

300 S MAIN STREET



$\pm 4,474 - 276,846$ SF

Two Large Suite Options:

$\pm 71,843$ SF - $126,025$ SF

Call broker for pricing
Flexible Suite Sizes, Flexible Terms



Randall Bentley, SIOR, CCIM
President/Managing Principal
rbentley@lee-associates.com

Micah Williams
Senior Associate
mwilliams@lee-associates.com

864.704.1040

DETAILS



- Significant TI Allowance Available
- 480V 3 Phase /3,000 Amp
- One turn to Interstate Access
- Office Space Available
- ±4,474 - 276,846 SF
- Zoning I-1



MAJOR INTERSTATE ACCESS

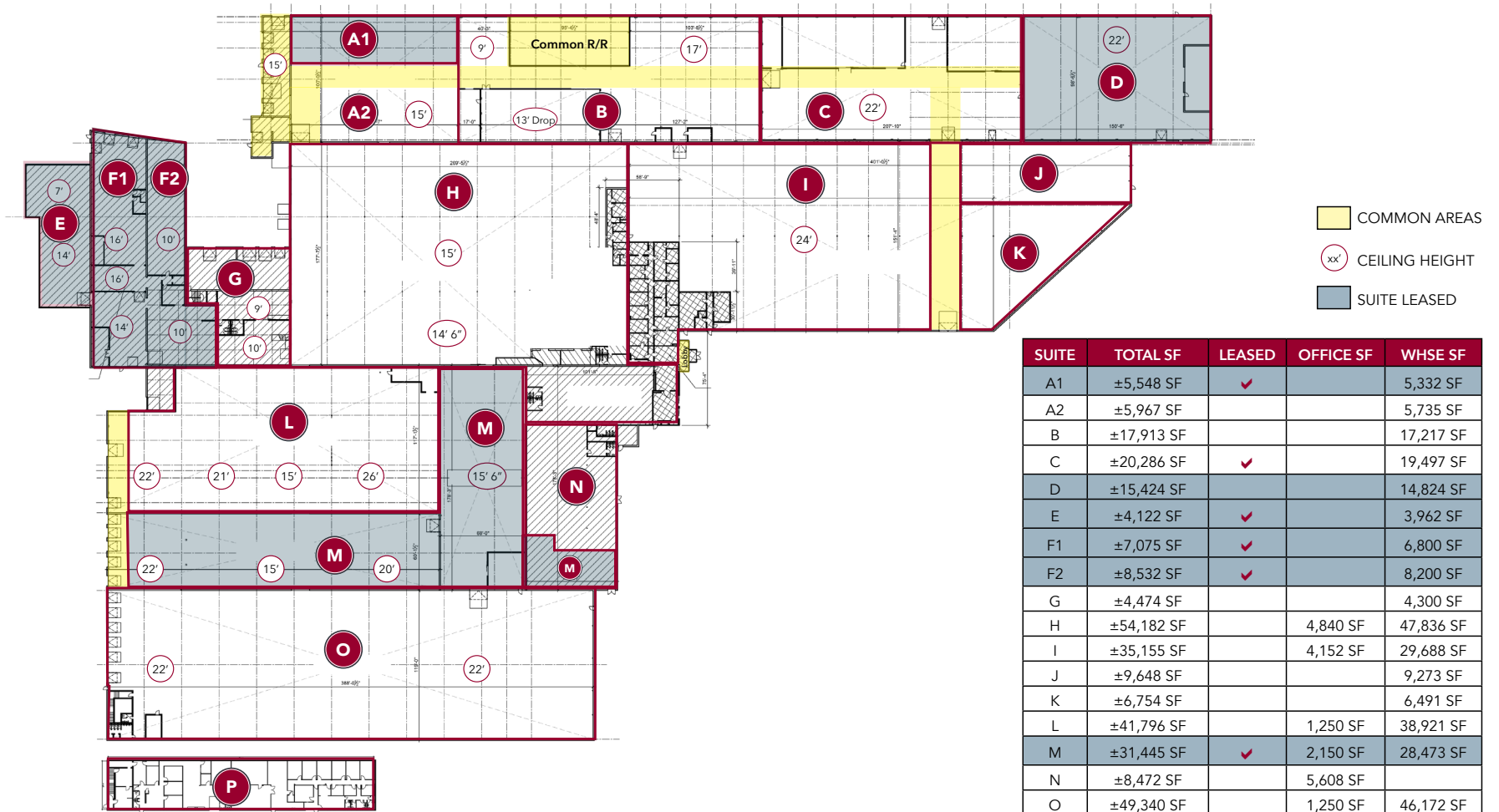
±1.5 MILES TO I-385

±4.0 MILES TO I-85

PROPERTY NAME	300 S Main Street
TYPE	Industrial
TOTAL AVAILABLE SF	± 4,474-276,846 SF Flexible Suite Sizes, Flexible Terms
TOTAL BUILDING SF	±344,004 SF
TAX MAP #	M004010101700
COUNTY	Greenville
CITY LIMITS	No
ZONING	I-1
CONSTRUCTION TYPE	Masonry
ROOF	TPO
CEILING HEIGHT	Up to 26'
DOCK DOORS	Twelve (12) Docks, Landlord to add additional
DRIVE-IN DOORS	One (1) Drive-in
LIGHTING	LED Upgrades Currently Being Installed
SPRINKLERS	Wet
PARKING	Ample, On-Site
UTILITIES	Power, Water, Natural Gas
POWER	480V 3 Phase / 3,000 Amp

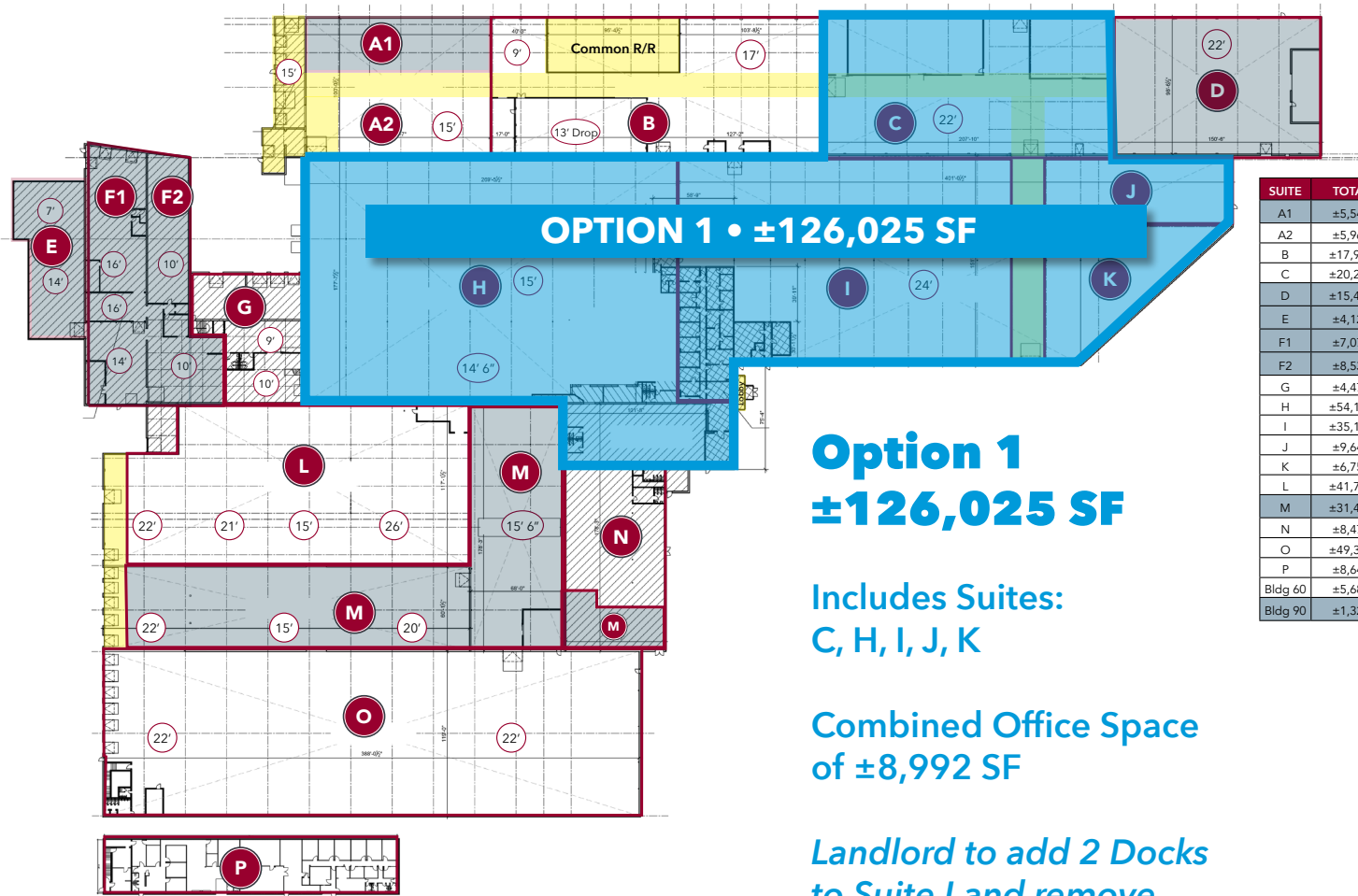


OVERALL FLOOR PLAN



300 S MAIN STREET

SUITE OPTION 1



Option 1 ±126,025 SF

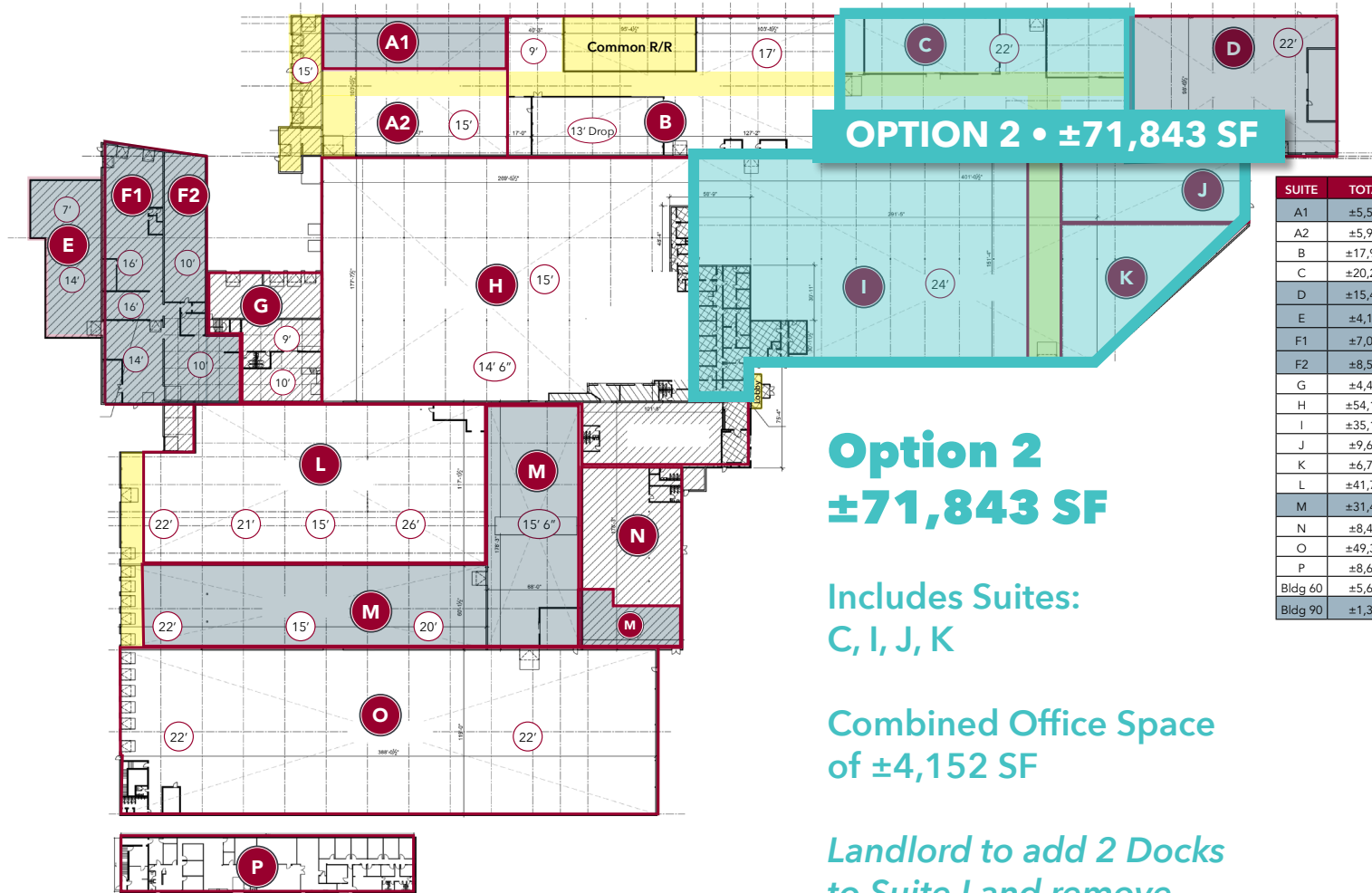
Includes Suites:
C, H, I, J, K

Combined Office Space
of ±8,992 SF

Landlord to add 2 Docks
to Suite I and remove
some demising walls

SUITE	TOTAL SF	LEASED	OFFICE SF	WHSE SF
A1	±5,548 SF	✓		5,332 SF
A2	±5,967 SF			5,735 SF
B	±17,913 SF			17,217 SF
C	±20,286 SF			19,497 SF
D	±15,424 SF	✓		14,824 SF
E	±4,122 SF	✓		3,962 SF
F1	±7,075 SF	✓		6,800 SF
F2	±8,532 SF	✓		8,200 SF
G	±4,474 SF			4,300 SF
H	±54,182 SF		4,840 SF	47,836 SF
I	±35,155 SF		4,152 SF	29,688 SF
J	±9,648 SF			9,273 SF
K	±6,754 SF			6,491 SF
L	±41,796 SF		1,250 SF	38,921 SF
M	±31,445 SF	✓	2,150 SF	28,473 SF
N	±8,472 SF		5,608 SF	
O	±49,340 SF		1,250 SF	46,172 SF
P	±8,647 SF			
Bldg 60	±5,680 SF			
Bldg 90	±1,322 SF	✓		

SUITE OPTION 2



- COMMON AREAS
- CEILING HEIGHT
- SUITE LEASED

OPTION 2 • ±71,843 SF

Option 2
±71,843 SF

Includes Suites:
C, I, J, K

Combined Office Space
of ±4,152 SF

*Landlord to add 2 Docks
to Suite I and remove
some demising walls*

SUITE	TOTAL SF	LEASED	OFFICE SF	WHSE SF
A1	±5,548 SF	✓		5,332 SF
A2	±5,967 SF			5,735 SF
B	±17,913 SF			17,217 SF
C	±20,286 SF			19,497 SF
D	±15,424 SF	✓		14,824 SF
E	±4,122 SF	✓		3,962 SF
F1	±7,075 SF	✓		6,800 SF
F2	±8,532 SF	✓		8,200 SF
G	±4,474 SF			4,300 SF
H	±54,182 SF		4,840 SF	47,836 SF
I	±35,155 SF		4,152 SF	29,688 SF
J	±9,648 SF			9,273 SF
K	±6,754 SF			6,491 SF
L	±41,796 SF		1,250 SF	38,921 SF
M	±31,445 SF	✓	2,150 SF	28,473 SF
N	±8,472 SF		5,608 SF	
O	±49,340 SF		1,250 SF	46,172 SF
P	±8,647 SF			
Bldg 60	±5,680 SF			
Bldg 90	±1,322 SF	✓		



Click Here to View
the Interactive Map

LOCATION



RAIL ACCESS



**Estimated switch cost ±\$125k*

CPDR	Carolina Piedmont Railroad
02/2023	

300 S MAIN STREET



Randall Bentley, SIOR, CCIM
President/ Managing Principal
864.444.2842
rbentley@lee-associates.com



Micah Williams
Senior Associate
864.477.0455
mwilliams@lee-associates.com

