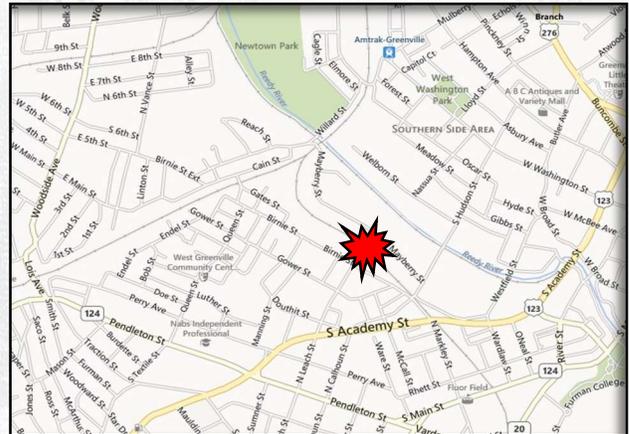


SPACE FOR LEASE



CARDINAL

COMMERCIAL PROPERTIES™



NEXT Manufacturing: 400 Birnie St. Greenville, SC 29611

SQUARE FEET: 29,717 +/- (GLA)

COUNTY: GREENVILLE (City of Greenville)

LEASE RATE: \$14.85/sf NNN (\$7.25/sf)

- One – 2,400+/- sf suite (Suite A) available for lease with dedicated dock high door and entrance.
- Suites range from 100+/- sf up to 11,000+/-sf.
- Multi-tenant warehouse/manufacturing facility positioned on 3.25+/- acres.
- Less than ½ mile from the Ray and Joan Kroc Community Center & A.J. Whittenberg Elementary School of Engineering.
- Clear ceiling heights range from 13' to 17' throughout the warehouse facility with 18' x 18' column spacing.
- 100% wet sprinkler system, 3-phase 480-volt electrical service, and 100% HVAC.
- Zoned RC-2 in the City of Greenville.
- 5 dock high doors and 1 drive-in door.
- Adjacent to Unity Park.

**FOR MORE
INFORMATION
CONTACT**

Robert Brissie, CCIM
Broker-in-Charge
864-559-8227
rob@cardinalcommercialproperties.net

CardinalCommercialProperties.net

