

# Unique purchase opportunity adjacent to Swamp Rabbit Trail

**200 Industrial Drive | Greenville, SC**

Strategically located in Downtown Airport submarket, minutes to I-85, I-385, GSP International, and adjacent to Greenville Downtown Airport, this site offers excellent connectivity for logistics, last-mile distribution, or light manufacturing. Site features flat topography, public utilities, and potential for redevelopment or expansion. Positioned in a high-demand area with projected population growth of 11% within 3 miles by 2029.

Call for offers deadline is December 1, 2025, 5 p.m.



Register for OM here



**Rare infill urban distribution warehouse**



**Investment opportunity with future redevelopment potential**



**Currently leased to ProSource for 3 years**



**Value-add potential**

## For more information

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## Offering overview

|                            |   |
|----------------------------|---|
| <b>Property address</b>    | 200 Industrial Drive, Greenville, SC      |
| <b>Total building size</b> | ±84,550 sf                                |
| <b>Lot size</b>            | ±7.09 acres                               |
| <b>Municipality</b>        | Greenville                                |
| <b>Zoning</b>              | S-1 ( <a href="#">Services District</a> ) |

## Property specs

|                                |                        |
|--------------------------------|------------------------|
| <b>Ceiling Height</b>          | 20'                    |
| <b>Clear height</b>            | 18'                    |
| <b>Column spacing</b>          | 42' x 25', 200 ft deep |
| <b>Sprinkler system</b>        | Wet                    |
| <b>Dock-high doors</b>         | 13 covered docks       |
| <b>Drive-in doors</b>          | 2                      |
| <b>Office space</b>            | ±13,000 sf             |
| Conditioned/sprinkled showroom | ±8,000 sf              |
| Conditioned/sprinkled office   | ±3,000 sf              |
| Counter-top sales area         | ±2,000 sf              |
| <b>Lighting</b>                | LED                    |
| <b>Power</b>                   | TBD                    |
| <b>Parking</b>                 | 45 retail spaces       |

| Roof               | Size               | Material         |
|--------------------|--------------------|------------------|
| Warehouse/showroom | ±77,000 sf         | Single-ply TPO   |
| Side loading docks | Two (2), ±5,000 sf | R-panel metal    |
| Rear loading docks | Two (2), ±3,500 sf | metal/BUR gravel |