

FOR SALE OR LEASE

±25,600 SF Newly Constructed Industrial/Flex Metal Building



121 Osage Dr
Greenville, SC 29605



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Executive Summary

121 Osage Dr | Greenville, SC

Property Highlights

- ±25,600 sf brand new metal building on ±3 acres
- Total building footprint: 80' × 320'
- Subdividable into four (4) tenants
- Shared access easement with adjoining satellite office
- Ideal location adjacent to Donaldson Airport
- Located in an opportunity zone
- Convenient to I-185 and I-85
- Surrounding business includes Lockheed Martin, 3M, and Michelin
- Concrete floor slab: 6" minimum thickness
- Office space build-out: Slab area left open for future development
- (4) 9' × 14' storefront entrance openings
- (4) 4'x 4' windows for future office
- 8 dock doors - 9' x 10' w/ dock levelers
- 4 roll up doors - 12' x 14'
- Ceiling height - 23'
- 3-Phase power

Offering Summary

Sale Price: \$4,480,000

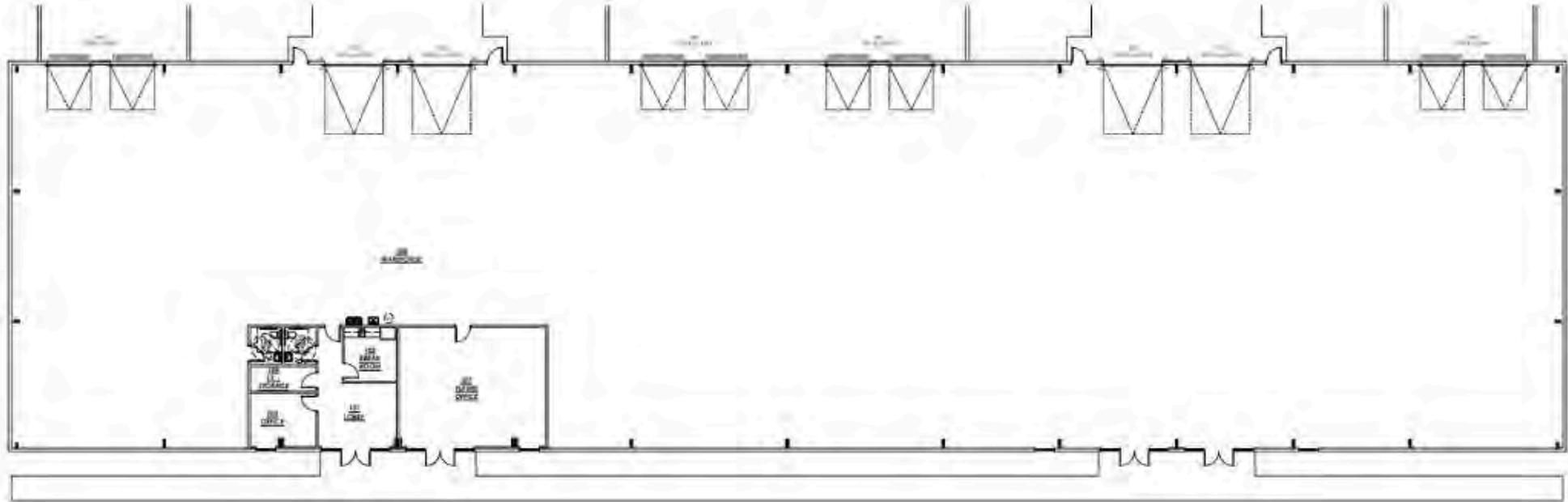
Lease Info: \$11.25/SF (NNN)

Acreage, square footage, taxes, utilities and lot dimensions to be verified by Tenant and/or Tenant's Agent.



Floorplan

121 Osage Dr | Greenville, SC



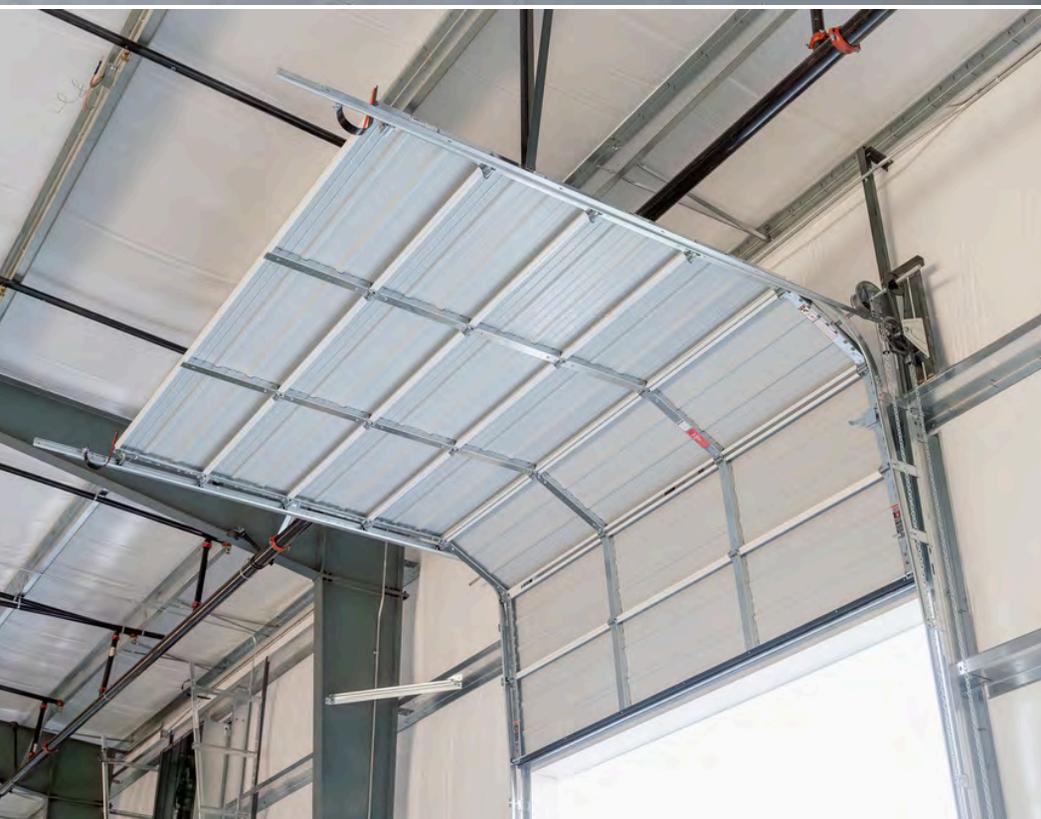
Parcel Overview

121 Osage Dr | Greenville, SC



Photos





Your Neighbors



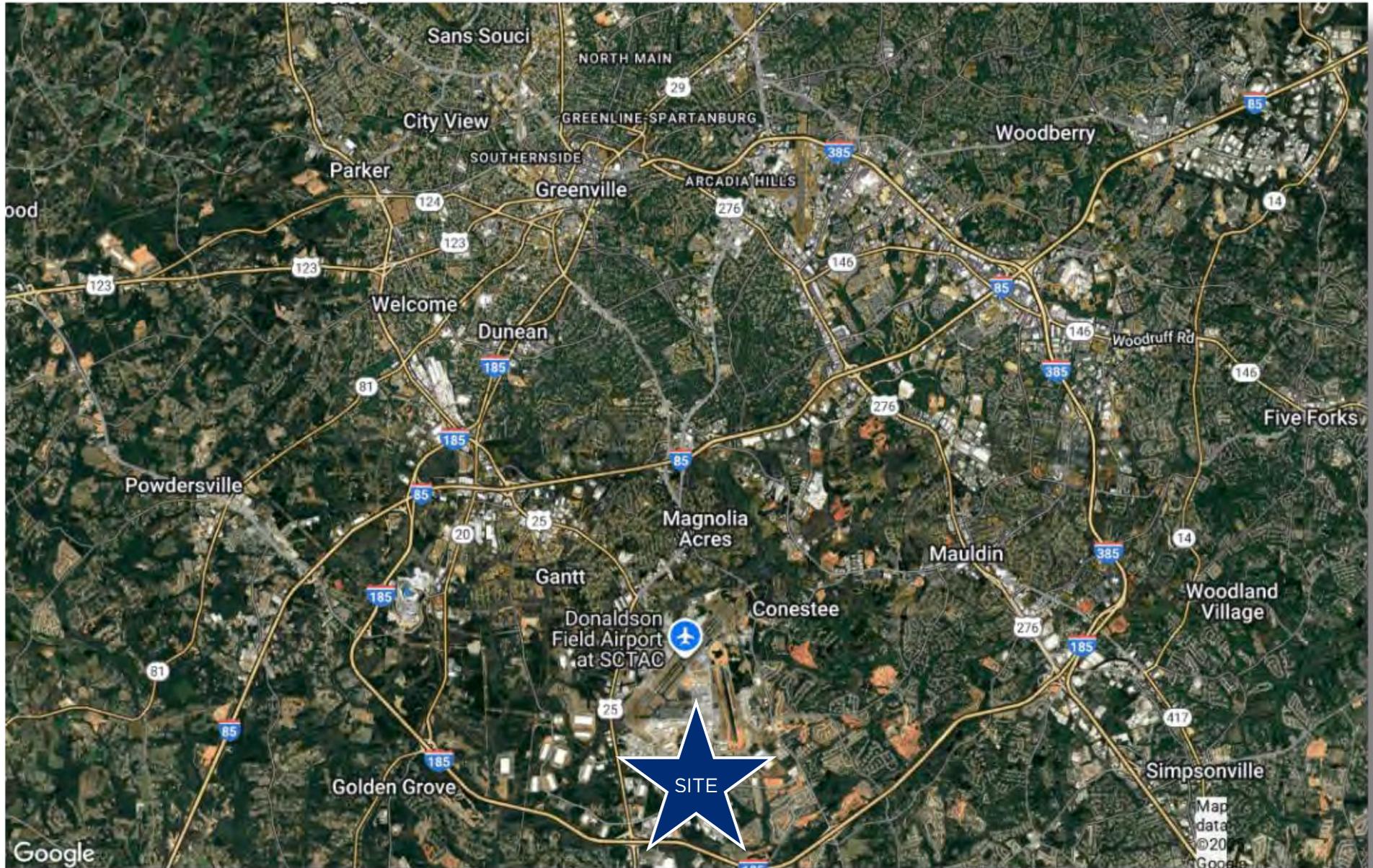
Osage Dr



Retail Map

Greenville, SC

REEDY



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

Contact Information

Reedy Property Group

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

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Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion - turning real estate investments into legacies.



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