

REDUCED RATE



±10,340 SF TURNKEY SHOWROOM AVAILABLE FOR IMMEDIATE OCCUPANCY

10 Hendrix Drive
Greenville, 29607



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

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Lease Rate:
\$12.50 / SF

- ±8,340 SF Showroom/
Office
- ±2,000 SF Warehouse

 **DOCK DOORS**
2 (TWO)

 **LOCATION**
LESS THAN 500
FEET FROM
WOODRUFF RD

 **HVAC**
SHOWROOM 100%
CONDITIONED

 **SIGNAGE**
SIGNAGE ON
WOODRUFF RD

PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	10 Hendrix Drive
TYPE	Flex
TOTAL AVAILABLE SF	±10,340 SF
TOTAL BUILDING SF	±10,340 SF
TAX MAP #	0547030104205
COUNTY	Greenville
CITY LIMITS	No
ZONING	S-1
YEAR BUILT	1989
CONSTRUCTION TYPE	Metal
WAREHOUSE SF	±2,000 SF
SHOWROOM	±8,250 SF
CEILING HEIGHT	14'
DOCK DOORS	Two (2)
POWER	Two (2) 120-240v electrical panels
RESTROOMS	Four (4)



LOCATION OVERVIEW



- 1 Quik Trip
- 2 Whataburger
- 3 7 Brew Coffee
- 4 Wal-Mart Supercenter
- 5 Shoppes at Woodruff
- 6 Zaxby's
- 7 Prisma Health
- 8 7-Eleven
- 9 Discount Tire

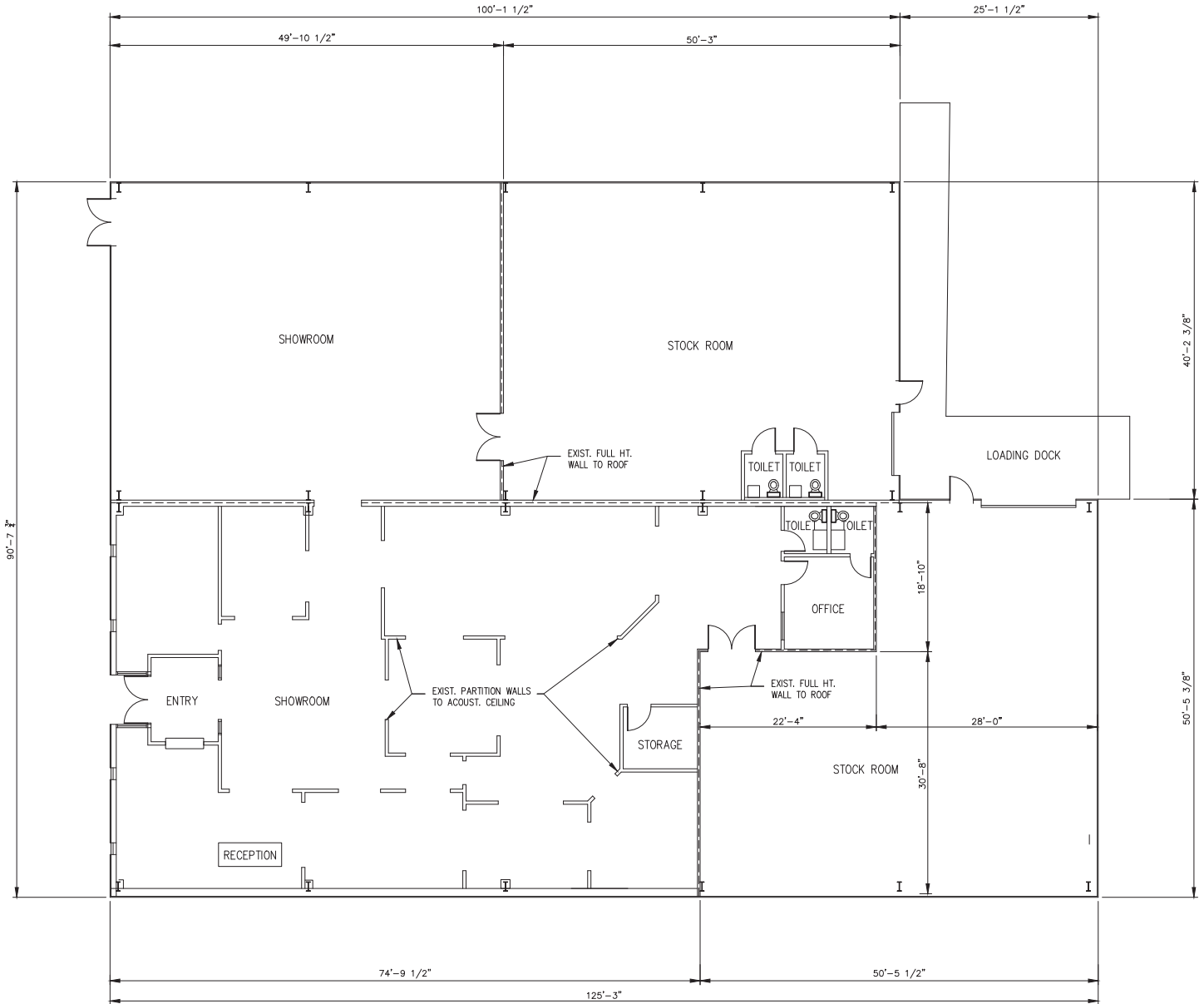
PHOTOS



201 W. McBee Ave, Suite 400, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302
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FLOOR PLAN



TOTAL AREA - 10,340 SF

FLOOR PLAN

1/8" = 1'-0"





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LEARN MORE GIVE US A CALL



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