



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

Property address	200 Industrial Drive, Greenville, SC
Total building size	±84,550 sf
Lot size	±7.09 acres
Municipality	Greenville
Zoning	S-1 (Services District)

Property specs

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