



SPENCER/HINES
P R O P E R T I E S

INDUSTRIAL

2705 Poinsett Highway
Greenville, SC



Lease Rate:

Warehouse & Office (18,312± SF):

Reduced!
\$9.75 SF

~~\$10.50 sq. ft.~~

Net, Net, Net

CONTACT

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WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
500 East North Street, Ste F, Greenville, SC - 864.991-8077

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

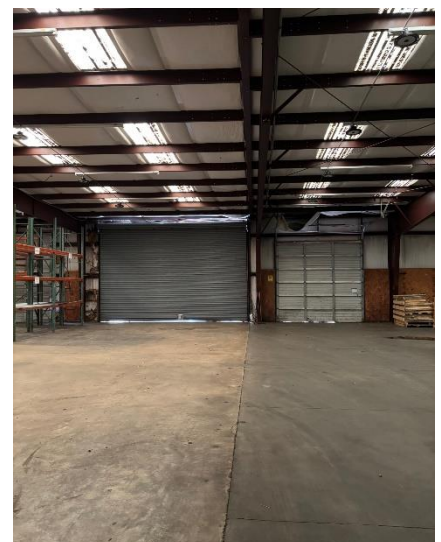
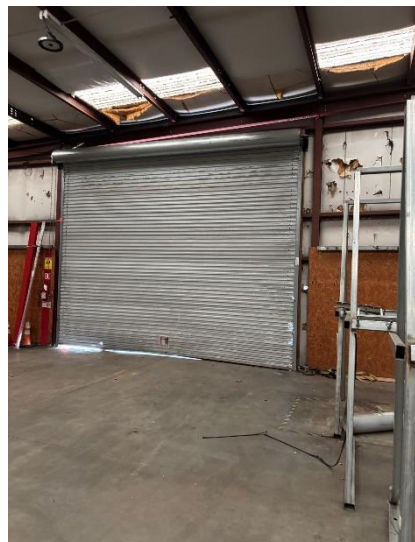
- 18,312 +/- sq. ft. industrial building on Poinsett Highway.
- 3600± sq. ft. (60 x 60) heated & cooled showroom/office
- 14,712 ± sq. ft. Warehouse
- Additional 4,000± sq. ft. open shed w/ L-shape metal awning as bonus - not included in sq. footage.
- Ceiling Height Warehouse – 19'± at center; 16'± at eaves
- 5 drive-in doors
 - (3) 12' x 14'
 - (2) 18' x 24'
- 1 outside dock
- 4 exit doors
- 2 ventilation fans
- 3-Phase power w/separate meter
- 220V
- LED lights in warehouse
- 6" floor thickness
- 2 restrooms
- Sewer lift station
- Signage to remain on premises
- Greenville County Tax Map # 0436000301000



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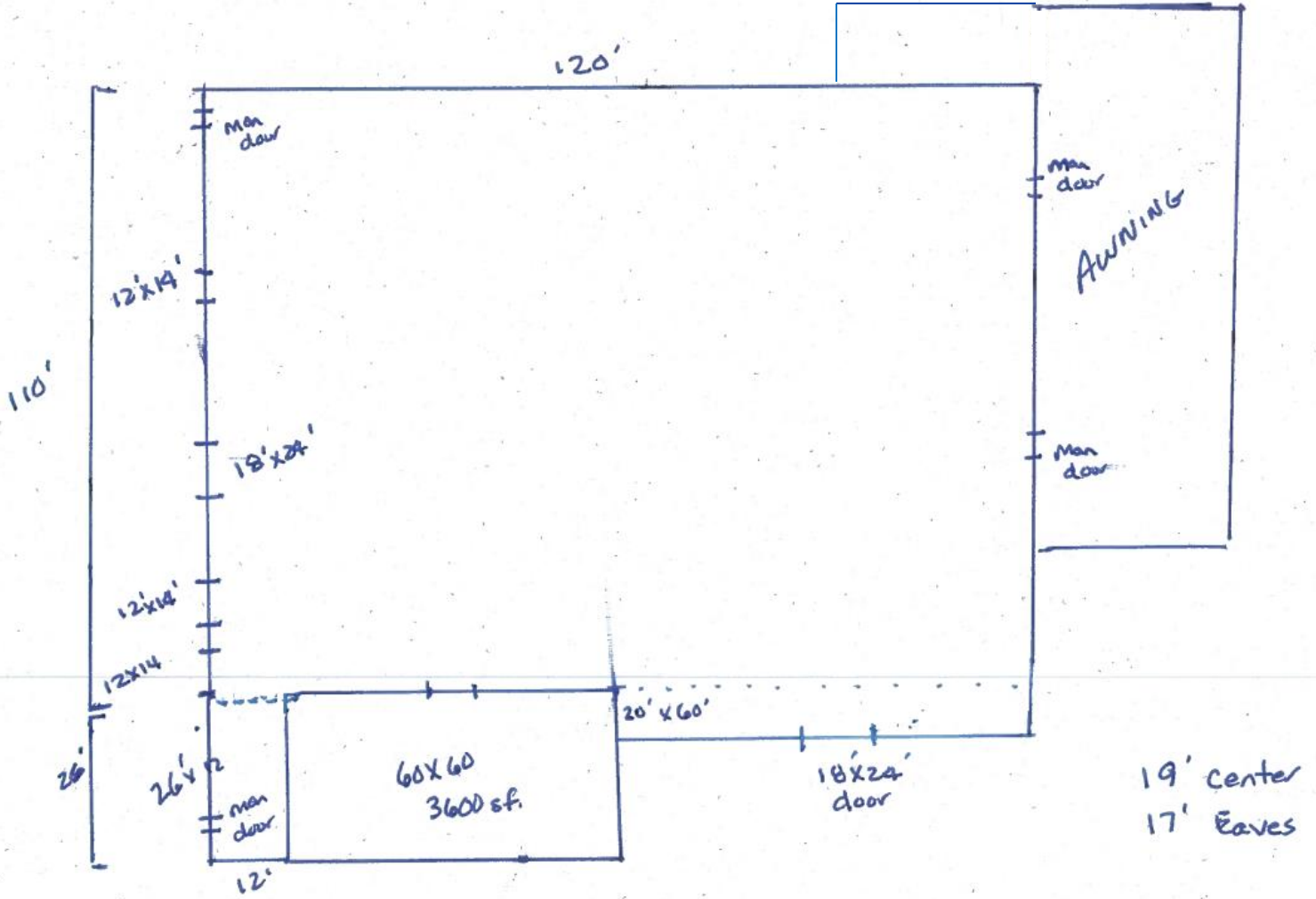
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Measurements are approximate and are provided as a general guideline only. Actual dimensions may vary.



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Upstate SC Region

A diverse range of companies seeking a competitive advantage have found a business-friendly trifecta in Upstate South Carolina: a top-ranked business climate, a world-class research environment and a superb quality of life. They are drawn here by our favorable tax rates, market accessibility and the quality and availability of our workforce. Supporting this is our dedication to research and innovation, including R&D facilities for Michelin, Fuji and General Electric and research centers that support the automotive, life sciences, plastics and photonics industries. And it's all set in a region where cost of living is about 10 percent lower than the national average and cultural and recreational opportunities cater to a diverse range of tastes.

