



Parcel Outline



Swamp Rabbit Trail

A green line representing the Swamp Rabbit Trail runs diagonally across the image, with a white label containing the text "Swamp Rabbit Trail" placed over it.

Greenville Humane Society

A green-outlined rectangular label with the text "Greenville Humane Society" in black, located near the bottom right of the image.

Executive Summary

12 & 20 Crigler Street | Greenville, SC 29607

Property Description:

This exceptional industrial offering features two buildings, 12 Crigler and 20 Crigler, totaling $\pm 47,055$ square feet of functional space on ± 2.16 acres in the heart of Greenville. The facility provides a highly effective layout with $\pm 1,600$ square feet of office space and $\pm 45,455$ square feet of warehouse area, accommodating a wide range of operational needs. Clear heights range from 12.5 feet to 33 feet, with an average of 21 feet, supported by two dock-high doors and nine drive-in doors that allow for smooth logistics and workflow flexibility. Strategically positioned just minutes from Interstate 85 and 385, the property offers outstanding regional connectivity for distribution and service-focused users. Its location directly adjacent to the Greenville Downtown Airport further enhances accessibility and transportation options. With its central location, functional configuration, and excellent infrastructure, this property presents endless possibilities for businesses seeking a well-positioned industrial facility in one of the Upstate's most desirable corridors.

Offering Summary

Building Size:	$\pm 47,055$ SF
Sale Price:	\$3,220,000

Acreage, square footage, taxes, utilities and lot dimensions to be verified by Tenant and/or Tenant's Agent.



12 Crigler Property Photos

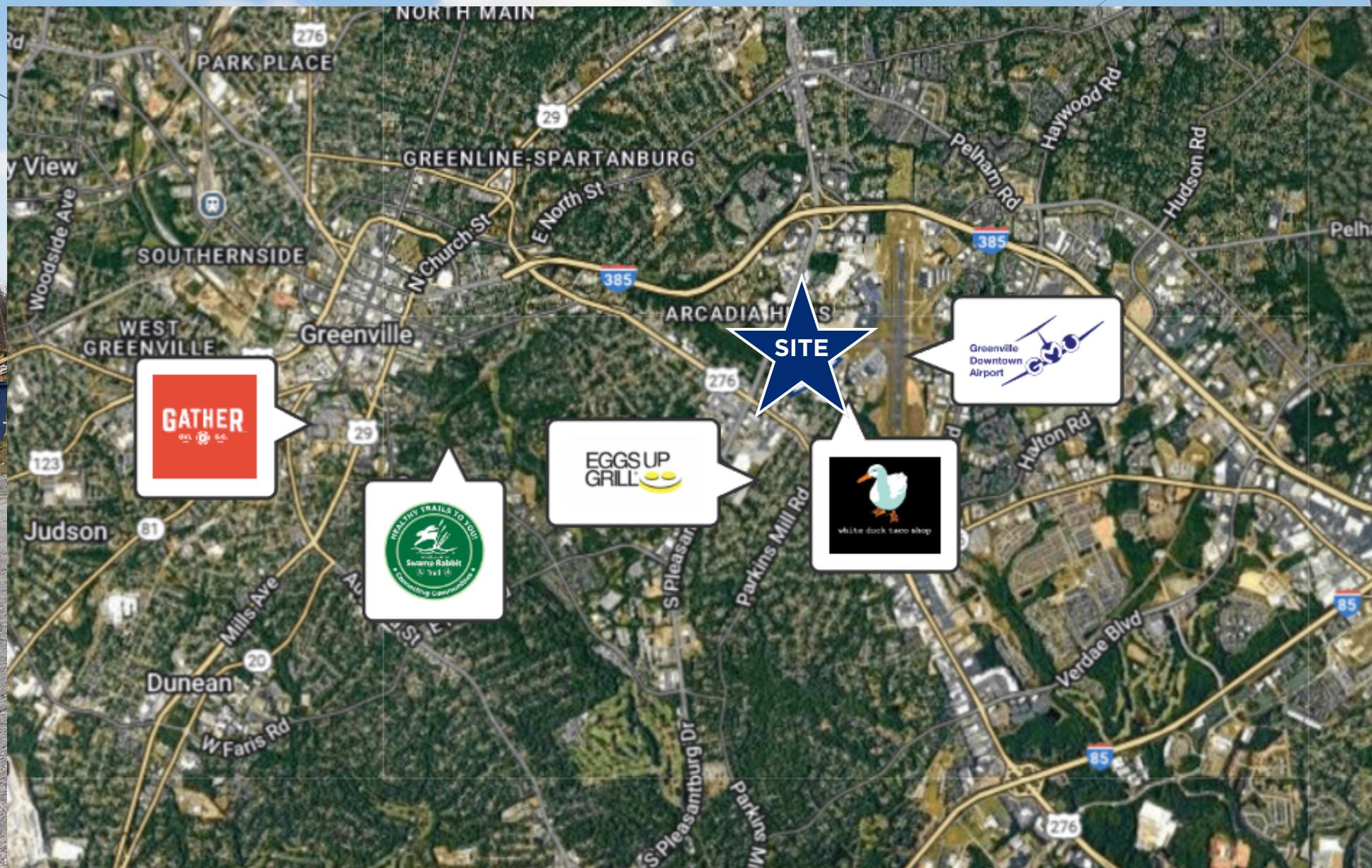


20 Crigler Property Photos



Map

Greer, SC



Contact Information

Reedy Property Group

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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