

SUBLEASE FOR DRY STORAGE

INDEPEDENCE CROSSING

6040 Ponders Court
Suite A
Greenville, SC 29615



HARRY CROXTON
864.250.4651

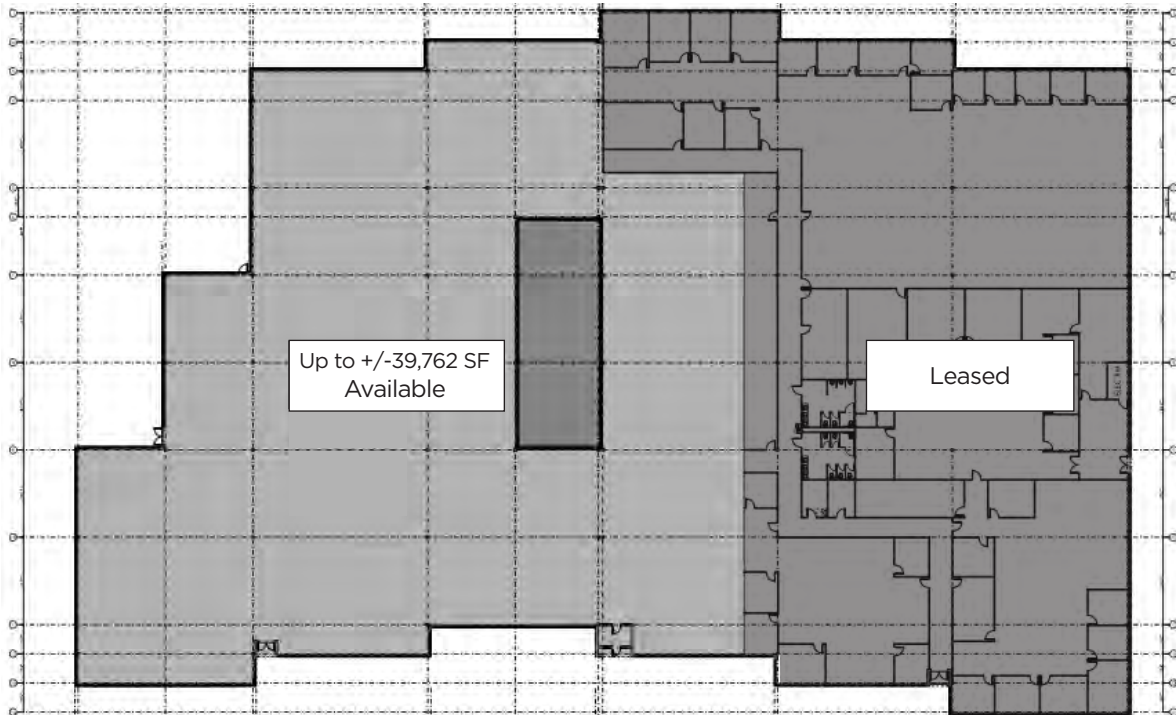
T. COX
864.280.4043

All information deemed reliable, but not guaranteed.



COLDWELL BANKER
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DETAILS



OFFERING SUMMARY

- Sublease Rate: Contact T. Cox for details
- Available SF: +/-39,762 (Landlord would demise smaller spaces)
- Lots Size: +/- 8.2 Acres
- Zoning: S1 Greenville County
- Market: Greenville/Spartanburg
- Submarket: Woodruff Road / Roper Mountain Road/Pelham Road

PROPERTY OVERVIEW

Existing office facility with available space for sublease for temporary storage.

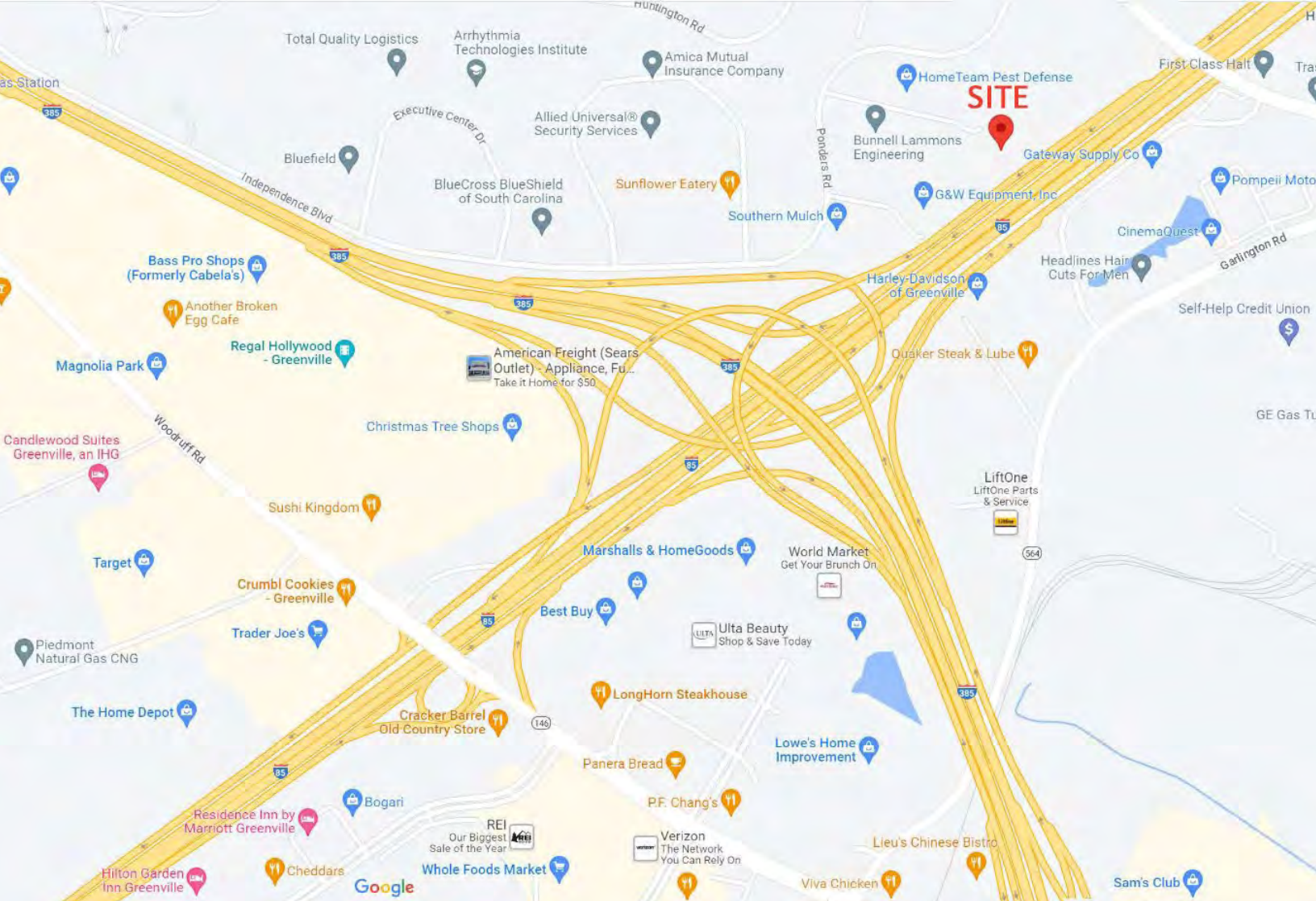
PROPERTY HIGHLIGHTS

- Excellent location at the intersection of I-85 & I-385 in Greenville, SC; between Atlanta, GA and Charlotte, NC
- Open floor plan with perimeter offices. Customizable to meet user needs
- Sublandlord is able to offer temporary term-length sublease for storage
- Temperature Controlled

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WHY GREENVILLE?

IT ALL STARTS DOWNTOWN

The revitalization of downtown Greenville has turned the business district into one of the most livable, vibrant communities in the city - and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, parks, plazas, and urban residences that leave those who live here with an endless list of activities and entertainment. Residents and visitors enjoy 122 acres of parks, walking and biking trails.

A true gem within the downtown area is Falls Park on the Reedy River, which has been recognized by TripAdvisor as one of the "Top 10 Parks in America." Encompassing 32 acres, this park is an oasis, seamlessly bridging the gap between modern downtown and the historic West End. Residents benefit from its well-connected pedestrian paths and greenways, offering easy access to the Prisma Health Swamp Rabbit Trail System and Unity Park.

TRUST THE EXPERTS

#1 The 10 Friendliest Cities in the US

Conde Nast Traveler

#1 The South's Best Cities on the Rise

Southern Living

#1 The Breakout Cities on the Forefront of America's Economic Recovery

The Wall Street Journal

The 10 America's Best Small Cities

BestCities.org

Top 10 America's Strongest Job Markets

Bloomberg

Top 10 America's Next Great Food Cities

Food & Wine



THE UPSTATE

LOCATION, LOCATION, LOCATION

1,518,710 People

10 Upstate SC Counties

7,248,408 People

100 Mile Range: Asheville, Atlanta, Charlotte, Columbia, Knoxville

32,431,942 People

250 Mile Range: Birmingham, Charleston, Chattanooga, Greensboro, Lexington, Raleigh

100,873,075 People

500 Mile Range: Baltimore, Cincinnati, Indianapolis, Louisville, Memphis, Pittsburgh, St. Louis



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#1

State for Manufacturing in 2022
Site Selection Group

#2

Fastest Growing State
in the Eastern US
Site Selection Group

#3

State for Doing Business
Area Development



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