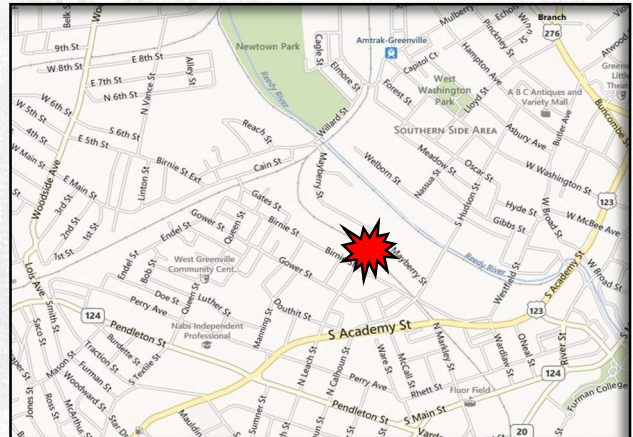


# SPACE FOR LEASE



# CARDINAL

COMMERCIAL PROPERTIES™



## NEXT Manufacturing: 400 Birnie St. Greenville, SC 29611

**SQUARE FEET:** 29,717 +/- (GLA)

**COUNTY:** GREENVILLE (City of Greenville)

**LEASE RATE:** \$14.85/sf NNN (\$7.25/sf)

- One – 2,400+/- sf suite (Suite A) available for lease with dedicated dock high door and entrance.
- One – 176 sf suite (Suite J) available for lease with 3 compartment sink - \$550/month NNN.
- Suites range from 100+/- sf up to 11,000+/-sf.
- Multi-tenant warehouse/manufacturing facility positioned on 3.25+/- acres.
- Less than ½ mile from the Ray and Joan Kroc Community Center & A.J. Whittenberg Elementary School of Engineering.
- Clear ceiling heights range from 13' to 17' throughout the warehouse facility with 18' x 18' column spacing.
- 100% wet sprinkler system, 3-phase 480-volt electrical service, and 100% HVAC.
- Zoned RC-2 in the City of Greenville.
- 5 dock high doors and 1 drive-in door.
- Adjacent to Unity Park.

**FOR MORE  
INFORMATION  
CONTACT**

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