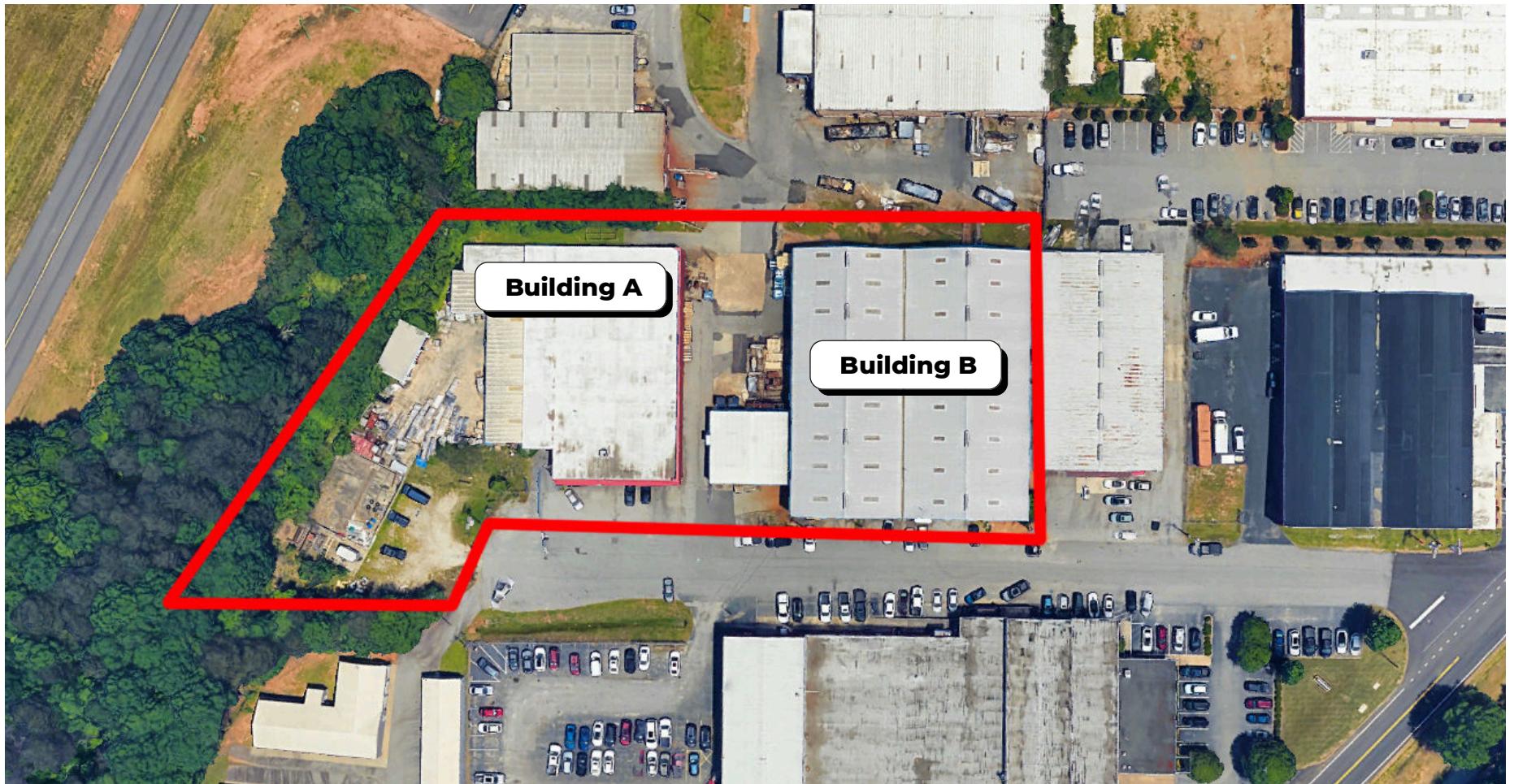




*Available For Lease*  
**12 & 20 Crigler Street,  
Greenville SC 29607**



# 2 Industrial Properties For Lease



## ***Building A: 17,034 SF***

- Two drive-in doors
- Two dock high doors

## ***Building B: 30,000 SF***

- Four drive-in doors
- 20 parking spaces

# Property Summary

12 & 20 Crigler Street, Greenville, SC 29607 is a 47,055 SF industrial property that sits on a 2.16-acre site zoned IX – Industrial Flex in Greenville, SC. The property features 9 drive-in doors, 2 dock-high doors, and a versatile clear height range of 12.5' to 33', with an average height of 21'. With multiple access points and flexible space configurations, the site is ideal for a range of industrial or flex users. Year built/renovated information available upon request.



# Property Specs

**Address** - 12 & 20 Crigler Street, Greenville SC 29607

**Type** - For Lease

**Total SF** - 47,055

**Acreage** - 2.16

**Year Built/Renovated** - 1954

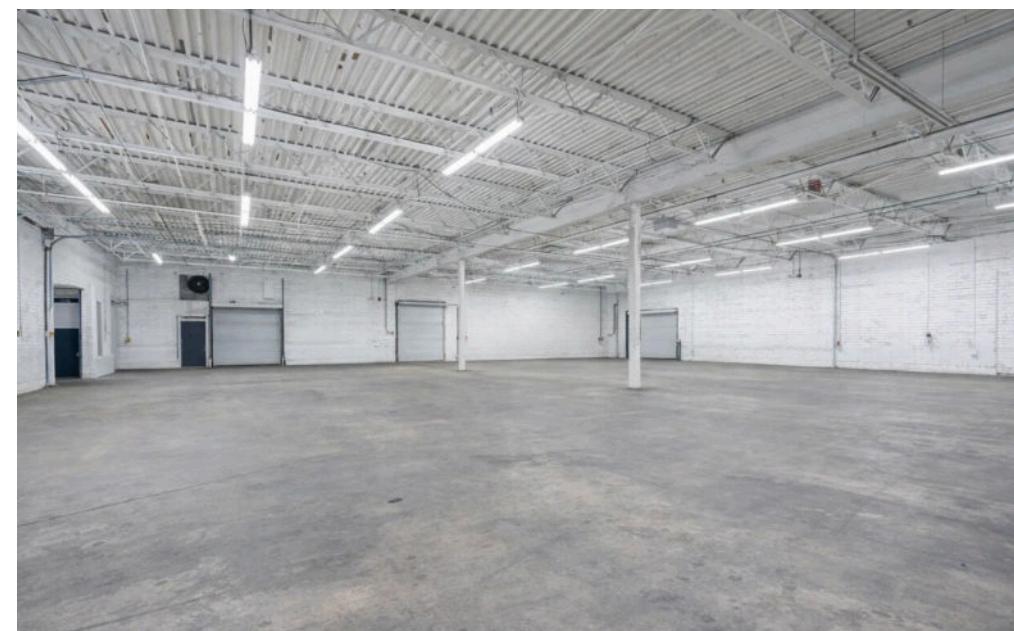
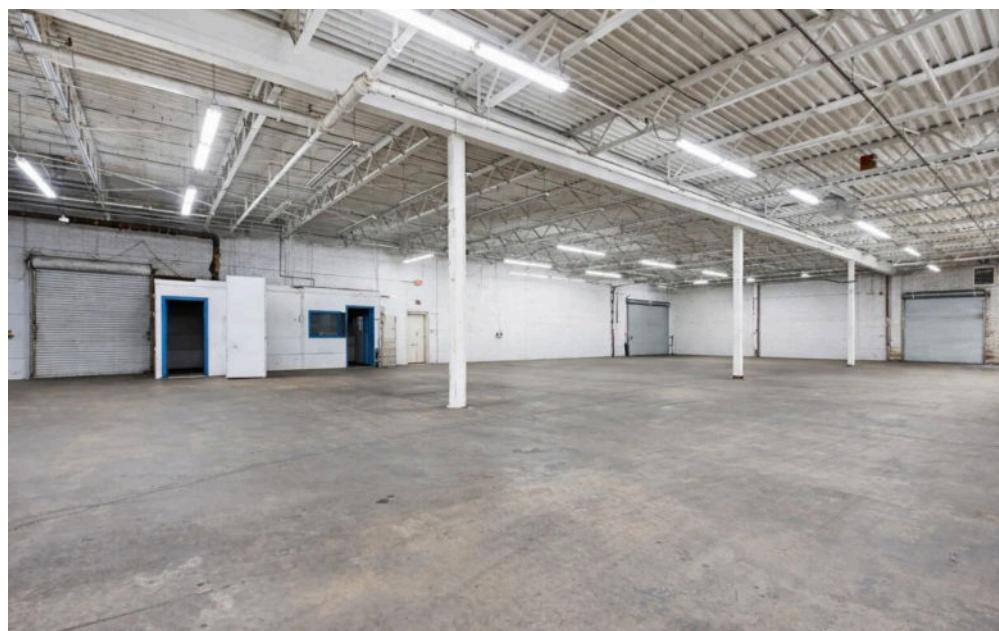
**Drive-ins** - 9

**Dock Doors** - 2

**Clear Height** - 12.5' - 33' Avg: 21'

**Zoning** - Industrial Flex









# Prime Industrial Location - Greenville, SC

7402 Ridgewood Road is strategically positioned within St. Cloud's established industrial and distribution corridor, offering efficient connectivity to the region's primary transportation routes. The site benefits from quick access to MN-23, US-10, and I-94, enabling strong regional reach throughout Central Minnesota and direct routes toward the Twin Cities metro. Located in close proximity to St. Cloud's key industrial parks, major employers, and logistics networks, the property is well-suited for warehousing, light manufacturing, service operations, and distribution. Nearby commercial corridors and residential areas also support robust labor accessibility.

## Distances

I-385: ~0.7 miles

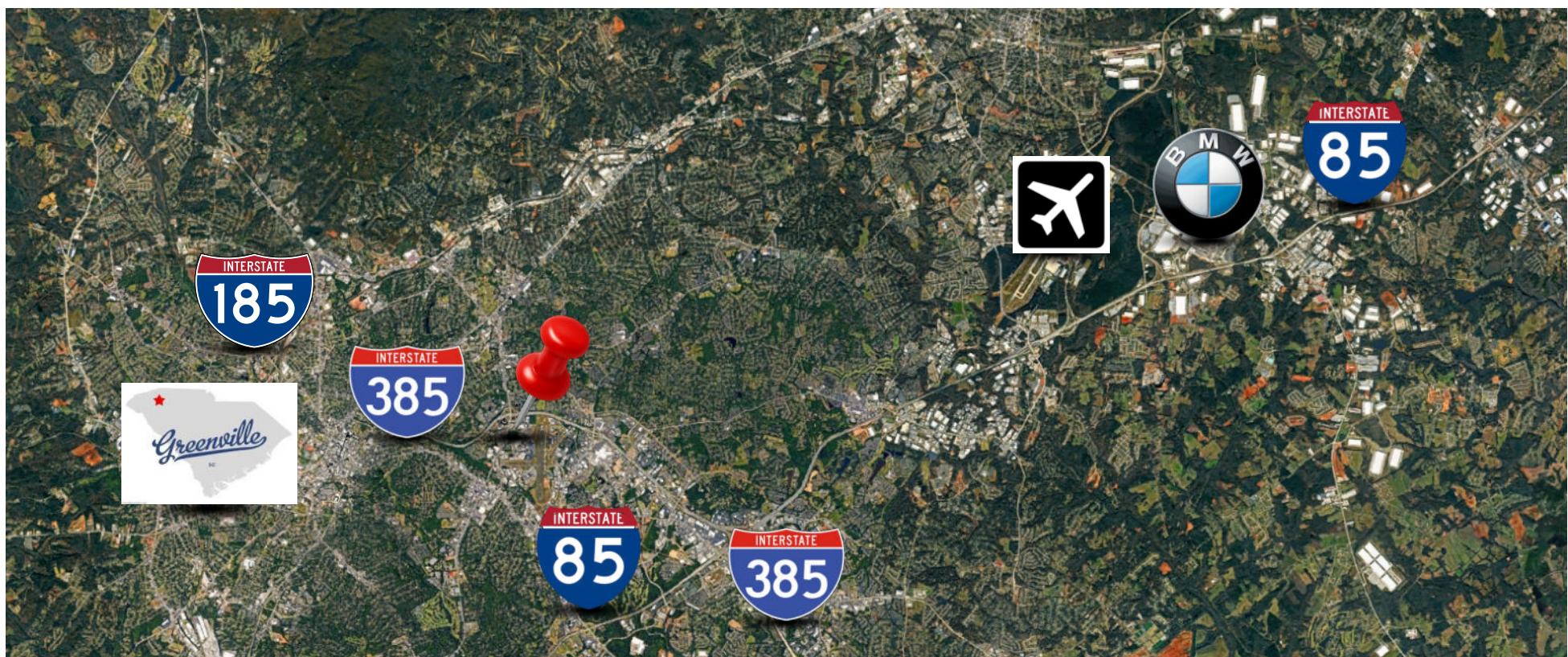
Downtown Greenville: ~3.2 miles

I-85: ~3.8 miles

Greenville International Airport: ~9.5 miles

I-185: ~4.5 miles

BMW Manufacturing: ~17 miles





# Nathan Couse



Acquisitions Officer



315-748-9986



[Nathan@IronHornEnterprises.com](mailto:Nathan@IronHornEnterprises.com)

*Available For Lease*  
**12 & 20 Crigler Street,  
Greenville SC 29607**