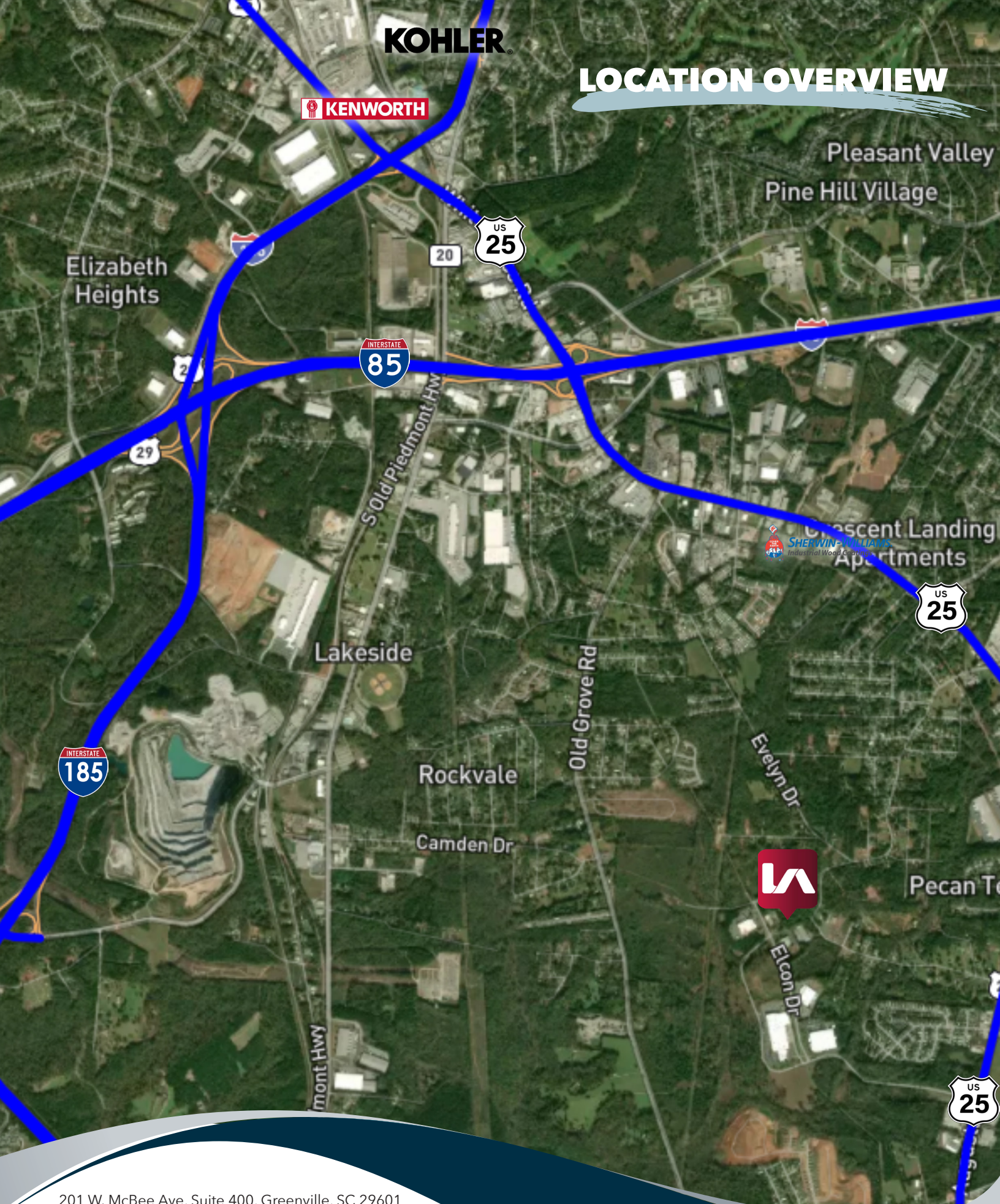
**1.9 AC LAYDOWN YARD ALSO AVAILABLE**  
**\$2,750/AC/Month**



**KOHLER**

# LOCATION OVERVIEW

 **KENWORTH**

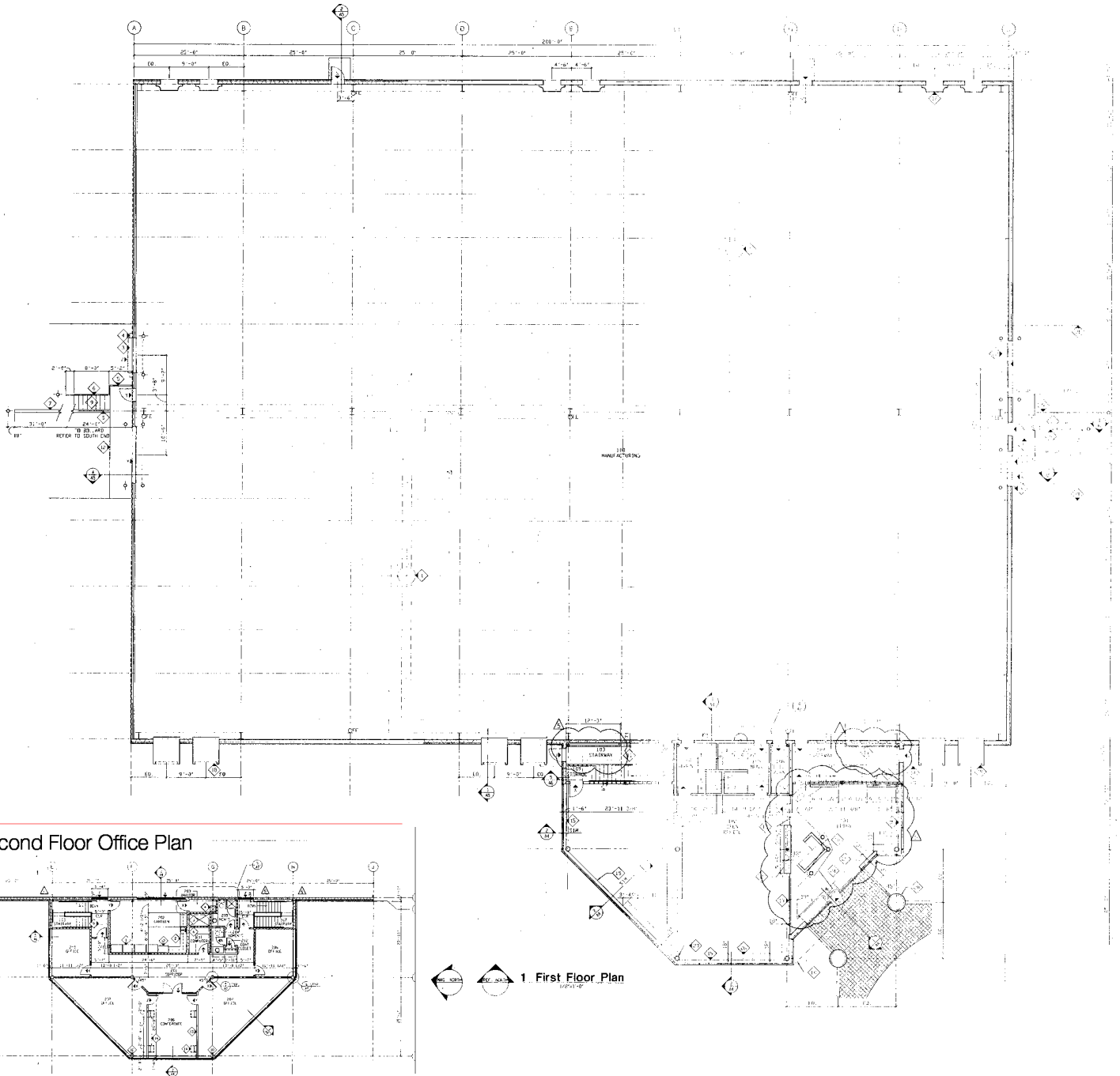


 **SHERWIN-WILLIAMS**  
Industrial Wood Coatings

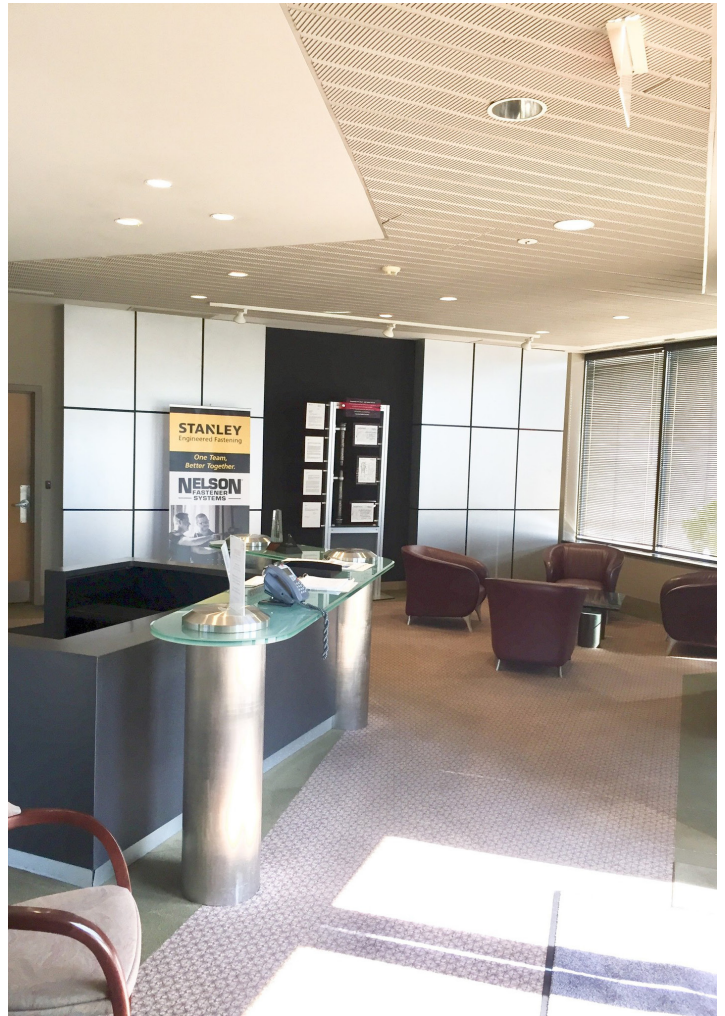


201 W. McBee Ave, Suite 400, Greenville, SC 29601  
320 E. Main Street, Suite 430, Spartanburg, SC 29302  
[LeeUpstate.com](http://LeeUpstate.com) | **864.704.1040**

# FLOOR PLANS



# PHOTOS



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# LEARN MORE GIVE US A CALL



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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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**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