



FOR SALE/LEASE

600 FORK SHOALS ROAD

Greenville, South Carolina

10,000 SF INDUSTRIAL FACILITY

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT
CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- 10,000 SF warehouse on 2.9 Acres
- This property presents a versatile warehousing solution with ample space for storage and operations.
- Its convenient location and functional features make it suitable for a variety of businesses seeking efficient and accessible warehousing facilities.
- Offers two entrances, providing easy access for transportation and logistics
- Light renovation in progress - Reach out for details

SNAPSHOT

Address: 600 Fork Shoals Road
Greenville, SC

Size: ± 10,000 SF

Land: ± 2.9 Acres

Lease Rate: \$9.50/SF NNN

Sale Price: Call for pricing

For more information, please contact:

Joe Lomady • 864.787.3781 • joe@lyonsindustrial.com

PROPERTY SPECS

Address: 600 Fork Shoals Road
Greenville, SC

County: Greenville

Tax Map ID: 0420000100201

Zoned: General Warehouse

Building Size: ± 10,000 SF

Warehouse Space: ± 8,368 SF

Office Space: ± 1,632 SF

Docks: 2 Dock Doors

Clear Height: 20' Clear

Internet: Spectrum

Power: Duke Energy

Water: Greenville Water

Lighting: Fluorescent



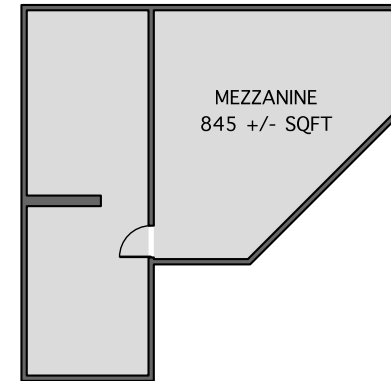
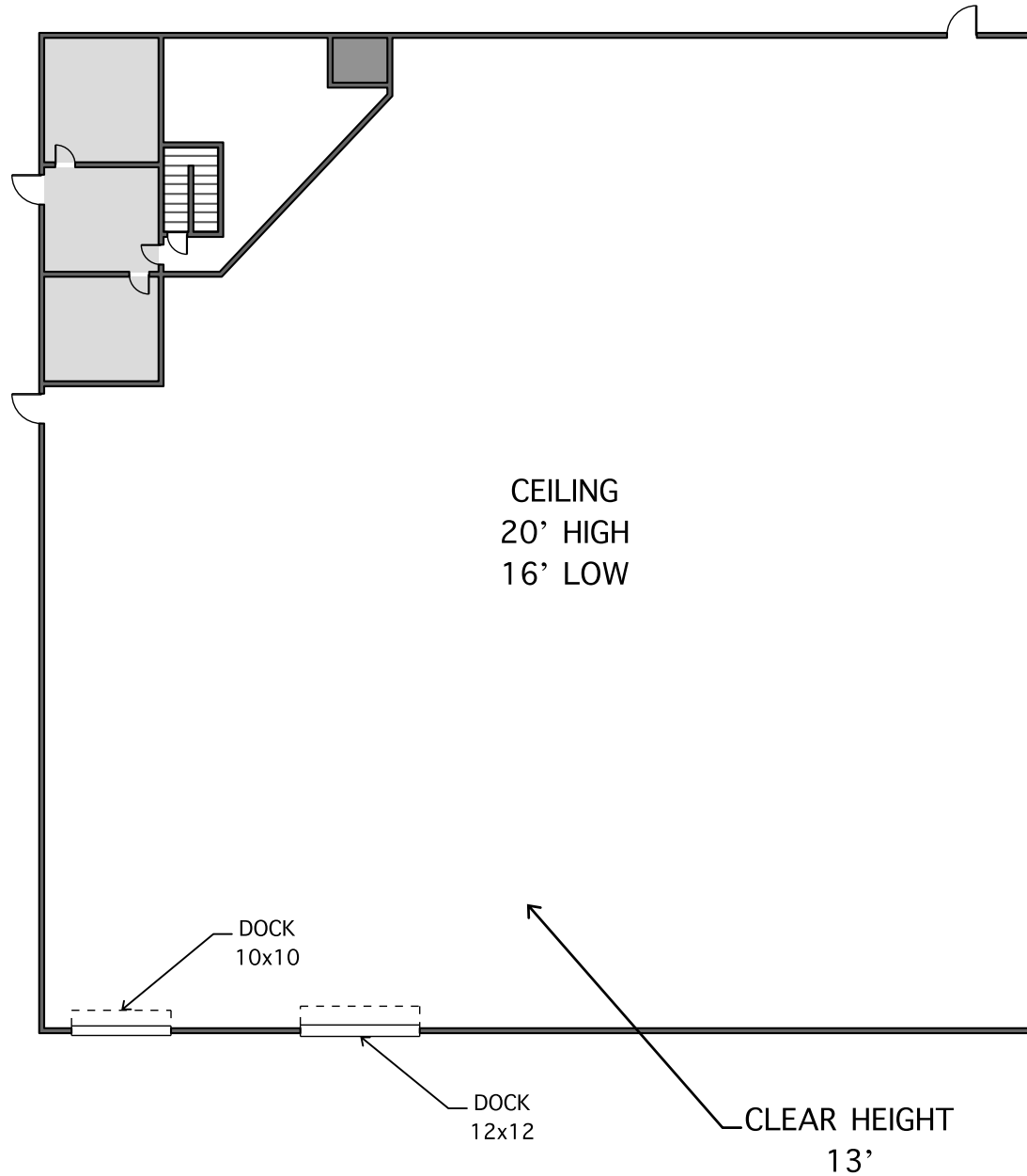
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OFFICE
787 +/- SQFT
WAREHOUSE
8,368 +/- SQFT
MEZZANINE
845 +/- SQFT
TOTAL
10,000 +/- SQFT

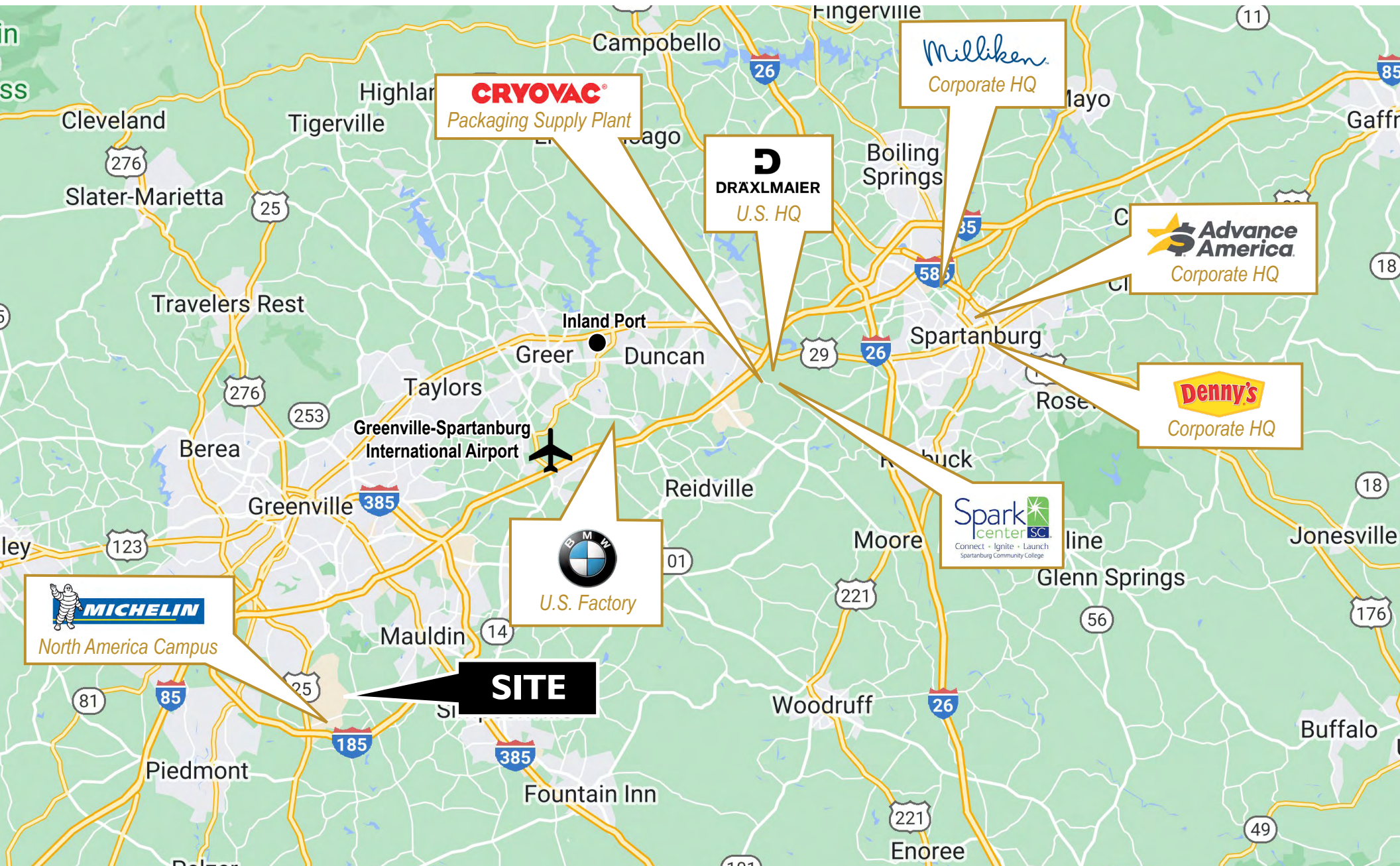
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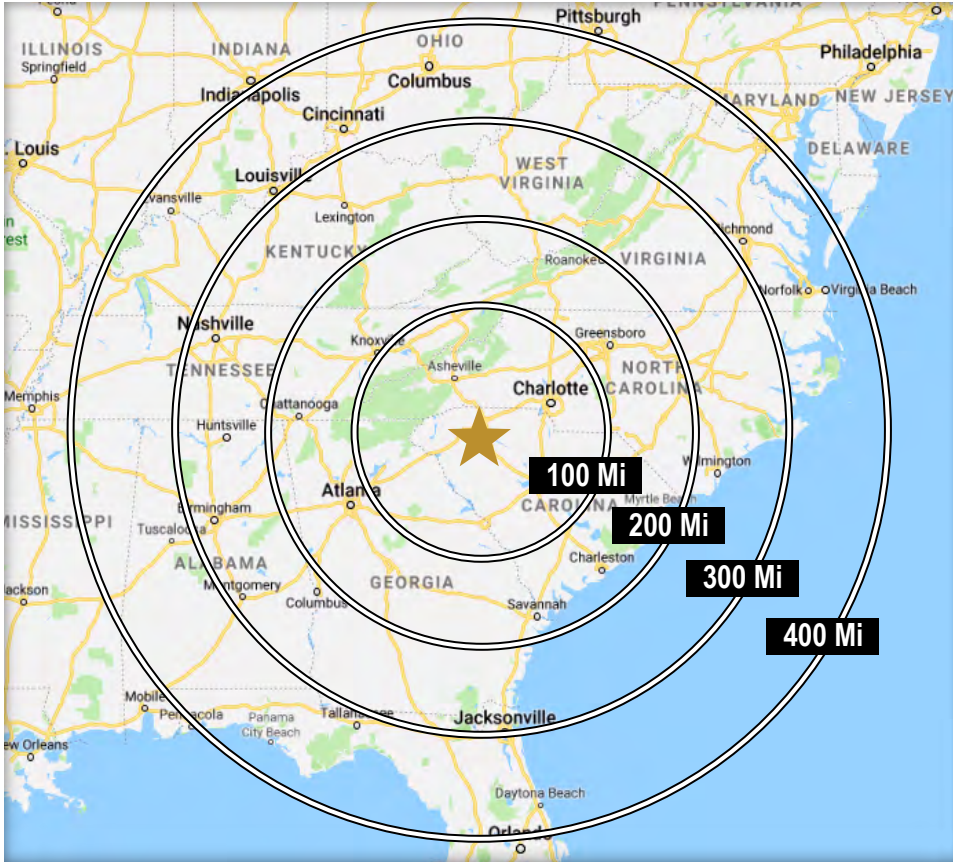
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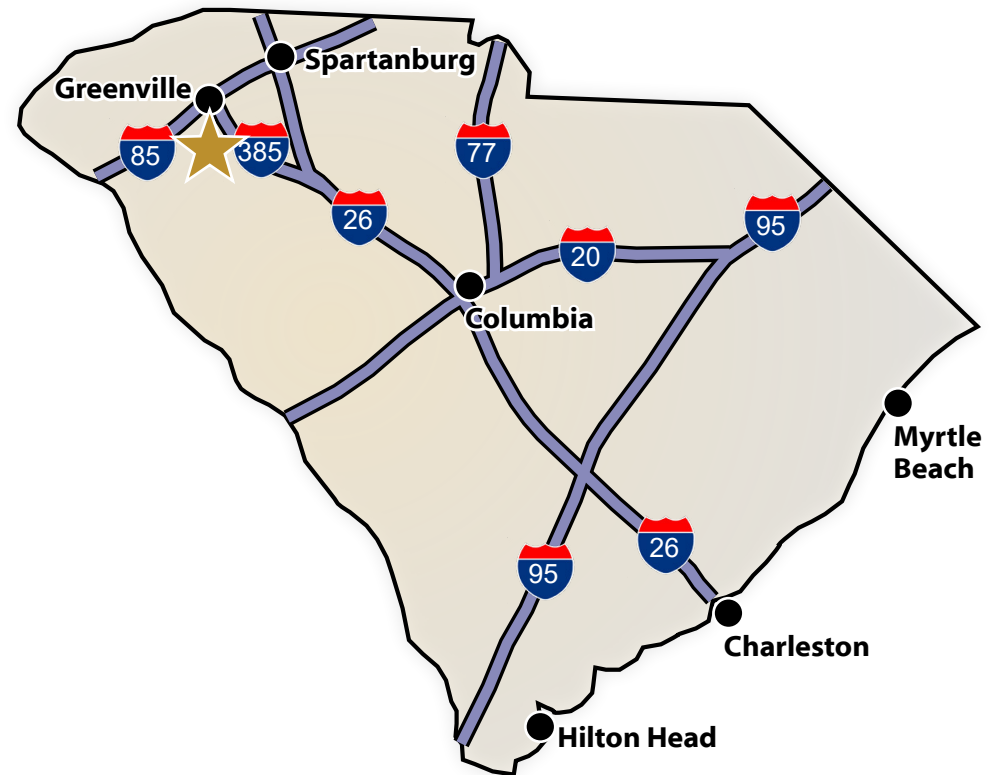
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DRIVE TIMES IN SOUTH CAROLINA

I-26	33 Min	Greenville	19 Min
I-85	11 Min	Spartanburg	54 Min
I-385	8 Min	Columbia	1 Hr 32 Min
I-20	1 Hr 22 Min	Charleston	3 Hr 29 Min
I-77	1 Hr 36 Min	Hilton Head	3 Hr 54 Min
I-95	2 Hr 18 Min	Myrtle Beach	4 Hr 2 Min



DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	2 Hr 12 Min	Cincinnati, OH	6 Hr 58 Min
Atlanta, GA	2 Hr 35 Min	Louisville, KY	7 Hr 3 Min
Raleigh, NC	4 Hr 29 Min	Orlando, FL	7 Hr 44 Min
Jacksonville, FL	5 Hr 34 Min	Washington DC	8 Hr 5 Min
Nashville, TN	5 Hr 53 min	Indianapolis, IN	8 Hr 25 Min
Richmond, VA	6 Hr 10 Min	Columbus, OH	8 Hr 27 Min
Mobile, AL	6 Hr 53 Min	Pittsburgh, PA	8 Hr 47 Min

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