

HEDDLE HILL

ESTD



1923

AVAILABLE FOR LEASE

1801 RUTHERFORD ROAD, GREENVILLE, SC 29609



| | |
|------------------|------------------------------|
| Buildings | (11) Buildings |
| Rentable | 430,000 s.f. ± Total |
| Lot Size | 50 Acres |
| Utilities | All Municipal Duke Energy |
| Sprinkler | Yes |
| Market | Greenville MSA |
| Zoning | S-1 (Services) & I-1 |

Property Features

- Office Space
- Flex Space
- Light Industrial / Warehouse
- Creative Spaces, Studios & Workshops

Please Inquire for Rates & Availability

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Property Overview

Heddle Hill is a business park and light industrial collective that is currently home to over 40 tenants and unique businesses. The 50-acre campus is split almost equally between S-1 services and I-1 industrial zoning which allows for a wide range of occupancy and uses. The property provides loading docks, is fully fenced, gated, and has an in-place security system. There are multiple points of ingress and egress, as well as plenty of employee, customer, truck parking and significant amount of available outdoor storage.

Location Overview

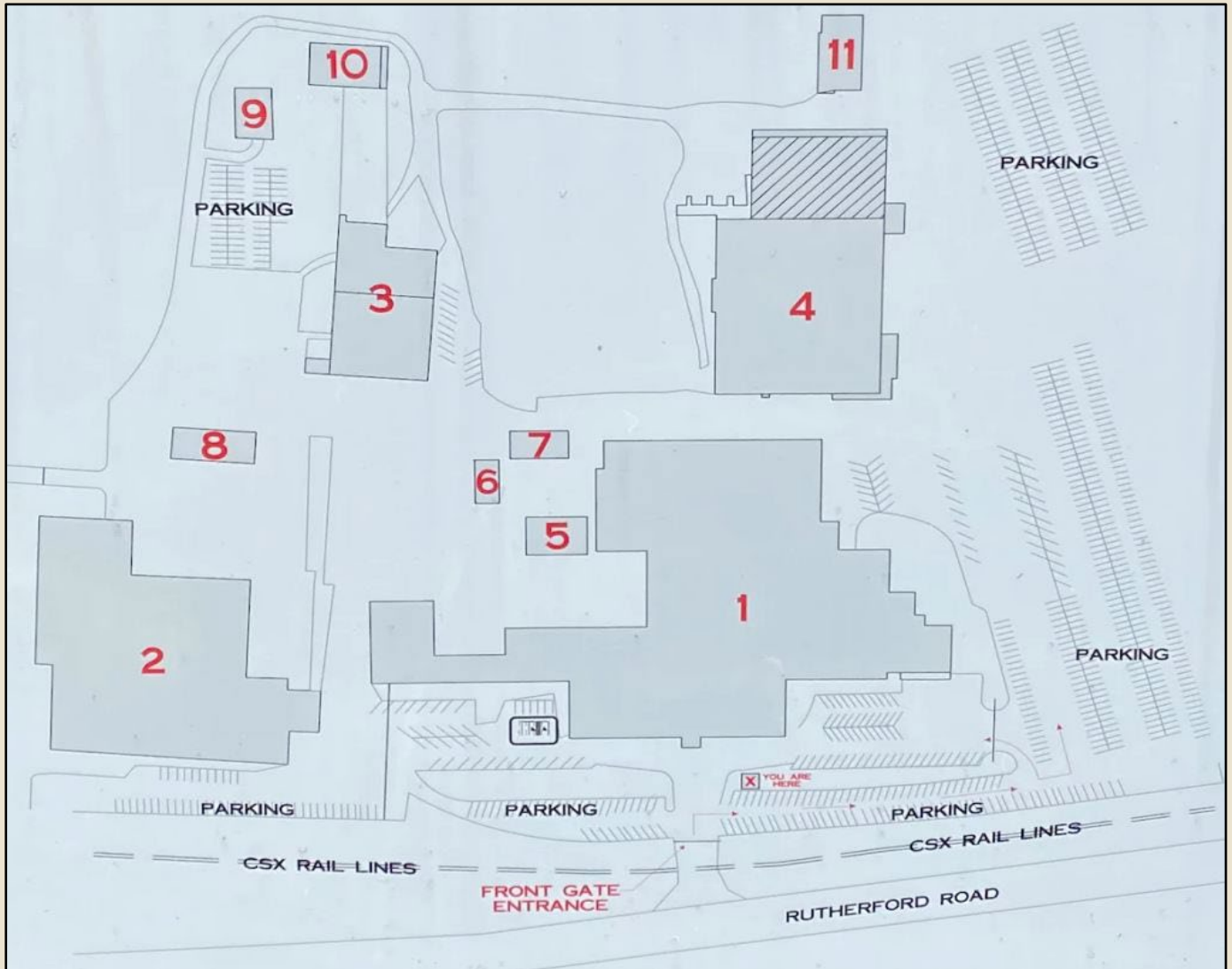
The Heddle is located on Rutherford Road in the heart of Greenville County. The property is just \pm 1.5 miles from US-29, known locally as Wade Hampton Blvd, and \pm 1.0 miles from South Carolina Highway 291, known locally as Pleasantburg Drive. Both roadways provide access to multiple interstate highway systems.

Key Distances

- \pm 3 miles to I-385
- \pm 4 miles to Downtown Greenville
- \pm 7 miles to I-85
- \pm 8 miles to Downtown Greer
- \pm 13 miles to Greenville-Spartanburg International Airport
- \pm 101 miles to Charlotte
- \pm 150 miles to Atlanta



Property Aerial & Map



HEDDLE HILL

SO.C

MAKE WHAT'S NEXT

U.S.A



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Made FOR Everyone

