



REDUCED RATE

±10,340 SF FLEX BUILDING LESS THAN 500 FT FROM WOODRUFF RD



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

Randall Bentley, SIOR, CCIM
President/Managing Principal
864.444.2842
rbentley@lee-associates.com

Micah Williams
Senior Associate
864.477.0455
mwilliams@lee-associates.com

864.704.1040
LeeUpstate.com

Lease Rate:
\$13.50 / SF

- Signage on Woodruff Rd included in lease (±34,300 AADT)
- ±8,340 SF Showroom/Office
- ±2,000 SF Warehouse



DOCK DOORS
2 (TWO)



HVAC
SHOWROOM 100%
CONDITIONED



LOCATION
RIGHT OFF WOOD-
RUFF ROAD, LESS
THAN 500 FEET



I-85 & I-385
I-85 ±1.5 MILES
I-385 ±1 MILE

PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	10 Hendrix Drive
TYPE	Flex
TOTAL AVAILABLE SF	±10,340 SF
TOTAL BUILDING SF	±10,340 SF
TAX MAP #	0547030104205
COUNTY	Greenville
CITY LIMITS	No
ZONING	S-1
YEAR BUILT	1989
CONSTRUCTION TYPE	Metal
WAREHOUSE SF	±2,000 SF
SHOWROOM	±8,250 SF
CEILING HEIGHT	14'
DOCK DOORS	Two (2)
POWER	Two (2) 120-240v electrical panels



LOCATION OVERVIEW

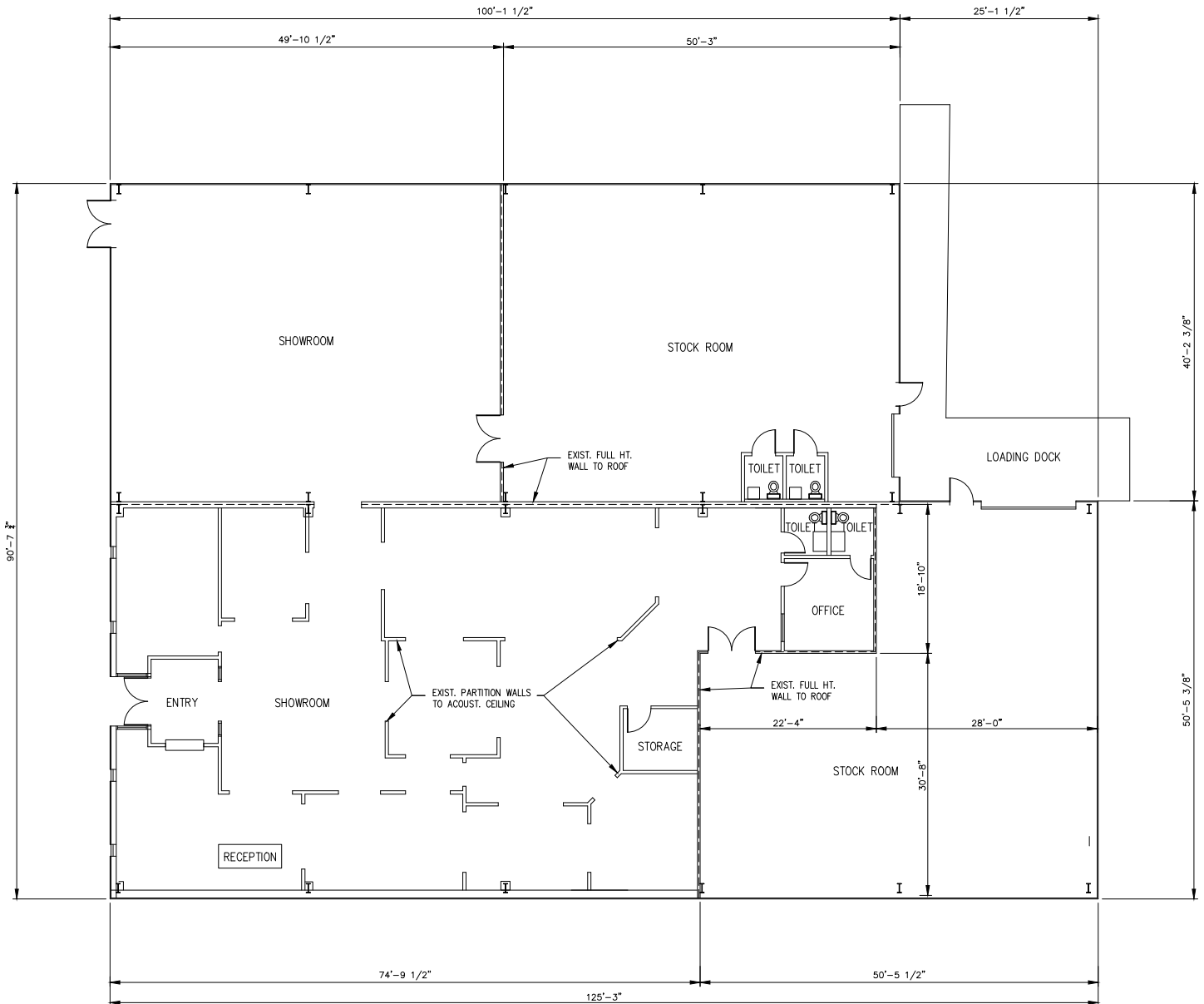


- 1 Quik Trip
- 2 Whataburger
- 3 7 Brew Coffee
- 4 Wal-Mart Supercenter
- 5 Shoppes at Woodruff
- 6 Zaxby's
- 7 Prisma Health
- 8 7-Eleven
- 9 Discount Tire

PHOTOS



FLOOR PLAN



TOTAL AREA - 10,340 SF

FLOOR PLAN

1/8" = 1'-0"





LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

864.704.1040
LeeUpstate.com

GREENVILLE OFFICE

201 W. McBee Ave, Suite 400
Greenville, SC 29601

SPARTANBURG OFFICE

320 E. Main Street, Suite 430
Spartanburg, SC 29302

All information furnished regarding the properties and information in this packet is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LEARN MORE GIVE US A CALL



Randall Bentley, SIOR, CCIM
President/ Managing Principal
864.444.2842
rbentley@lee-associates.com



Micah Williams
Senior Associate
864.477.0455
mwilliams@lee-associates.com