

# FOR SALE OR LEASE

±25,600 SF Newly Constructed Industrial/Flex Metal Building



**121 Osage Dr**  
Greenville, SC 29605



**Carl Hocker Jr.**  
864.680.7654  
[chocker@reedypg.com](mailto:chocker@reedypg.com)

# Executive Summary

121 Osage Dr | Greenville, SC

## Property Highlights

- ±25,600 sf brand new metal building on ±3 acres
- Total building footprint: 80' x 320'
- Subdividable into four (4) tenants
- Shared access easement with adjoining satellite office
- Ideal location adjacent to Donaldson Airport
- Located in an opportunity zone
- Convenient to I-185 and I-85
- Surrounding business includes Lockheed Martin, 3M, and Michelin
- Concrete floor slab: 6" minimum thickness
- Office space build-out: Slab area left open for future development
- (4) 9' x 14' storefront entrance openings
- (4) 4'x 4' windows for future office
- 8 dock doors - 9' x 10' w/ dock levelers
- 4 roll up doors - 12' x 14'
- Ceiling height - 23'
- 3-Phase power

## Offering Summary

**Sale Price:** \$4,650,000

**Lease Info:** \$11.25/SF (NNN)

*Acreage, square footage, taxes, utilities and lot dimensions to be verified by Tenant and/or Tenant's Agent.*



# Parcel Overview

121 Osage Dr | Greenville, SC

READY



# Photos



# Photos



# Your Neighbors

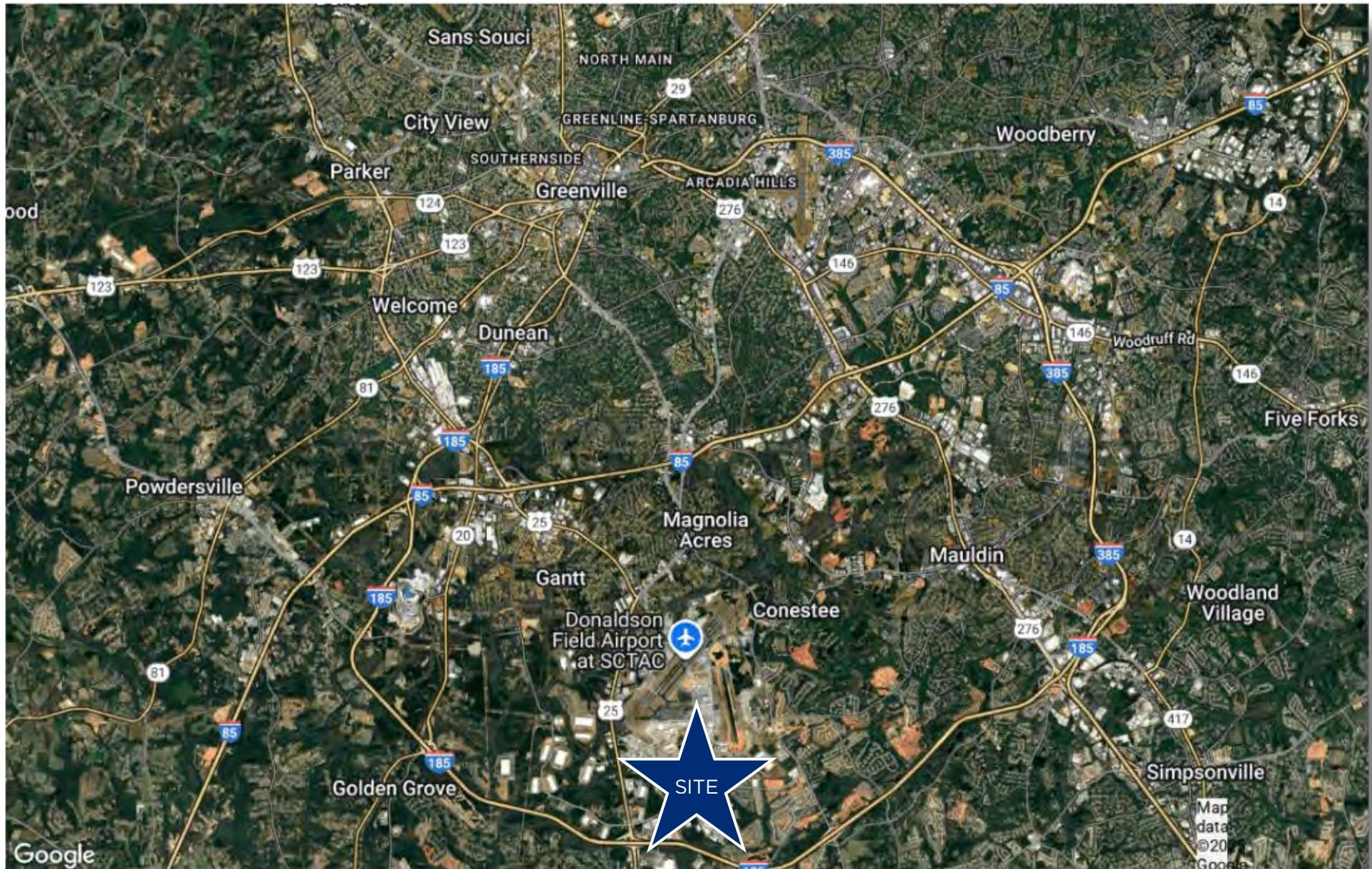


Osage Dr



# Retail Map

Greenville, SC



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# Contact Information

Reedy Property Group

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