

FOR LEASE



OUT-O-SPACE FLEX DEVELOPMENT • 409 SC-418, FOUNTAIN INN



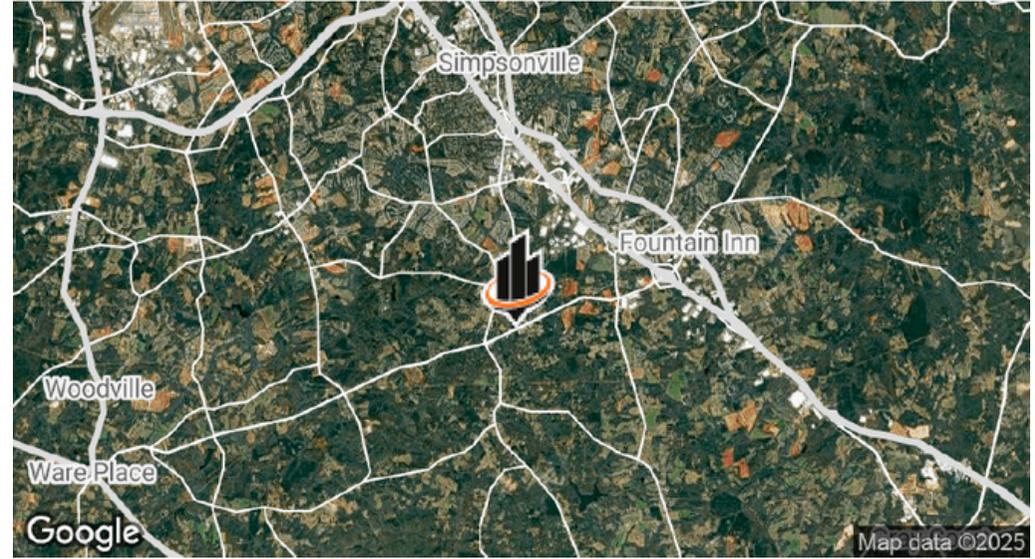
Stephen Ahnrud
Broker-in-Charge
stephen.ahnrud@svn.com
404.272.0054



Nick Hammett
Associate Advisor
nick.hammett@svn.com
864.414.0560



PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN | Palmetto is pleased to present pre-leasing opportunities for the new Out-O-Space flex development. There is 13,000 SF available and bays are starting at 1,000+ square feet. Each bay is individually metered, has 12' x 14' roll-up door, mailbox, and clear heights of 16' in the eaves.

PROPERTY HIGHLIGHTS

- 1,000 SF Bays for lease
- Call broker for larger space needs and options
- Available summer of 2026

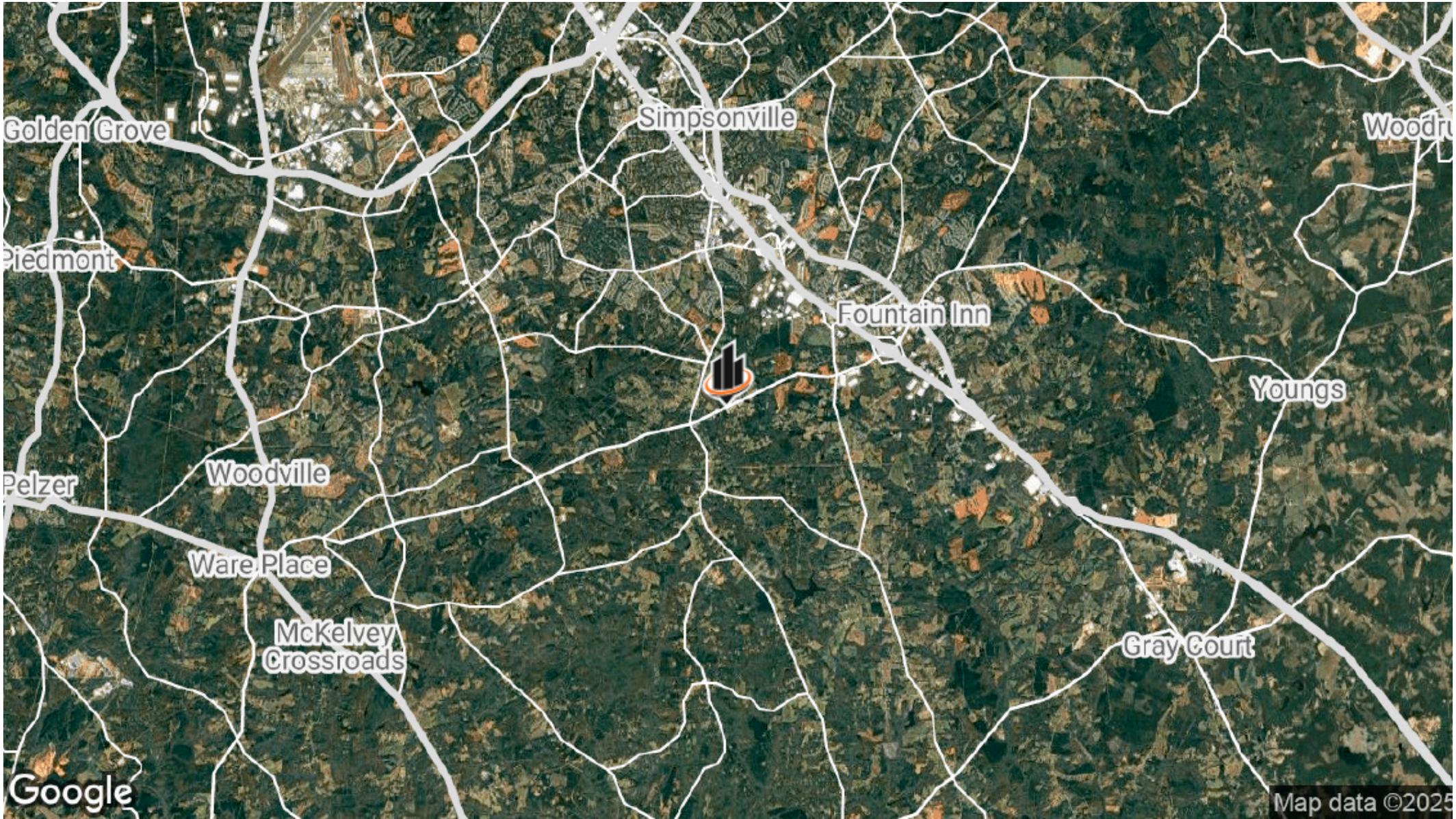
OFFERING SUMMARY

LEASE RATE:	Negotiable
NUMBER OF UNITS:	13
AVAILABLE SF:	Up to 13,000 SF / Divisible to 1,000 SF Bays
LOT SIZE:	1 Acres
BUILDING SIZE:	13,000 SF

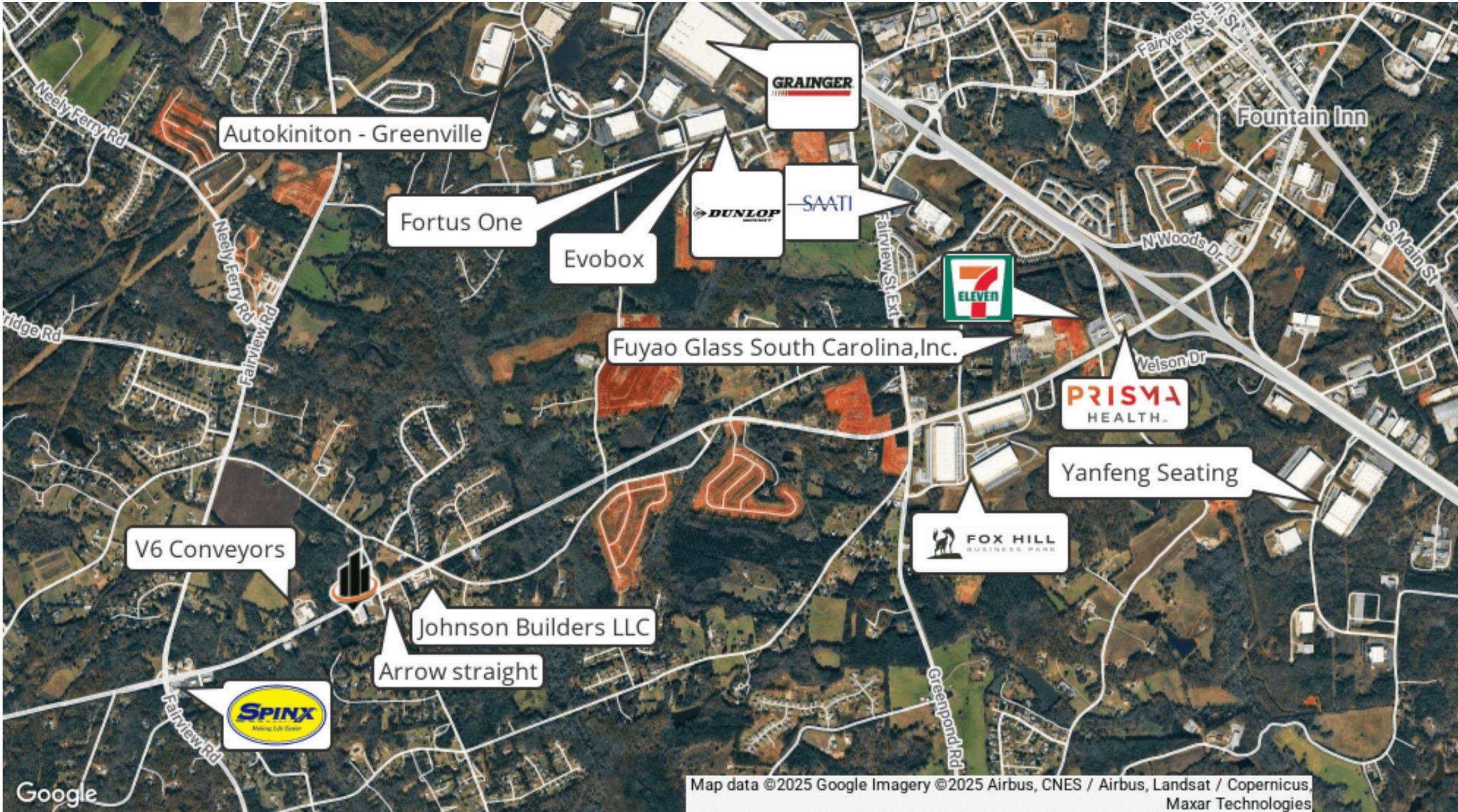
ADDITIONAL PHOTOS



LOCATION MAP



RETAILER MAP



MARKET OVERVIEW

Fountain Inn, South Carolina

Fountain Inn is a charming and rapidly growing city in the Upstate of South Carolina, located along I-385. Known for its vibrant downtown, community-focused atmosphere, and proximity to major hubs like Greenville and Simpsonville, it has become a prime spot for both residential and commercial growth.

Key Features of Downtown Fountain Inn

- **Economic Growth**
 - Downtown Fountain Inn has experienced steady revitalization, with a focus on small business development, local dining, and retail spaces.
 - The city has invested in infrastructure improvements and beautification projects to attract visitors and businesses.
- **Community and Events**
 - The city hosts regular events like the "Farmers Market," "Christmas Inn Our Town," and other festivals, which draw residents and visitors alike.
 - A strong sense of community makes it an attractive location for families and entrepreneurs.
- **Proximity to Amenities**
 - Fountain Inn is close to major employment centers in Greenville and offers a quieter suburban lifestyle.
 - Easy access to I-385 ensures strong connectivity for businesses and residents.



MEET THE TEAM



Stephen Ahnrud

Broker-in-Charge

Partner

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Stephen Ahnrud is the Broker-In-Charge at SVN Palmetto in Greenville, SC, where he has been shaping the commercial real estate landscape since joining as an advisor in 2016. Acquiring the BIC title in 2021, Stephen has leveraged his passion for the Upstate and his commitment to helping entrepreneurs and investors to drive significant growth and success for his clients. With a specialty in flex spaces, land, and self-storage, Stephen brings an eclectic mix of expertise and experience to the table. His dedication to understanding the unique needs of each client has enabled him to build strong relationships and achieve remarkable results. Before diving into the world of commercial real estate, Stephen honed his skills in apartment advertising, gaining valuable insights that have contributed to his comprehensive understanding of the real estate market. Stephen's journey into commercial real estate was fueled by his desire to influence the growth and development of the Upstate region. His work has been instrumental in helping businesses and investors find the perfect spaces to thrive.



Nick Hammett

Advisor

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With over 16 years of experience in the real estate industry, I specialize in helping clients buy, sell, lease, or build-to-suit across Flex/Industrial properties and Land Development. My team and I are committed to delivering top-level service, whether structuring a purchase or sale, negotiating leases, managing build-to-suit projects, or creating pro forma strategies that maximize investment outcomes. As a proud South Carolina native, I've seen firsthand the incredible growth and opportunity our state has to offer. I'm passionate about connecting people, businesses, and investors with the right properties to support that growth and help shape the future of our communities.

SVN | PALMETTO

COMMERCIAL REAL ESTATE



We are a full service commercial real estate firm with offices located in North and South Carolina. We offer services in Charleston, and Greenville, SC and Charlotte, NC.

SVN Palmetto brings international exposure for our clients, while meeting their commercial real estate needs. SVN Palmetto provides outstanding coverage throughout the Carolinas. Currently a top 20 office out of the 200+ SVN network, we are one of the fastest growing real estate firms in Greenville and pride ourselves on the SVN Difference and Core Covenants.

330 Pelham Rd. Ste 100A
Greenville, SC 29615



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