

FOR SALE | \$3,995,000 (\$68.20 PSF) WITH 1.41 ACRES

THIS SITE HAS BEEN QUALIFIED FOR
TEXTILE TAX CREDITS



304 Arcadia Drive - PARCEL 1

Greenville, South Carolina 29609



Now Available For Sale
58,580 SF Infill Industrial/Flex with
1.41 AC (undeveloped) for Expansion Included

Space Features

- **Parcel 1: 58,580 SF High Bay Warehouse**
1,628 SF of Updated Office
32 Parking Spaces
2 Dock High Doors
Expandable Dock High and Drive In
Access Easement to Arcadia Drive
- **Parcel 1: 1.41 AC Undeveloped Land**
Parking/Access expansion to support
- **Parcel 2: 50,682 SF Fully Leased Multi-Tenant**
(May be sold separately)
- Qualified SC Textile Tax Credits in place
- Flexible Review District Zoning (Greenville County) - to include Industrial, Flex, Retail uses - Contact broker for more details
- Quick access to Hwy 276, Hwy 291 and 385
- Close to expanding Swamp Rabbit Trail Orange Line Extension

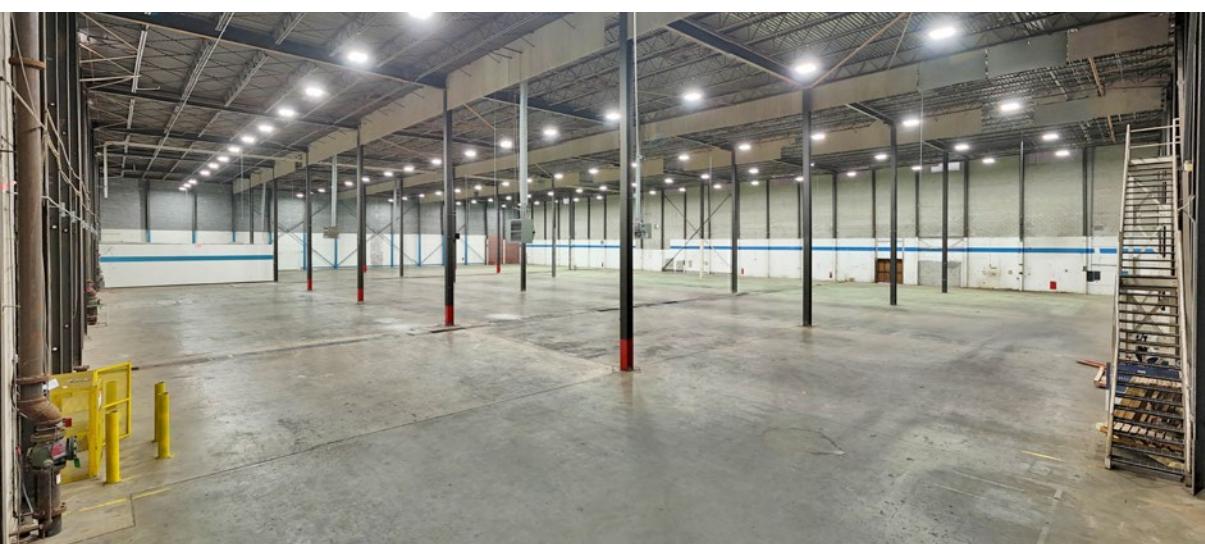


BROADSTREET
PARTNERS

JOHN PARKER | john@broadstreetcre.com | 864.266.3309

148 River Street, Suite 205 | Greenville, SC 29601 | 864.640.6440 | www.broadstreetcre.com

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Parcel 1

+/- 58,580 SF Warehouse
with 1,628 SF of Updated Office

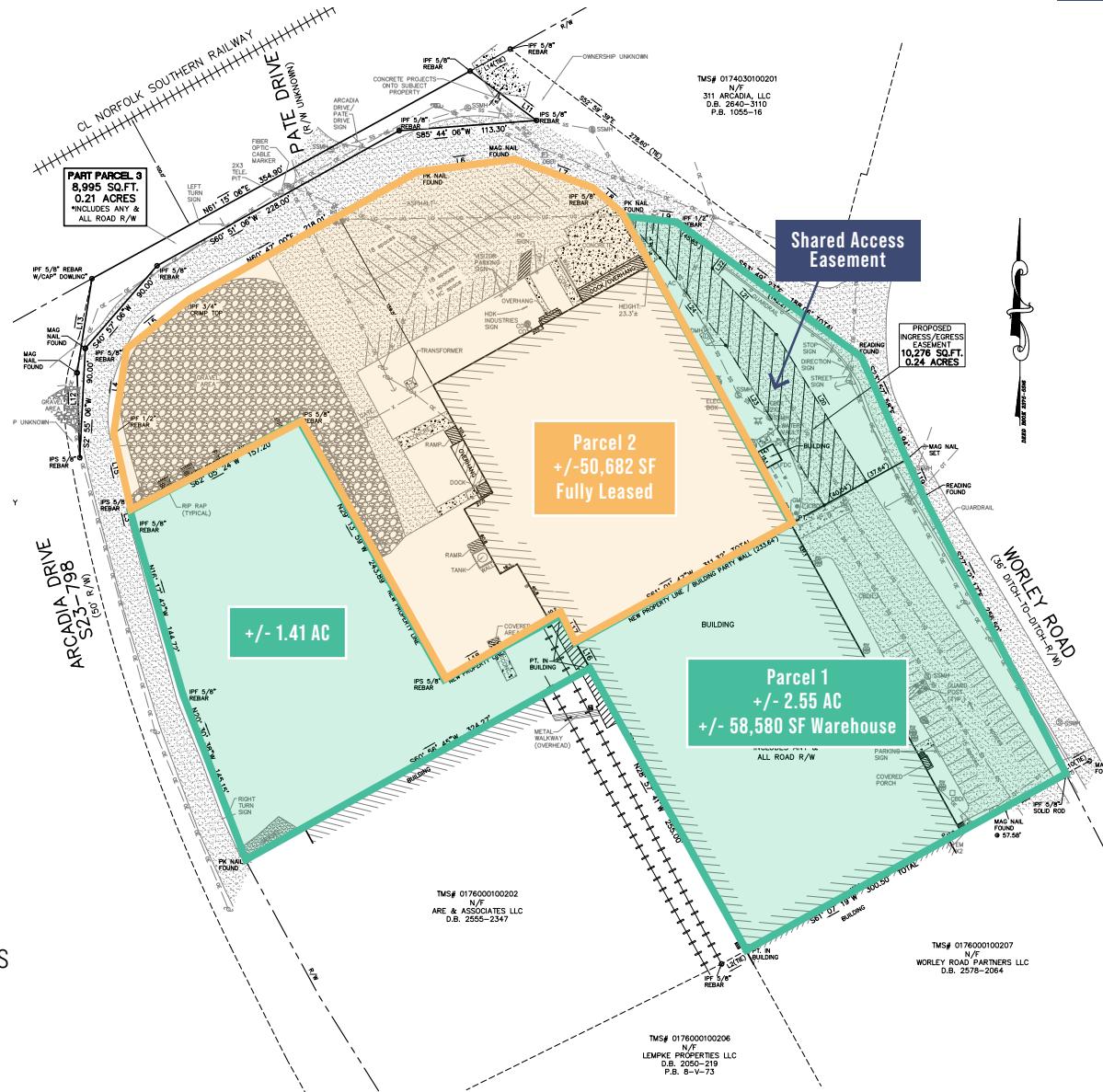
+/- 1.41 AC (Undeveloped)
For parking or access expansion

Parcel 2

+/- 50,682 SF Fully Leased
Two tenants in place

Site Highlights

- SC Textile Tax Credits Available
- Greenville County
- Zoned Flexible Review District which includes historic Industrial, Retail, Office, Flex
- Expandable Dock Doors/Drive-In Door



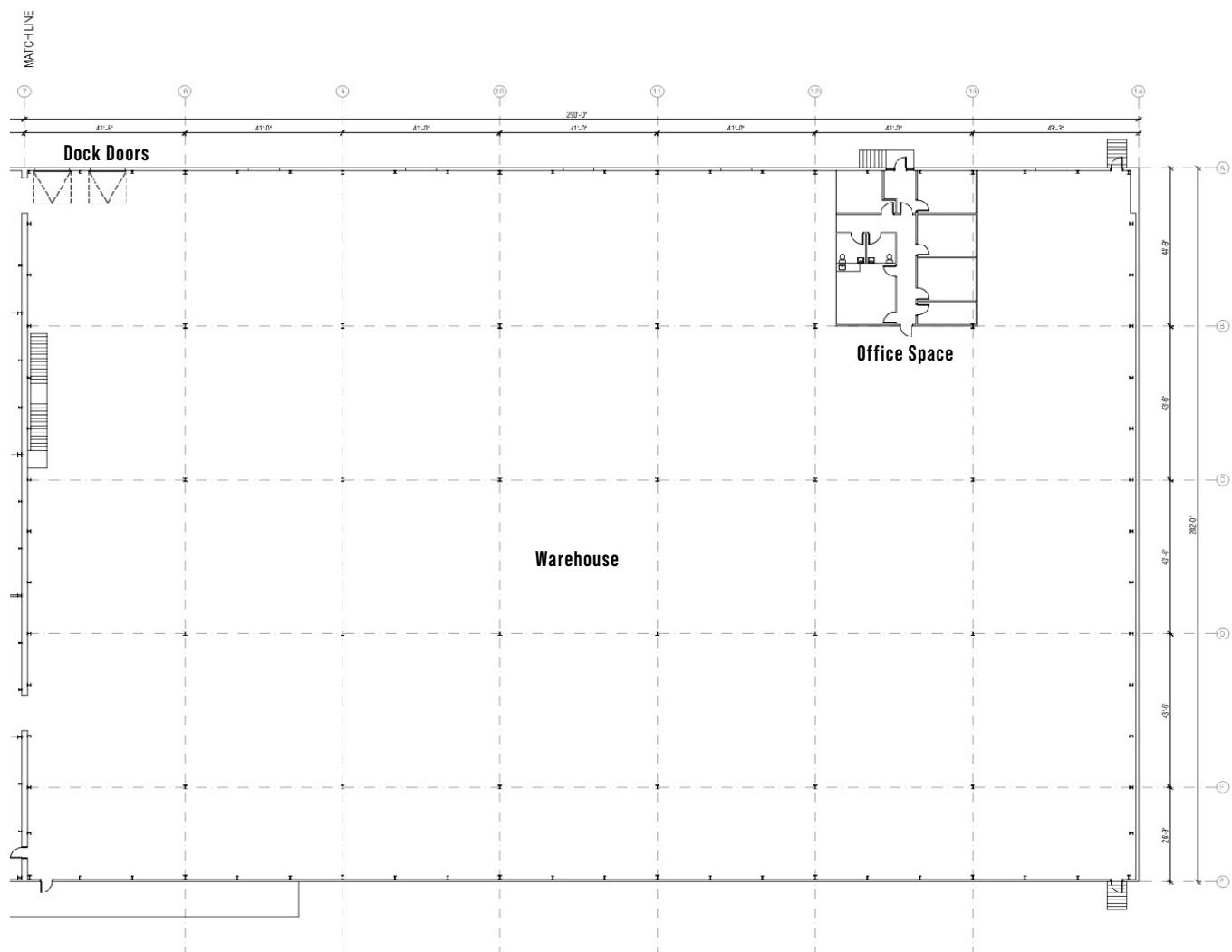
Floor Plan

+/- 58,580 SF
High-Bay Warehouse

Property Highlights

- +/- 1,628 SF Updated Office
- Ceiling Height: +/- 39' Clear
- Power: 3 Phase, 480 Volts, 600 Amps
- Wet Sprinklered
- 2 Dock High Doors, Expandable
- Additional Power Available

Located Within 3 Miles of Downtown Greenville



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Market Overview

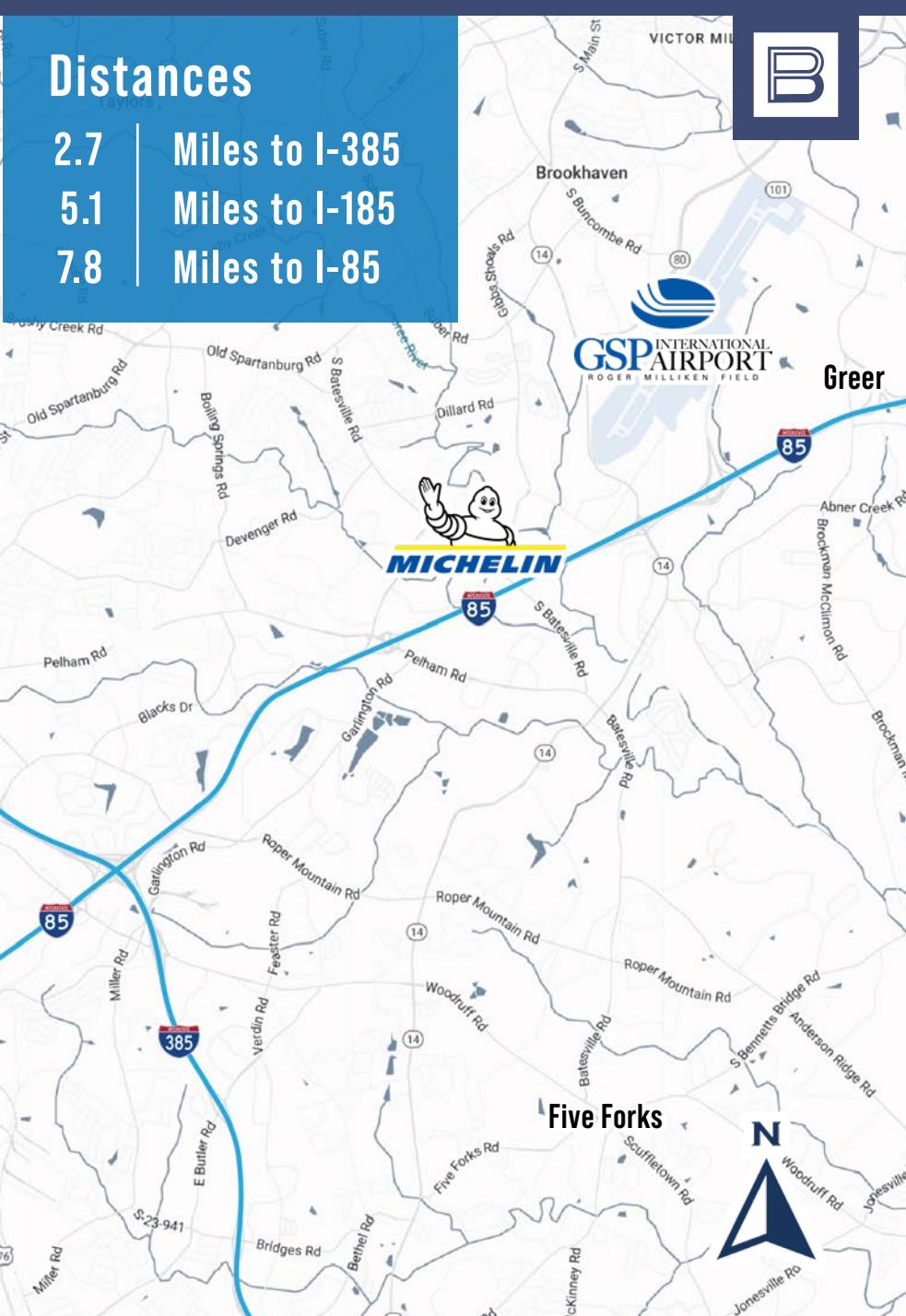
Greenville, South Carolina | Downtown



Greenville, SC is a thriving city nestled in the foothills of the Blue Ridge Mountains, known for its vibrant downtown, diverse culinary scene, and strong community atmosphere. Popular attractions include Falls Park on the Reedy with its iconic Liberty Bridge, the 28-mile Swamp Rabbit Trail, and a wide variety of restaurants and entertainment options. The city also prioritizes accessibility with public transportation, mobility-friendly spaces, and a welcoming atmosphere for all visitors.

Strategically located along the I-85 corridor, Greenville offers easy access to major cities like Atlanta and Charlotte and is served by the Greenville-Spartanburg International Airport. The area has seen consistent economic growth, attracting major companies and capital investments while maintaining its charm and livability. With its mix of outdoor recreation, cultural amenities, and a business-friendly environment, Greenville continues to grow as one of the Southeast's most dynamic cities.





Demographic Snapshot (2024)



72,926
POPULATION
3-Mile Radius

 **\$93,461**
AVG HH INCOME
3-Mile Radius

 **50,973**
DAYTIME POPULATION
3-Mile Radius



31,922
HOUSEHOLDS
3-Mile Radius

34,500
VEHICLES PER DAY
N Pleasantburg Dr





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