



2706 WHITEHORSE RD | GREENVILLE, SC

±34,000 SF – 88,650 SF AVAILABLE FOR LEASE

±3 - 5 AC OUTDOOR STORAGE AND RAIL ACCESS AVAILABLE FOR LEASE

Sale Price \$5,250,000
Call for Lease Rate

Eric Scardo | Associate
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PROPERTY OVERVIEW

SPECIFICATIONS



 **HVAC**
Infrastructure in Place

 **COLUMN SPACING**
Clear Span

 **DOCK DOORS**
3 (8'x10')

 **OFFICE**
 \pm 7,000 SF

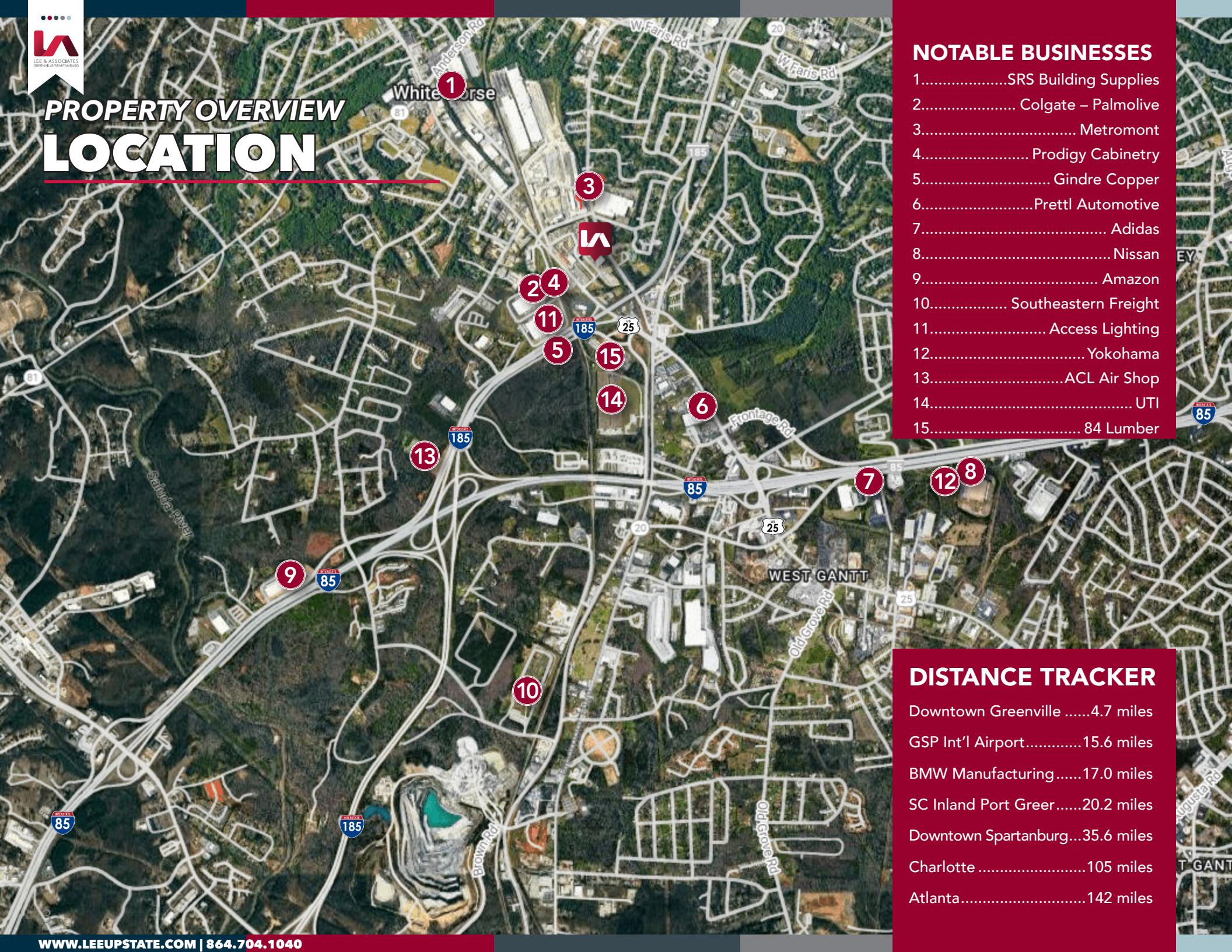
 **INTERSTATE ACCESS**
 \pm 0.3 Miles TO I-185
 \pm 1.2 Miles TO I-85

| | |
|--------------------|--|
| Total Available SF | \pm 88,650 SF |
| Total Building SF | \pm 92,000 SF (under roof) |
| Outdoor Storage | \pm 5 Acres |
| Tax Map # | WG11000100102 |
| County | Greenville |
| City Limits | No |
| Zoning | C-2 (Ownership Pursuing I-1) Est. Q1 2026 |
| Year Built | 2000 |
| Construction Type | Metal & CMU |
| Roof | TPO and metal roof systems |
| Warehouse SF | \pm 81,650 |
| Office SF | \pm 7,000 SF |
| Ceiling Height | 21' - 43' Clear |
| Docks | 3 (Three) 8' x 10' |
| Drive-In | 3 (Three) (2 Oversized) (1 Conventional) |
| Column Spacing | Clear Span |
| Lighting | LED |
| Sprinklers | Dry System |
| Parking | 50+ Positions |
| Utilities | All |
| Special Features | HVAC Infrastructure in Place |



PROPERTY OVERVIEW

LOCATION



NOTABLE BUSINESSES

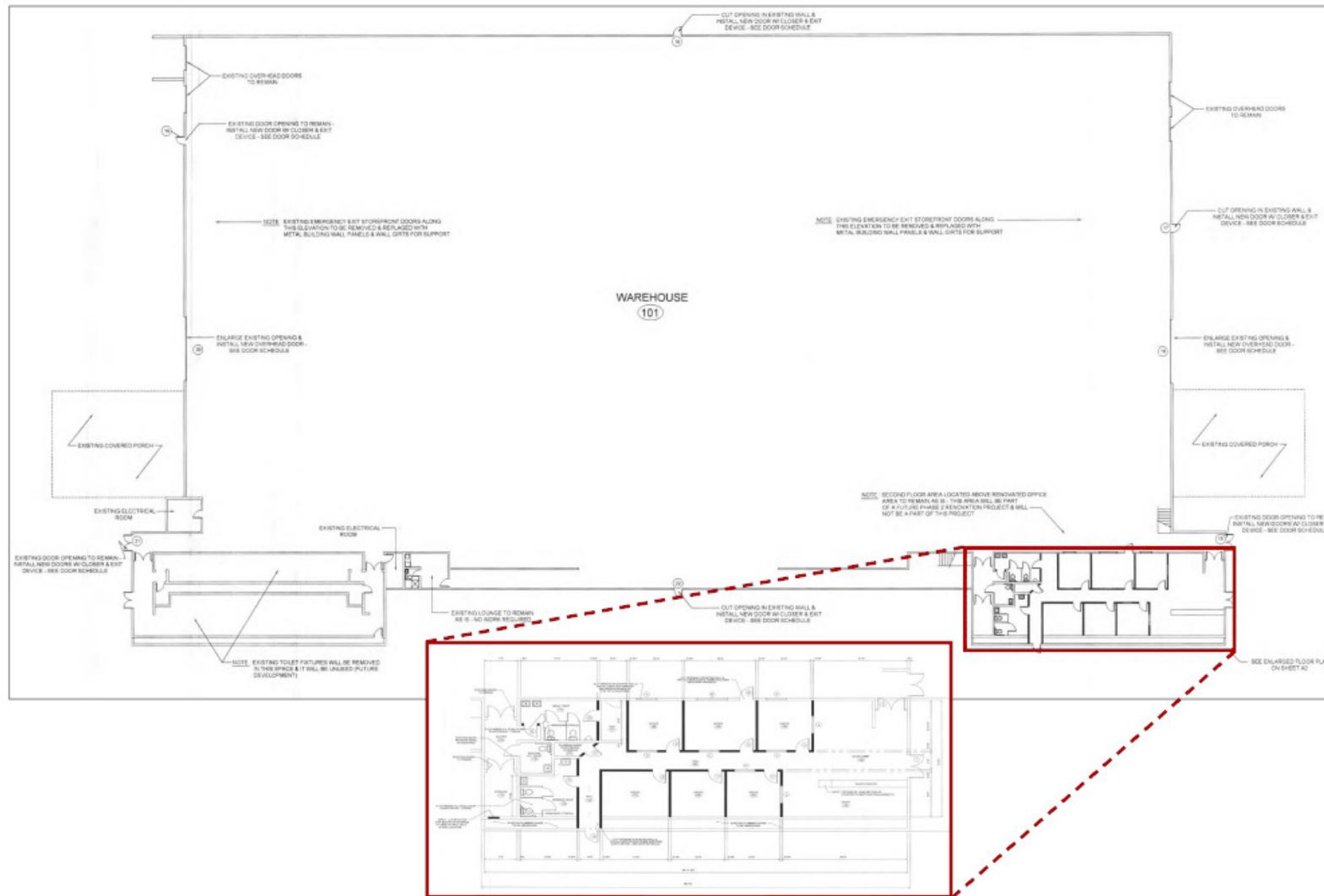
- 1.....SRS Building Supplies
- 2.....Colgate – Palmolive
- 3.....Metromont
- 4.....Prodigy Cabinetry
- 5.....Gindre Copper
- 6.....Prettl Automotive
- 7.....Adidas
- 8.....Nissan
- 9.....Amazon
- 10.....Southeastern Freight
- 11.....Access Lighting
- 12.....Yokohama
- 13.....ACL Air Shop
- 14.....UTI
- 15.....84 Lumber

DISTANCE TRACKER

Downtown Greenville4.7 miles
GSP Int'l Airport.....15.6 miles
BMW Manufacturing.....17.0 miles
SC Inland Port Greer.....20.2 miles
Downtown Spartanburg...35.6 miles
Charlotte105 miles
Atlanta.....142 miles

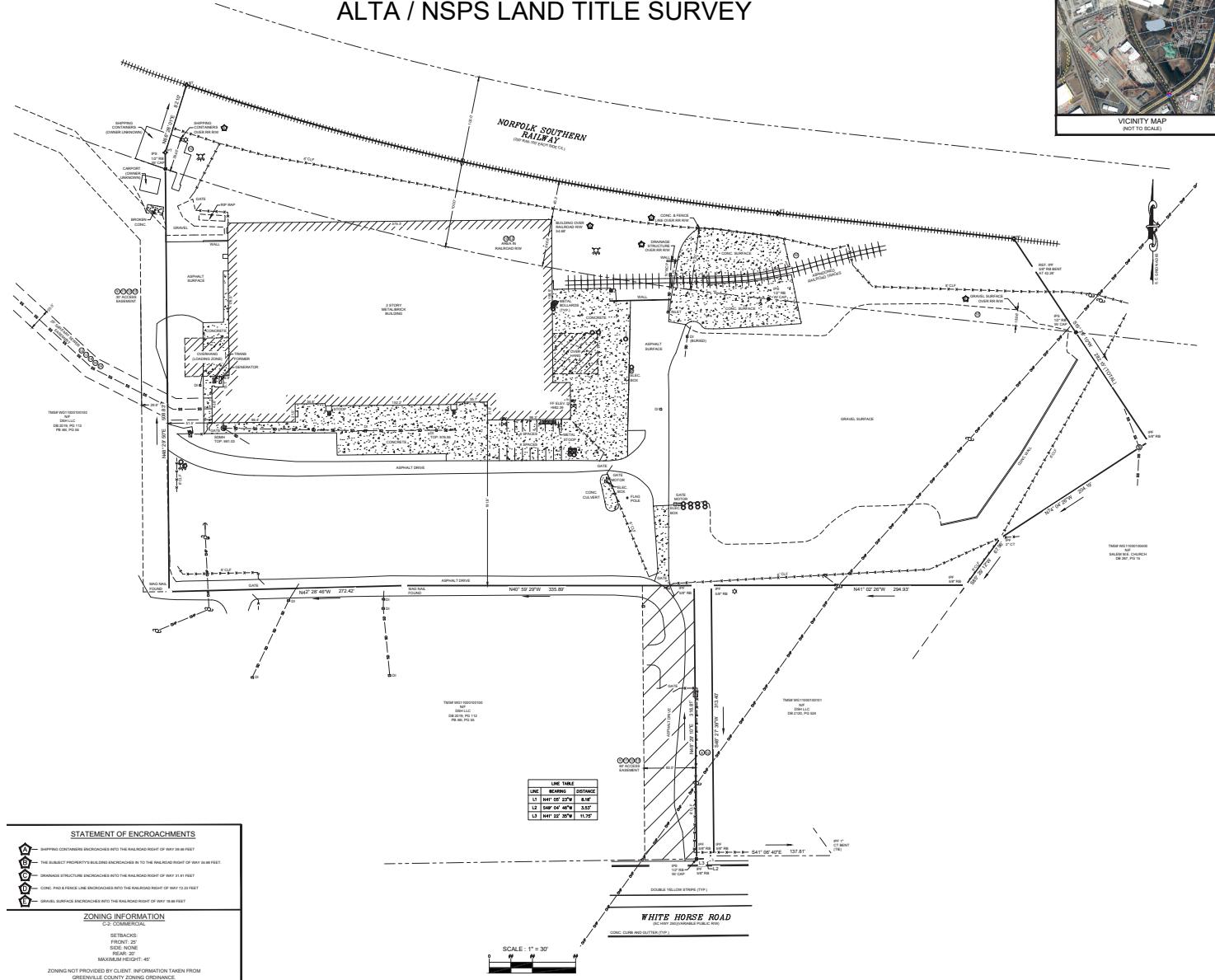
PROPERTY OVERVIEW

FLOOR PLAN



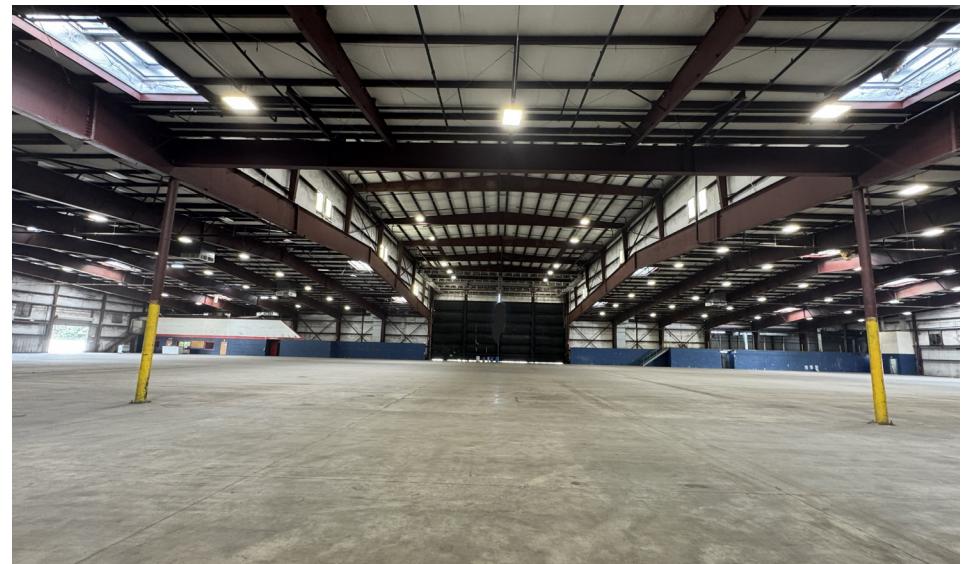
PROPERTY OVERVIEW SURVEY

ALTA / NSPS LAND TITLE SURVEY



PROPERTY OVERVIEW

PHOTOS



LEARN MORE
GIVE US A CALL



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