



# 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**  
±7,000 SF



**INTERSTATE ACCESS**

±0.3 Miles TO I-185



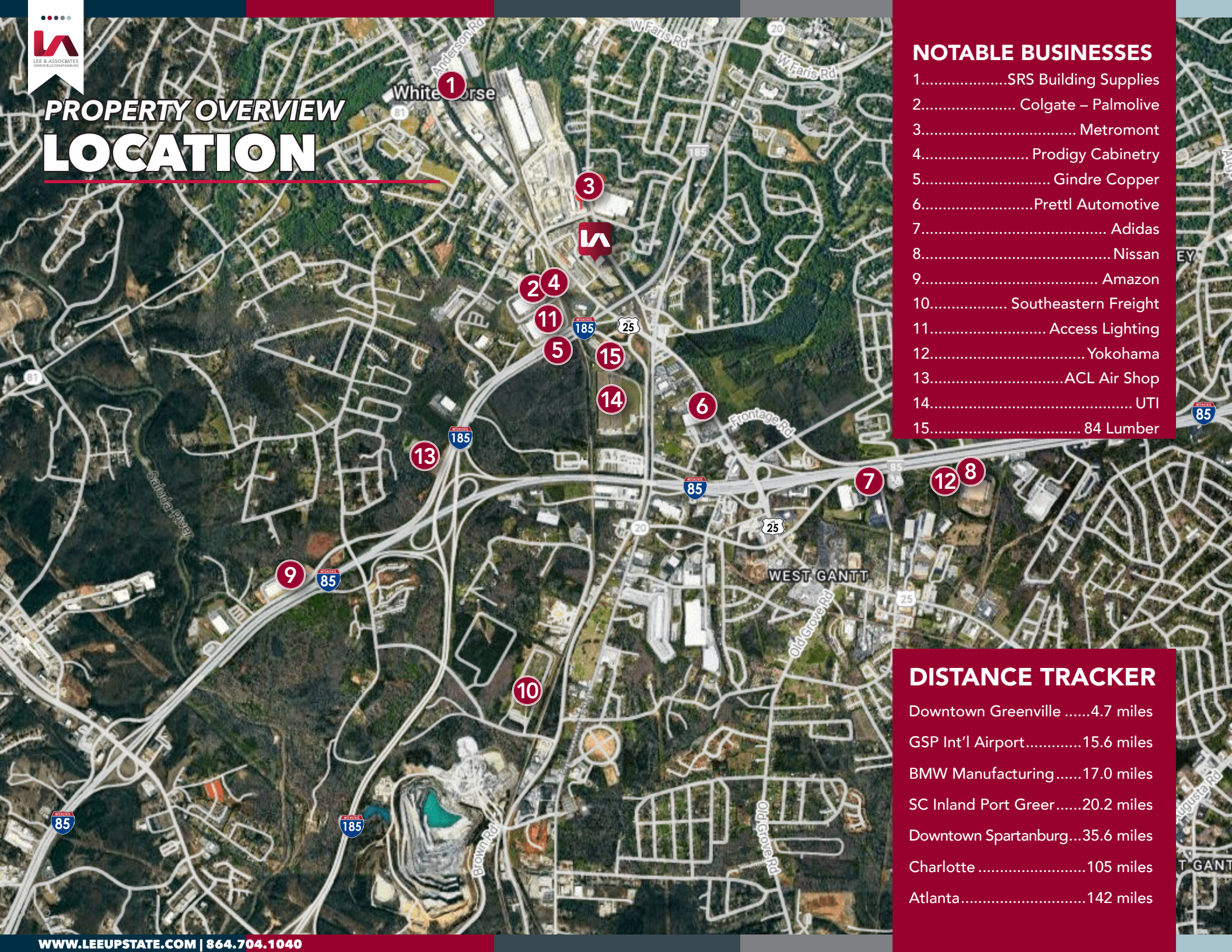
±1.2 Miles TO I-85

Total Available SF	±88,650 SF
Total Building SF	±92,000 SF (under roof)
Outdoor Storage	±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	±81,650
Office SF	±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

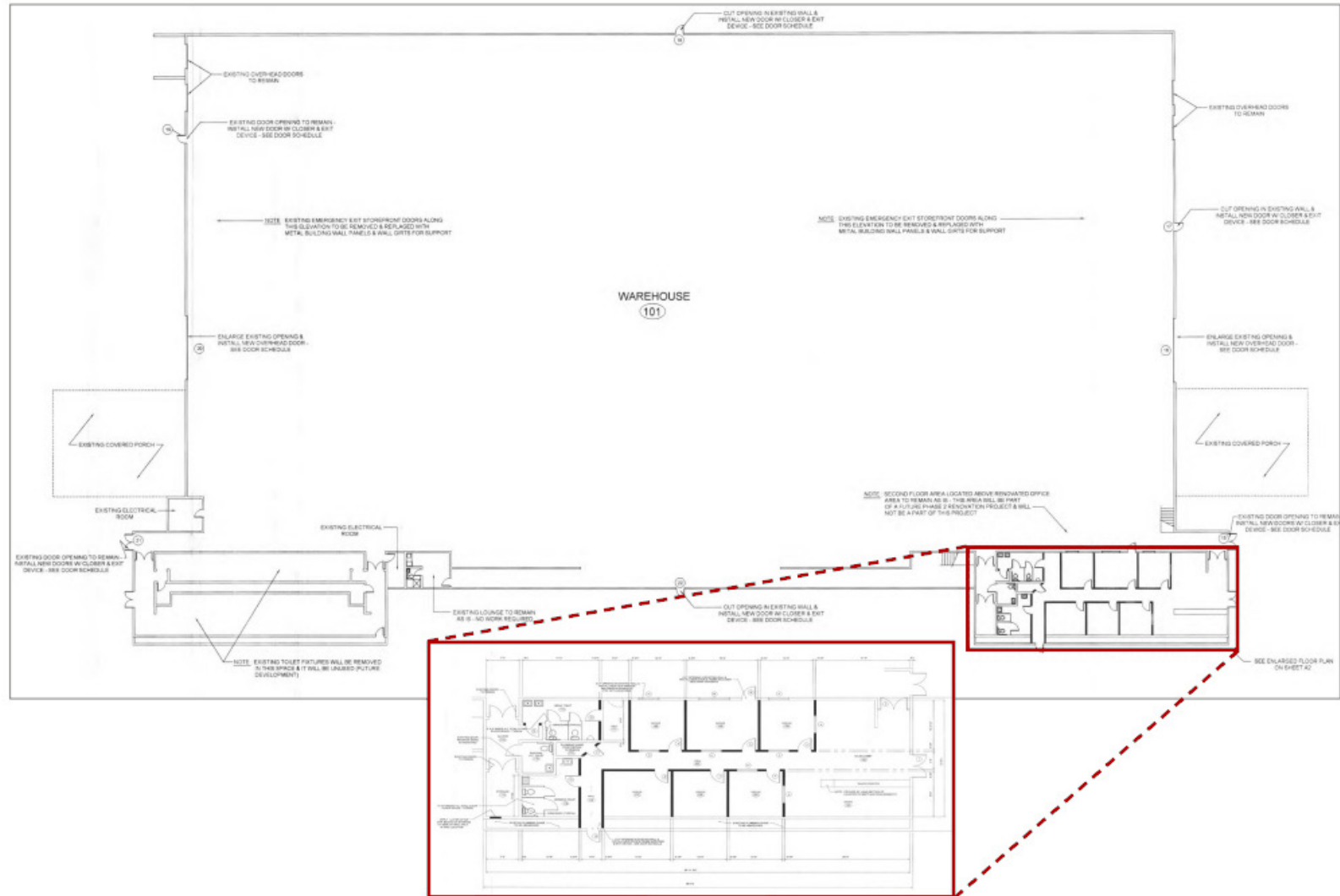
- 1.....SRS Building Supplies
- 2..... Colgate – Palmolive
- 3..... Metromont
- 4..... Prodigy Cabinetry
- 5..... Gindre Copper
- 6.....Prettl Automotive
- 7..... Adidas
- 8..... Nissan
- 9..... Amazon
- 10..... Southeastern Freight
- 11..... Access Lighting
- 12..... Yokohama
- 13.....ACL Air Shop
-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

## DISTANCE TRACKER

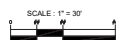
- Downtown Greenville .....4.7 miles
- GSP Int'l Airport.....15.6 miles
- BMW Manufacturing .....17.0 miles
- SC Inland Port Greer .....20.2 miles
- Downtown Spartanburg...35.6 miles
- Charlotte .....105 miles
- Atlanta .....142 miles



# PROPERTY OVERVIEW FLOOR PLAN



VICINITY MAP  
(NOT TO SCALE)



## PROPERTY OVERVIEW PHOTOS







# LEARN MORE GIVE US A CALL



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