



600 Greenway Industrial Dr

600 Greenway Industrial Dr, Fort Mill, SC 29708



Jerry Gronske

Unique USA, Inc.
793 Fort Mill Hwy, Fort Mill, SC 29707
jerryg@uniqueusainc.com
(908) 307-6485



600 Greenway Industrial Dr

\$5.30 /SF/YR

600 Greenway Industrial is a 102,124 SF Distribution property that features 1 drive-in, and an additional 18 truck wells with a cross deck configuration. All truck wells have levelers and 6 have trailer locks. It offers lots of natural lights with skylights throughout the building and LED lighting. 9 roof-top fans with 6 oversized exterior wall installed louvers that offer 3.5 air exchanges per hour for optimum ventilation. Warehouse walls and roof decking interior has been painted white to enhance the LED lighting. The is a well appointed 2,500 square foot office space that is air conditioned with separate bathrooms. There is a loft space above the office space that offers a training room, private office and rest room....

- Warehouse walls and roof decking interior has been painted white to enhance the LED lighting and assist with temperature control
- The is a well appointed 2,500 square foot office space that is air conditioned with separate bathrooms.
- 9 roof-top fans with 6 oversized exterior wall installed louvers that offer 3 air exchanges per hour for optimum ventilation

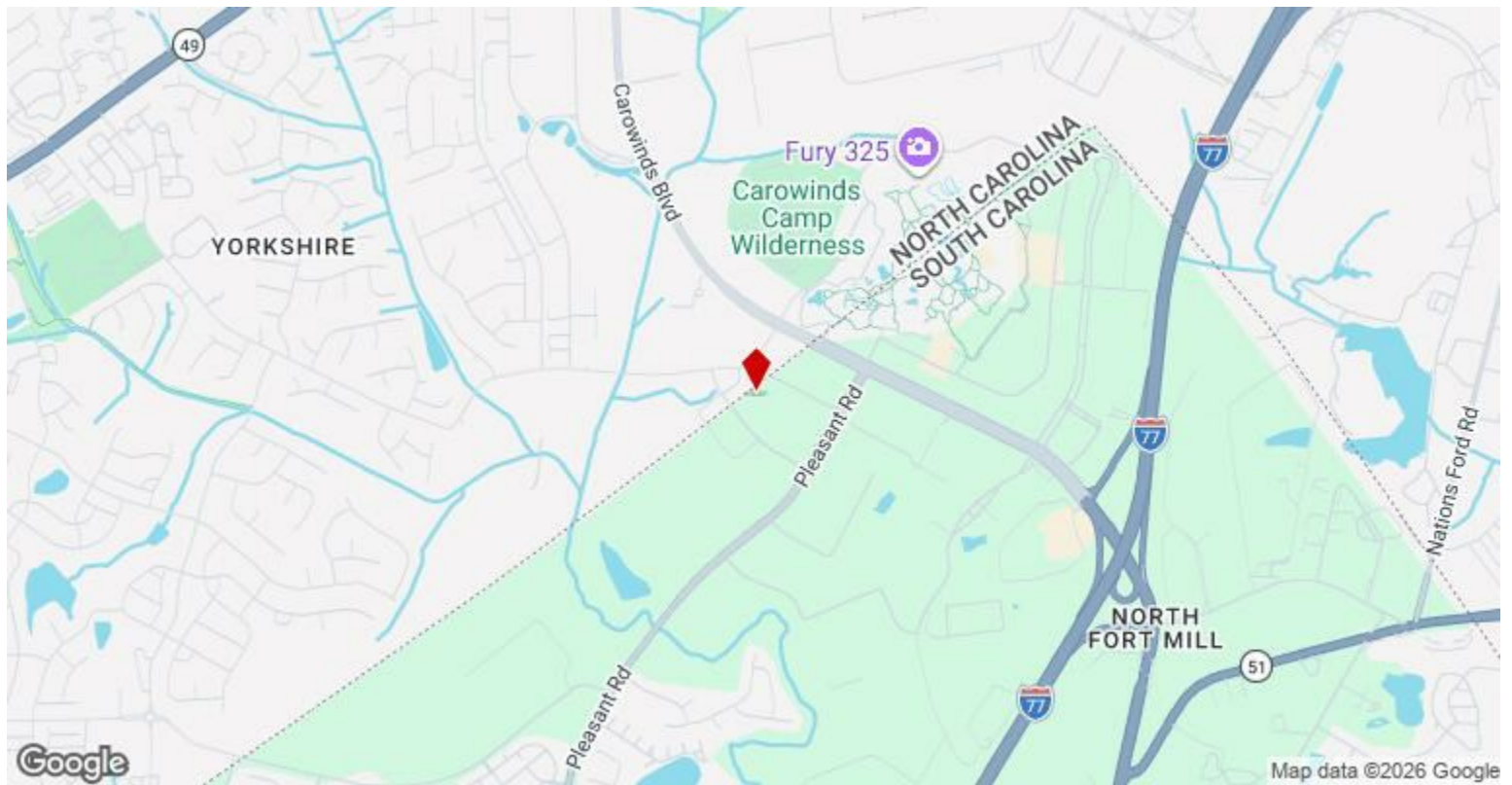


Rental Rate:	\$5.30 /SF/YR
Property Type:	Industrial
Property Subtype:	Distribution
Rentable Building Area:	102,124 SF
Year Built:	1992
Taxes:	\$0.23 USD/SF/MO
Operating Expenses:	\$0.11 USD/SF/MO
Rental Rate Mo:	\$0.44 /SF/MO

1st Floor

Space Available	102,124 SF
Rental Rate	\$5.30 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	2,500 SF
Space Type	Sublet
Space Use	Industrial

The available sublease at 600 Greenway Industrial Drive in Fort Mill, SC offers a total of 102,124 square feet with a clear height of 26 feet. The facility features 18 dock-high doors equipped with levelers and six trailer locks, along with one drive-in door for flexible loading options. Power is robust with an 800-amp, 480-volt, 3-phase electrical system, and the warehouse is well-lit with LED lighting and skylights. Ventilation is optimized through nine roof fans and oversized louvers providing approximately 3.5 air exchanges per hour. The property includes a 2,500-square-foot air-conditioned office area with restrooms, plus a loft space that accommodates a training room, private office, and additional restroom. This sublease opportunity is available now; contact the listing broker for details.



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Property Photos



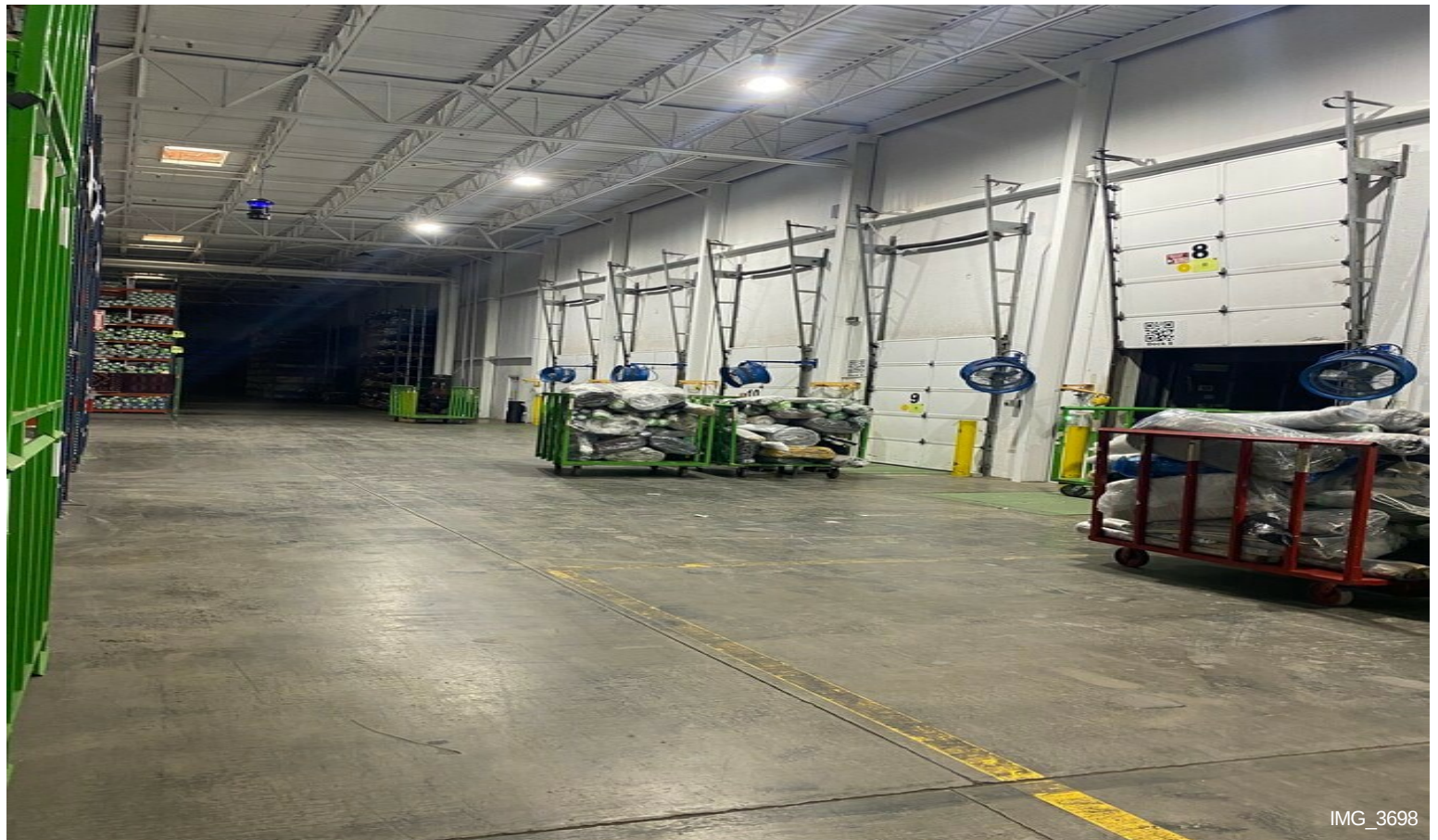
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