



AVAILABLE FOR LEASE

514 Palmetto Drive

SIMPSONVILLE, SC 29681

24,835 SQUARE FEET FOR LEASE (DIVISIBLE)

3.5 USEABLE ACRES + 17,100 SF OF COVERED STORAGE

AVAILABLE MARCH 1



Rob Williams

rob.williams@streamrealty.com

864.593.0928

Carter Keller

carter.keller@streamrealty.com

434.534.2060



FOR LEASE

514 Palmetto Drive Simpsonville, SC 29681

Property Details

TOTAL BUILDING SF: 24,835 SF

USEABLE ACRES: 3.5 Useable Acres

TOTAL ACRES: 5.1 Acres

BUILDING DETAILS:
I - 14,635 SF Main Warehouse
II - 7,600 SF Maintenance Shop
III - 2,600 SF Warehouse

COVERED STORAGE DETAILS:
I: 5,400 SF Covered Storage
II: 11,700 SF Covered Storage

LAYDOWN YARD: Fenced, Gated, Gravel, and Lighting

OFFICE: 4,000 SF (Two Story)

INTERSTATE ACCESS:
I-385: 2.6 Miles
I-85 N: 4.8 Miles
I-85 S: 4.9 Miles



STREAM REALTY PARTNERS



514 PALMETTO DRIVE | SIMPSONVILLE, SC 29681



Property Layout

WAREHOUSE I

SF:	14,635 SF
CLEAR HEIGHT:	22'
DOCK DOORS:	4
DRIVE-IN:	-

WAREHOUSE II

SF:	7,600 SF
CLEAR HEIGHT:	17.5'
DOCK DOORS:	-
DRIVE-IN:	6

WAREHOUSE III

SF:	2,600 SF
CLEAR HEIGHT:	14'
DOCK DOORS:	-
DRIVE-IN:	1

COVERED STORAGE I

SF:	5,400 SF
CLEAR HEIGHT:	17'
FLOOR:	Concrete Slab

COVERED STORAGE II

SF:	11,700 SF
CLEAR HEIGHT:	26.5'
FLOOR:	Gravel



WAREHOUSE I

WAREHOUSE II

COVERED STORAGE I

COVERED STORAGE II

WAREHOUSE III



Access Map



2 MINUTES
to HWY 276



4 MINUTES
to I-385



5 MINUTE
to I-185





Building Photos





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