



FOR LEASE

±2,500 - 5,000 SF INDUSTRIAL BUILDING

2581 E. Phillips Rd,
Greer, SC 29650

PRICING/RATE:

**\$16.00/SF
(NNN)**



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

Andrew Harrill, SIOR, CCIM
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- Great opportunity to lease flex/industrial SF in difficult to find size
- Adjacent to I-85 and Hwy 14 within minutes of GSP International Airport
- Electric gate for entry
- Clear span building featuring two (2) drive-in doors and one (1) dock high door
- 3 Phase 208 / 120V 400 amp power
- Tenant improvement allowance available for qualified tenants
- Located in the GSP Environs
- Building can be demised for ±2,500 SF spaces

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864.704.1040
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COUNTY
SPARTANBURG



YEAR BUILT
2023



LIGHTING
LED



**BUILDING
DIMENSIONS**
100' WIDE X 50' DEEP

PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	2581 E. Phillips Rd
TYPE	Industrial / Flex
TOTAL AVAILABLE SF	±5,000 SF
TOTAL BUILDING SF	±5,000 SF
TAX MAP #	9-07-00-003.01
COUNTY	Spartanburg
CITY LIMITS	No
ZONING	None
YEAR BUILT	2023
CONSTRUCTION TYPE	Metal
ROOF	Metal
WAREHOUSE SF	±5,000 SF
CEILING HEIGHT	16' - 20' Clear height / 18' - 21' Ceiling height
DOCK DOORS	One (1) 9' x 10'
DRIVE-IN DOORS	Two (2) 14' x 14'
COLUMN SPACING	Clear Span
LIGHTING	LED
SPRINKLERS	None
PARKING	Ample
POWER	208/120V 3 phase 400 amp



LOCATION OVERVIEW

- 1 Pelham Road
- 2 Highway 14
- 3 GSP International Airport
- 4 BMW Manufacturing
- 5 City of Greer



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LEARN MORE
CALL TODAY



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