

FOR LEASE



Warehouse/Storage Suites
1650-8000 SF

2171 Anderson Road, Greenville SC 29611



Watershed

Executive Summary

- Simple warehouse and storage use
- Multiple suites available
 - Can be combined up to 8000+ SF
- Newly renovated:
 - Roof, paint, LED lights, electrical, etc
- 3 Phase, 480v power
- Drive-in doors in each suite
- All inclusive rental rate
 - Flat fee utilities including Wi-Fi
- Flexible, 12+ month lease terms
- Outdoor storage space available
 - Up to 1.2 acres, fenced & graveled

Available Suites

Suite B: 4200 SF

- \$3150/mo
- 10x10 drive in door
- Private Bathroom

Suite D: 2175 SF

- \$2000/mo
- 12x12 and 12x10 doors
- Shared Bathroom

Suite E: 1650 SF

- \$1650/mo
- 12x10 drive in door
- Shared Bathroom

Site Overview

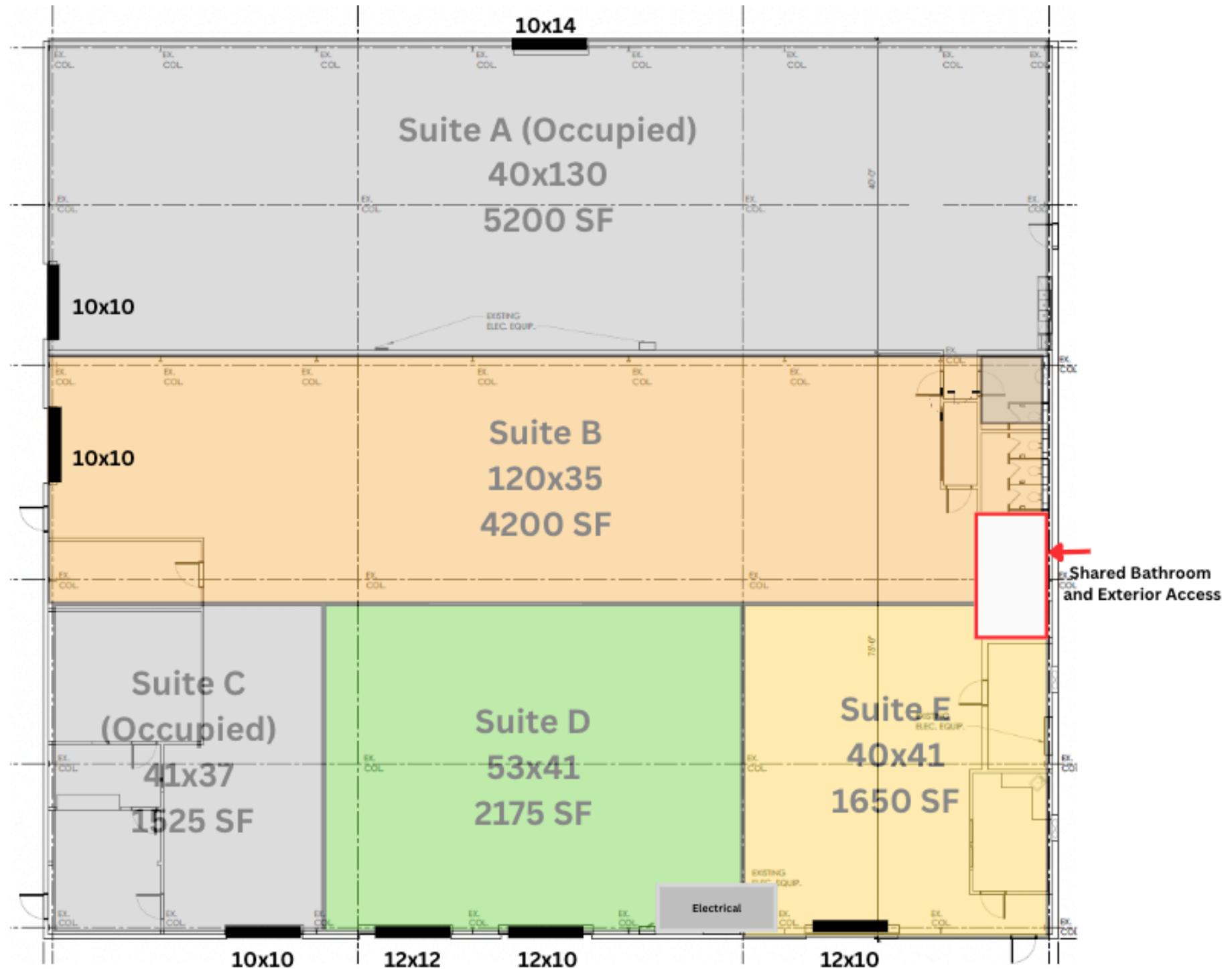


Contact: Cameron Smith
910-495-6055 cameron@watershedgvl.com

Property Overview



Suites Overview



Suite B: 4200 SF

- 10x10 drive in door
- Easiest access
- Private bathroom
- Possible office/storage room

\$3150 per month

- + flat rate utilities
- + wifi optional (\$35/mo)



Suite D: 2175 SF

- 12x12 drive in door
- 12x10 drive in door
- Shared bathroom

\$2000 per month

- + flat rate utilities
- + wifi optional (\$35/mo)



Suite E: 1650 SF

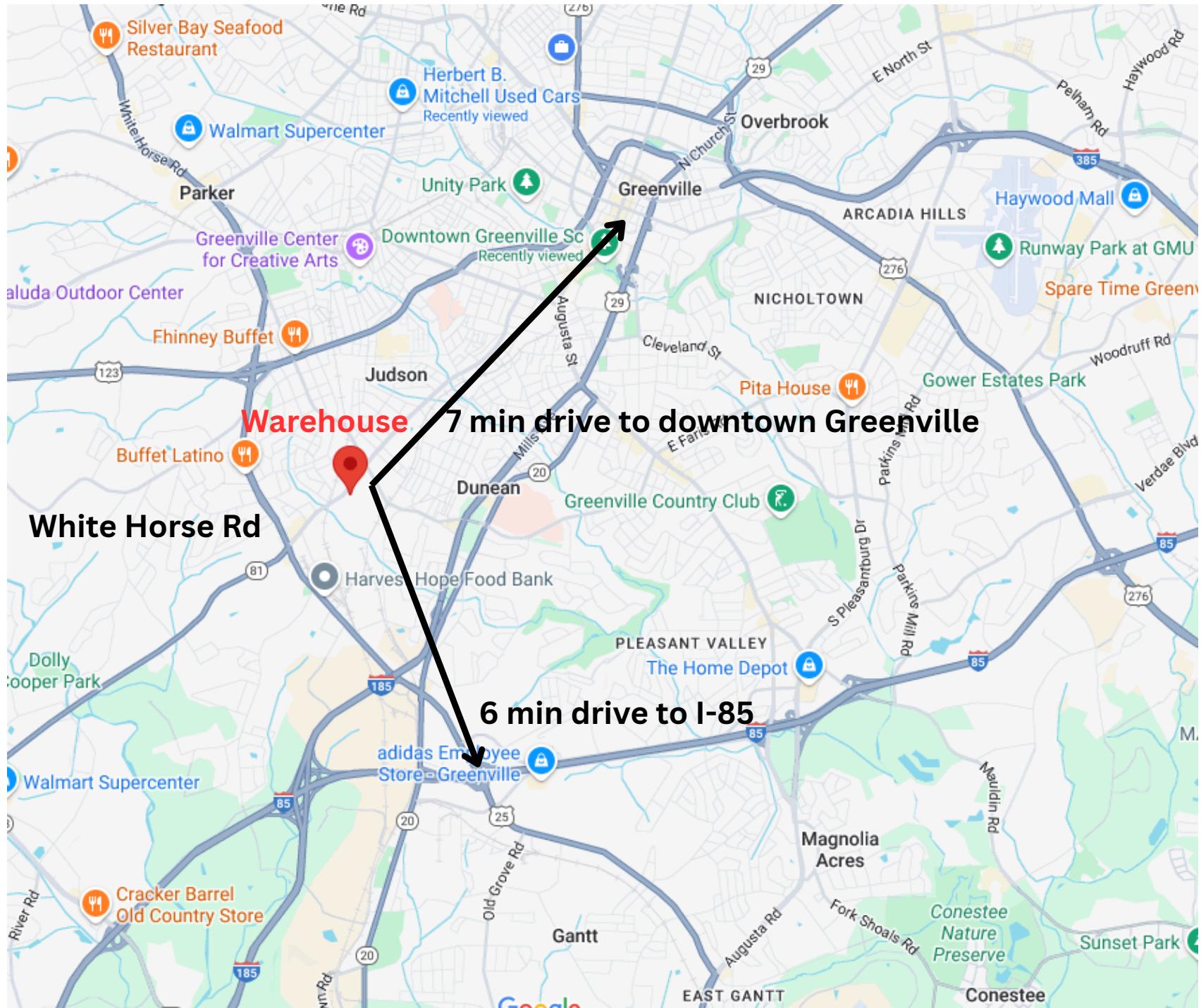
- 12x10 drive in door
- Possible office
- Cinderblock storage/tool room
- Shared bathroom

\$1650 per month

- + flat rate utilities
- + WiFi optional (\$35/mo)



Location





Watershed supports independently owned businesses by providing a personal and friendly approach to buy, sell, and lease commercial real estate in Upstate SC.

www.watershedgvl.com



Contact for more information:

Cameron Smith

Call/Text: (910) 495-6055
cameron@watershedgvl.com