

FOR LEASE

Flex Space and Laydown Yard



325 New Neely Ferry Road
Mauldin, SC 29662



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Mauldin, SC 29662

Property Highlights

- Greenville County Tax Map: M006020103002
- Fully Conditioned Flex Space
- Ceiling Heights: $\pm 9'$
- Each unit has a bathroom
- Additional ± 0.5 acre Laydown Yard available
- High visibility from Hwy 276 with signage available

Location Highlights

- Road frontage on Hwy 276
- ± 1 mile to I-385
- ± 1 mile to I-185 (Toll Road)
- ± 4 miles to I-85
- ± 3 minutes to the heart of Mauldin, SC
- ± 15 minutes to Downtown Greenville

Offering Summary

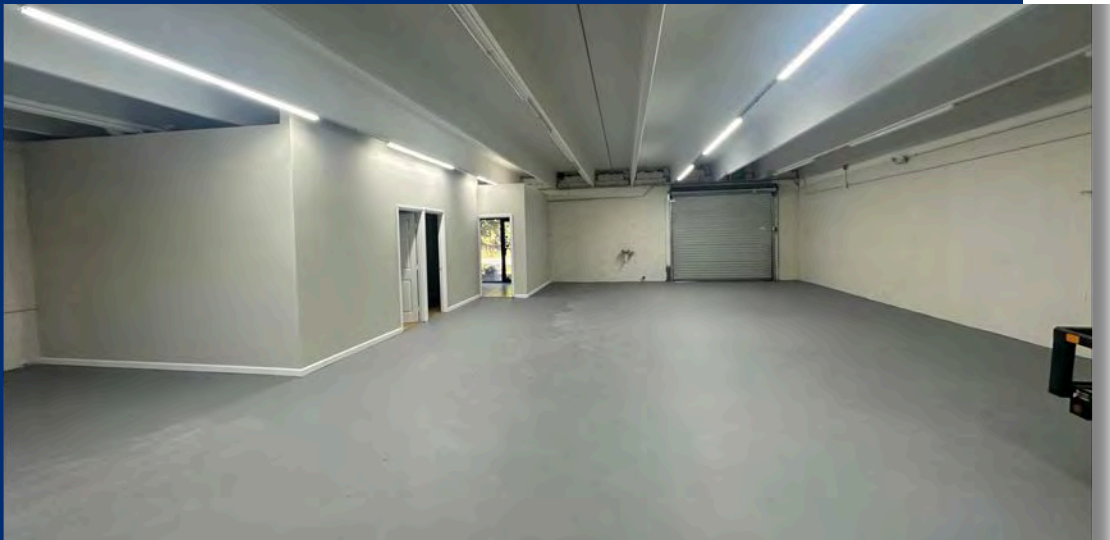
Unit	Size Rate
Suite D2:	$\pm 2,900$ sq ft \$12.50 (NNN)
Laydown Yard:	± 0.5 Acre \$2,000/month

Acreage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyer's agent

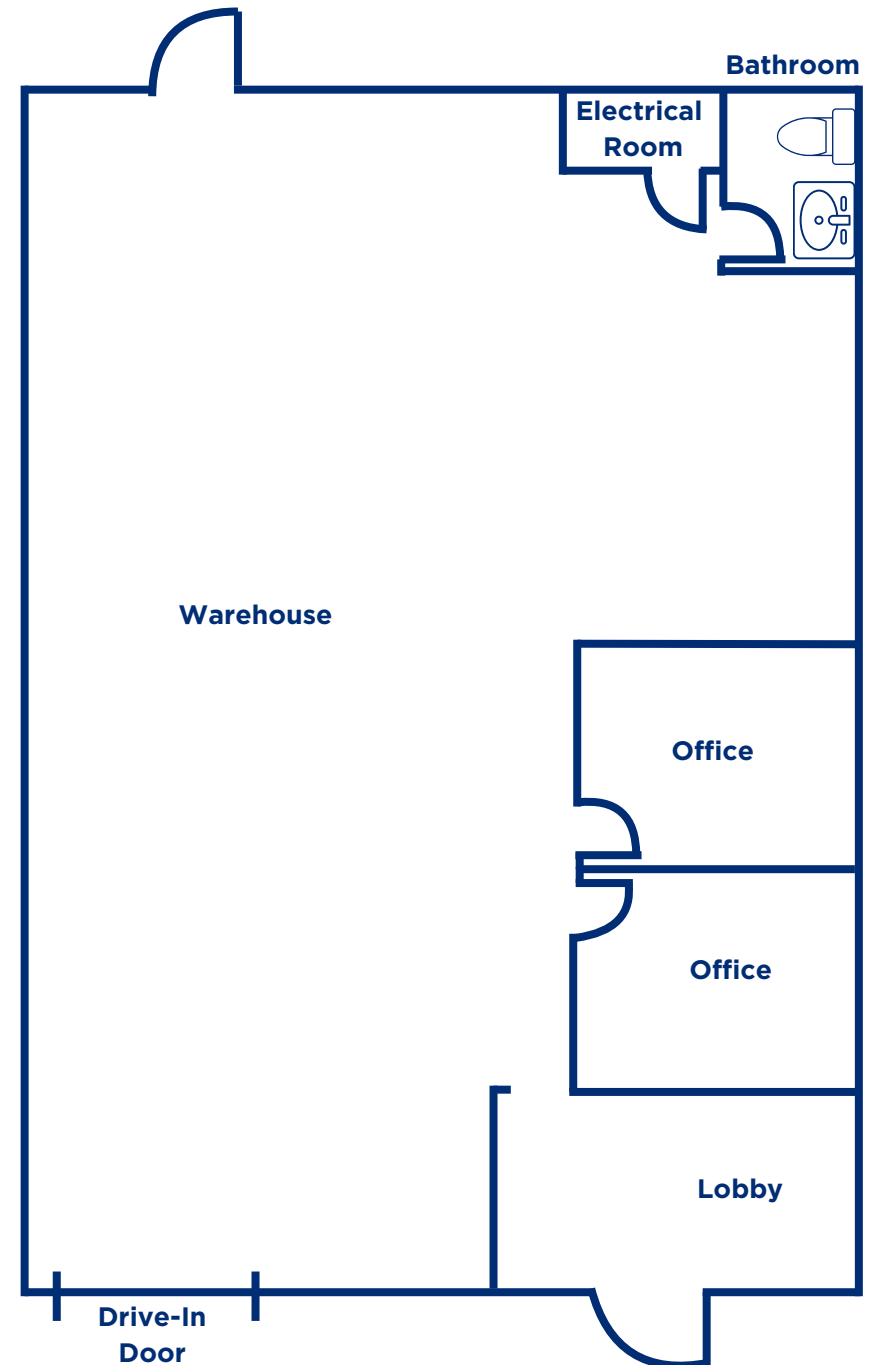


Suite D2:

- $\pm 2,900$ Sq Ft | \$12.50/Sq Ft (NNN)
- Office Area: ± 400 SF | 2 Private Offices and Lobby
- Warehouse Area: $\pm 2,500$ SF



Floorplan



Laydown Yard:
±0.5 Acre | \$2,000 per month



Property Photos

325 New Neely Ferry Road | Mauldin, SC



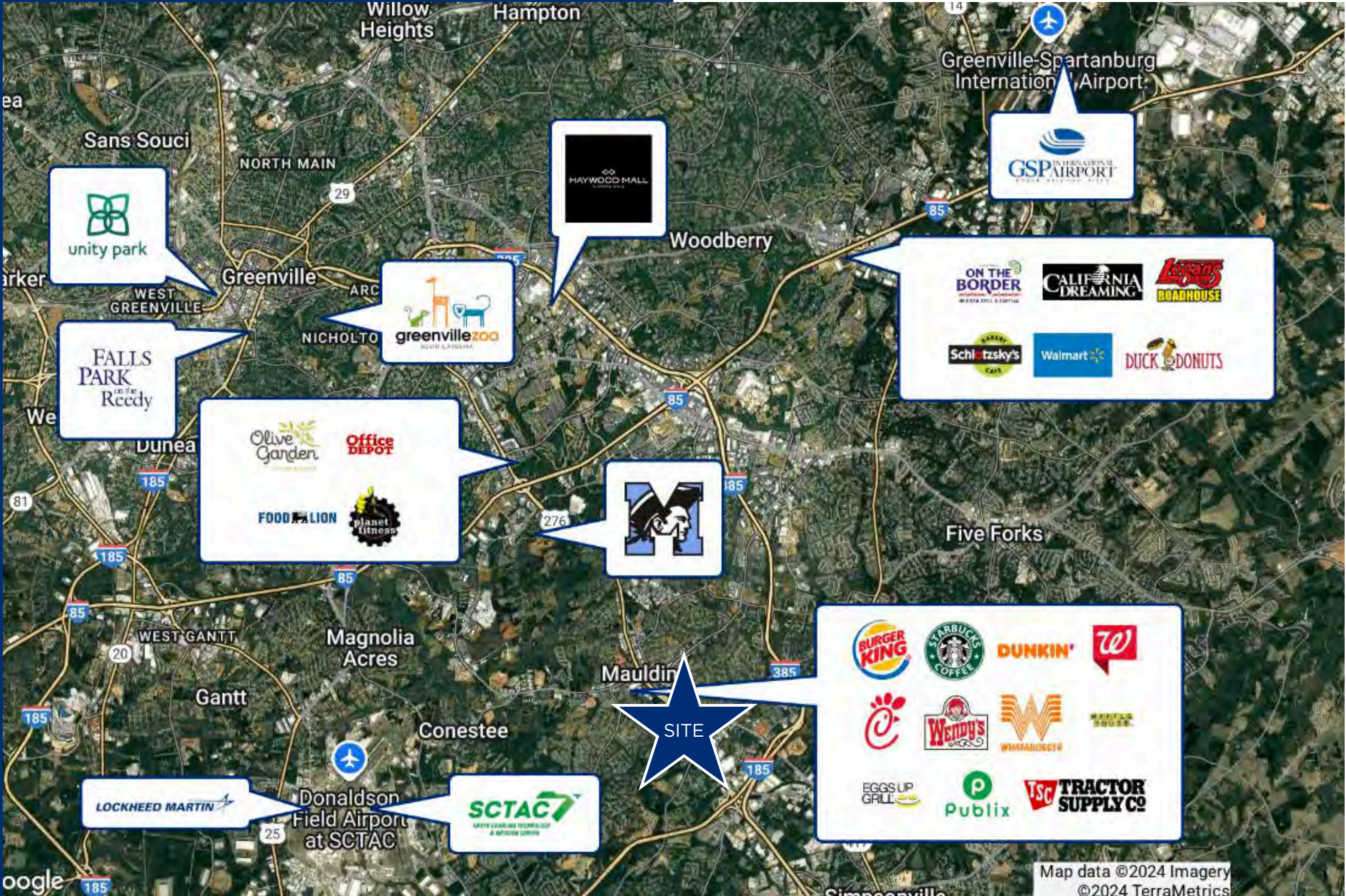
Parcel Overview

325 New Neely Ferry Road | Mauldin, SC



Local Amenities and Retailers

Greenville, SC



Market Data

Chamber of Commerce | Greenville, SC

REEDY



±28

Net new Greenville County residents every day



±49.5

Percent of 25+ year olds with an associate degree or higher



±525k

Total population growth since 2020



±225k

Total Housing in 2020



±14,645

Number of employers with employees in 2021



±58.7k

Average Annual Earnings (Private Sector)



±10.3k

New business formations in 2022 (top 3.3% of all US Counties)



±38.5

Median Age



±63.7%

of in-migration to Greenville County is from outside of South Carolina

Top Employers

Greenville, SC

READY

“Greenville County’s diverse economy features several major employers that significantly influence the county’s growth and development. These major employers include companies in various manufacturing, healthcare, education, and technology sectors. At GADC, we foster and maintain healthy relationships with many of the region’s largest employers and connect new and expanding businesses with local contacts and potential partners.” - GADC



Prisma Health

±10,000+



Duke Energy Corporation

±5,000



Greenville County Schools

±10,000+



Greenville County Government

±5,000



Michelin North America

±10,000



GE POWER

±2,500



Bon Secours St. Francis Health System

±5,000



Fluor Corporation

±2,500

Contact Information

Reedy Commercial

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion – turning real estate investments into legacies.

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