

**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)

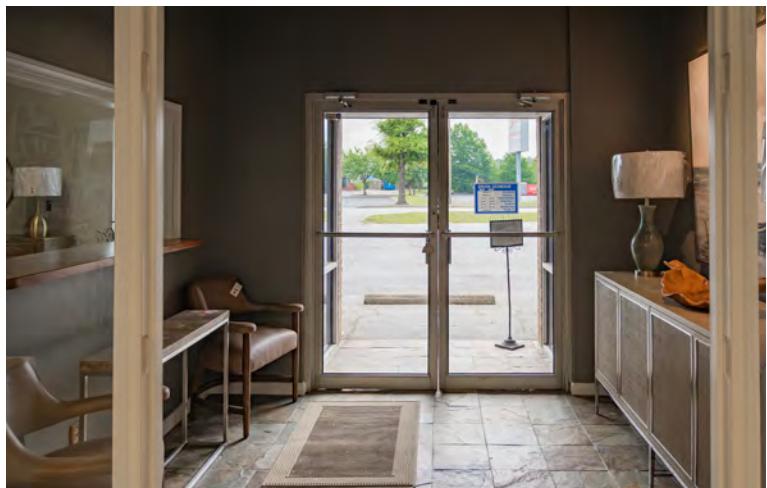
 **LOCATION**  
RIGHT OFF WOODRUFF ROAD, LESS THAN 500 FEET

 **HVAC**  
SHOWROOM 100% CONDITIONED

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



# LOCATION OVERVIEW



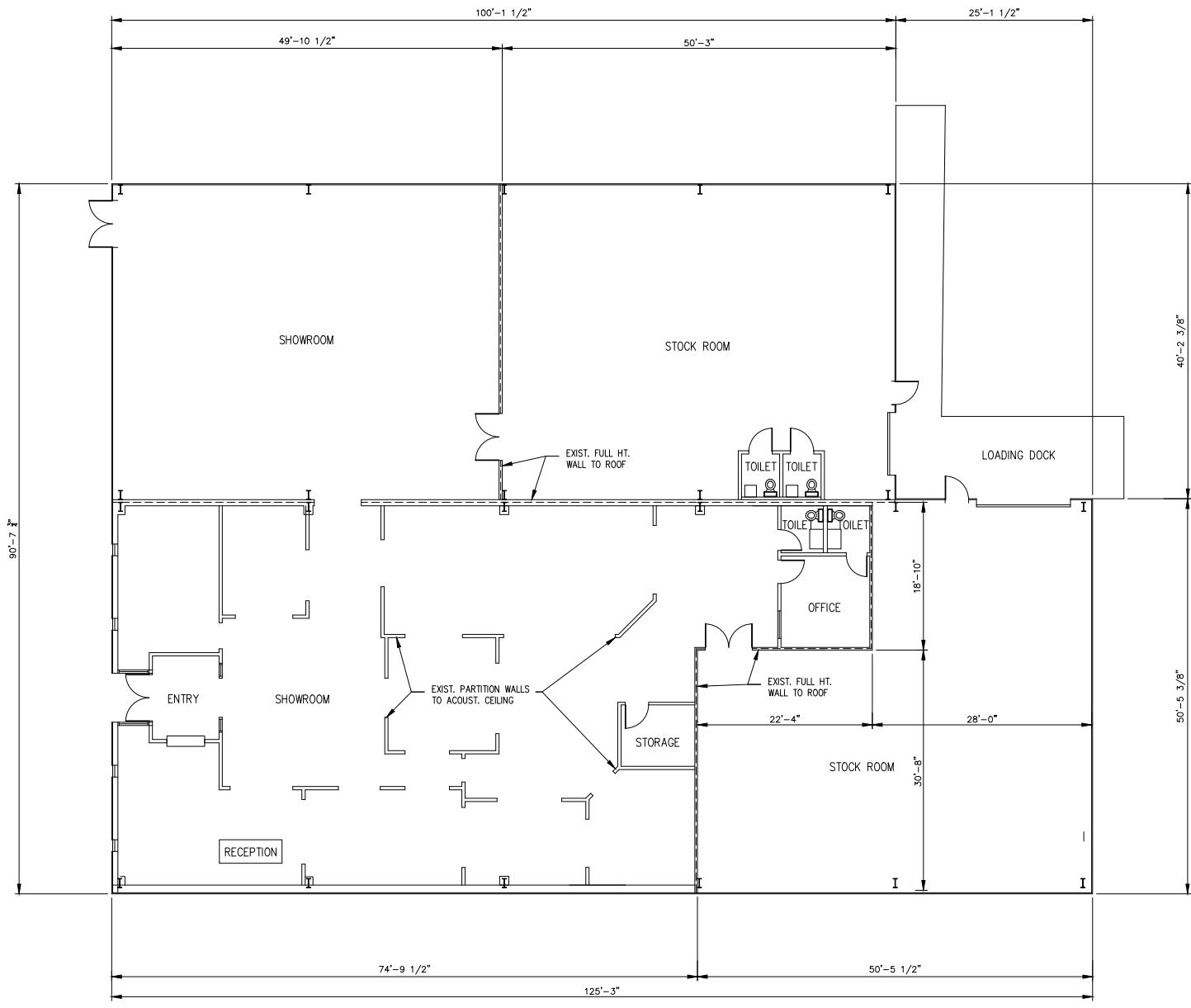
201 W. McBee Ave, Suite 400, Greenville, SC 29601  
320 E. Main Street, Suite 430, Spartanburg, SC 29302

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# PHOTOS



# FLOOR PLAN



TOTAL AREA - 10,340 SF

## FLOOR PLAN

1/8" = 1'-0"





## LEARN MORE GIVE US A CALL



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201 W. McBee Ave, Suite 400  
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**SPARTANBURG OFFICE**  
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