



±10,000 SF WAREHOUSE/ OFFICE SPACE NEAR DOWNTOWN GREENVILLE

Lease Rate:
\$6.75 / SF (NNN)

46 Oeland Drive
Greenville, SC

- ±8,300 sf open warehouse space with 11' 6" clear height
- Office space has three (3) private offices, open work area & a breakroom
- Available April 2025
- Only ±2.0 miles to downtown Greenville



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

Elledge Willis
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DOCK DOORS
TWO (2)



DRIVE-IN DOORS
ONE (1)



OFFICE
1,700 SF



SPRINKLERS
100%

864.704.1040
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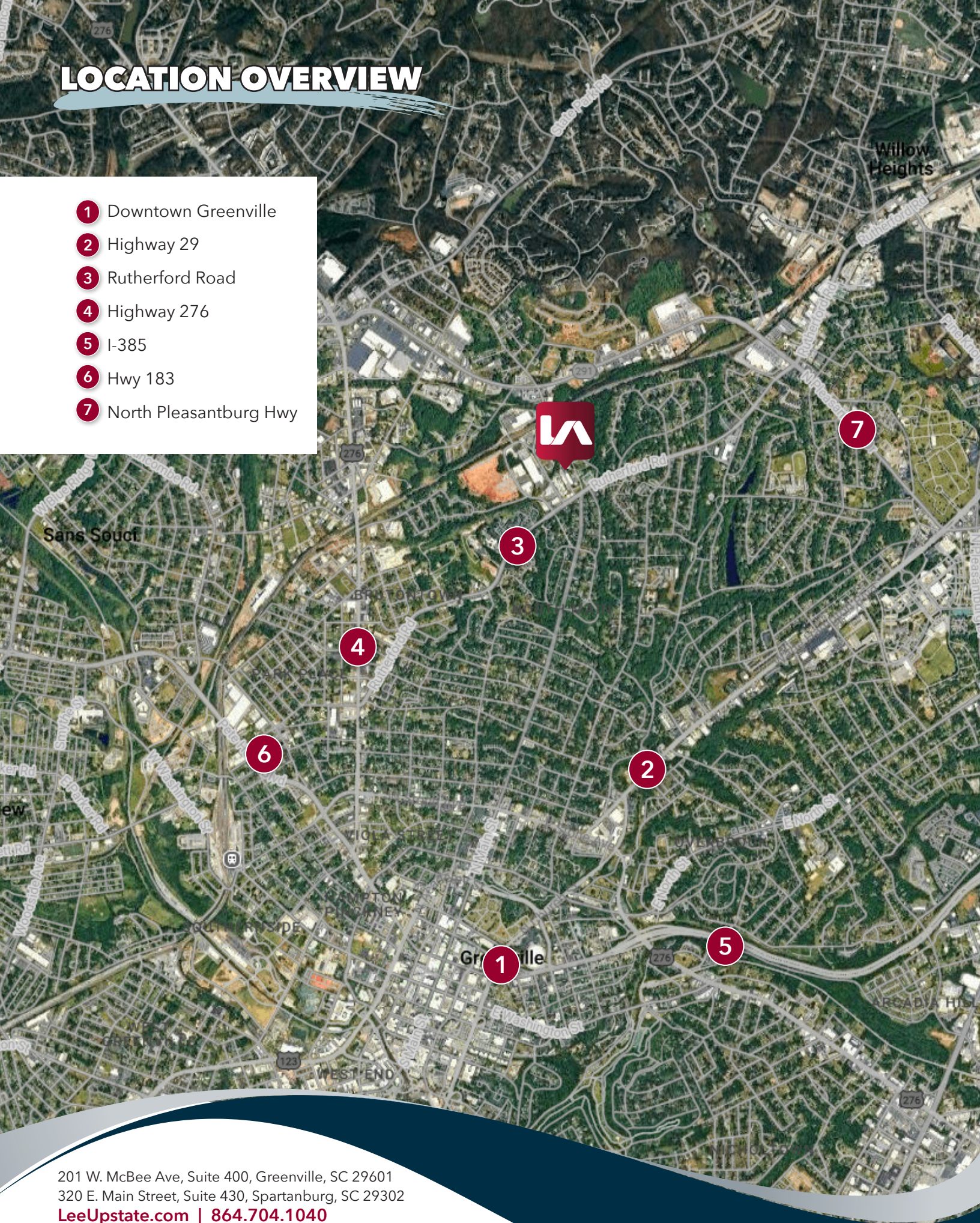
PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	46 Oeland Drive	CONSTRUCTION TYPE	Masonry
TYPE	Flex	ROOF	Metal
TOTAL AVAILABLE SF	±10,000 SF	WAREHOUSE SF	±8,300 SF
TOTAL BUILDING SF	±10,000 SF	OFFICE SF	±1,700 SF
COUNTY	Greenville	CEILING HEIGHT	11' 6"
CITY LIMITS	Yes, Greenville	DOCK DOORS	2 (Two)
ZONING	IX: Industrial	DRIVE-IN DOORS	1 (One)
YEAR BUILT	Est 1980	SPRINKLERS	Yes, 100%



LOCATION OVERVIEW

- 1 Downtown Greenville
- 2 Highway 29
- 3 Rutherford Road
- 4 Highway 276
- 5 I-385
- 6 Hwy 183
- 7 North Pleasantburg Hwy





**LEARN MORE
GIVE ME A CALL**



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