

# FOR LEASE | Flex Building Available

1136 Grove Rd, Greenville, SC

± 8,088 SF

4,278 SF OFFICE | 3,810 SF WAREHOUSE



\*Future improvements shown

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# Property Overview



LEASE RATE:  
**\$15.00**  
PER SF NNN

ZONED  
**C2**  
(GREENVILLE COUNTY)

LOT SIZE:  
**±1 AC**

## Rare Full-Building Flex Space in Greenville, SC

1136 Grove Road offers a unique opportunity to lease an 8,088 SF flex building in a highly connected and strategically positioned location. Just ten minutes from downtown Greenville within the county and only one mile from Greenville Memorial Hospital, this highly functional facility features a superior mix of office and warehouse space, making it ideal for light industrial users, distribution, or service-based businesses. The property also includes a large showroom area, fenced-in area with gate, and platform storage in warehouse. Capital improvements to the building are planned.

PROPERTY DETAILS	
Total SF	±8,088 SF
First Floor	5,523 SF
Second Floor	2,565 SF
First Floor Office	1,713 SF
Warehouse	3,810 SF
Dock High Door	1 (10' x 10')
Drive-In Door	1 (12' x 10')
Restrooms	3

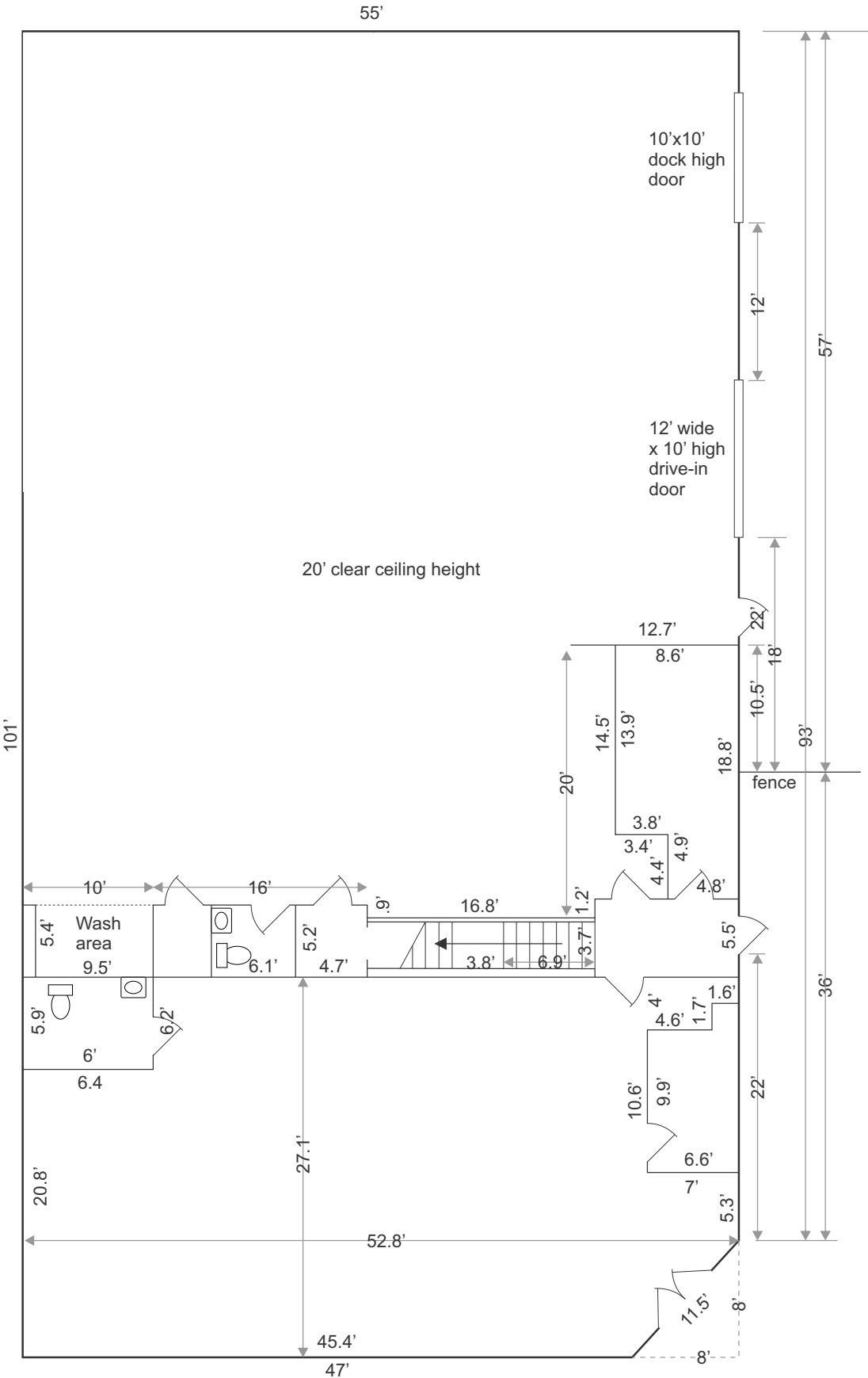
# Prime Location & Access



# Site Surroundings



Floorplan | FIRST FLOOR



Floorplan | SECOND FLOOR

