



## THREE FLEX SUITES AVAILABLE FOR LEASE

416 S Main Street  
Mauldin, SC 29681



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**Lease Rate:**  
**\$11.95/SF**  
**NNN**

- **Suite A:** ±2,200 SF Available
- **Suite C:** ±2,600 SF Available
- **Suite E:** ±2,800 SF Available
- Unique Office/Warehouse Layouts in Each



**DRIVE-IN DOORS**  
EACH UNIT HAS  
ONE (1) 10X12  
DOOR



**MAJOR INTERSTATE  
ACCESS**  
±0.6 MILES FROM  
I-385



**TURN-KEY**  
ALL UNITS ARE  
MOVE-IN READY



**OFFICE SPACE**  
NEWLY RENOVATED  
OFFICE SPACE



# PROPERTY OVERVIEW

PROPERTY NAME	416 S Main Street
TYPE	Flex
TOTAL AVAILABLE SF	Suite A: ±2,200 SF Suite C: ±2,600 SF Suite E: ±2,800 SF
TOTAL BUILDING SF	±15,500 SF
TAX MAP #	0292000101503
COUNTY	Greenville

CITY LIMITS	Mauldin
ZONING	C-2
CONSTRUCTION TYPE	Metal
ROOF	Metal
CEILING HEIGHT	10' - 16'
DRIVE-IN DOORS	One (1) Drive In Door Per Unit





## LOCATION OVERVIEW

**±0.6 MILES  
FROM I-385**

**DOLLAR  
GENERAL**

**SPINA**

201 W. McBee Ave, Suite 400, Greenville, SC 29601  
320 E. Main Street, Suite 430, Spartanburg, SC 29302  
**LeeUpstate.com | 864.704.1040**





# LEARN MORE GIVE US A CALL



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## **GREENVILLE OFFICE**

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

## **SPARTANBURG OFFICE**

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

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