

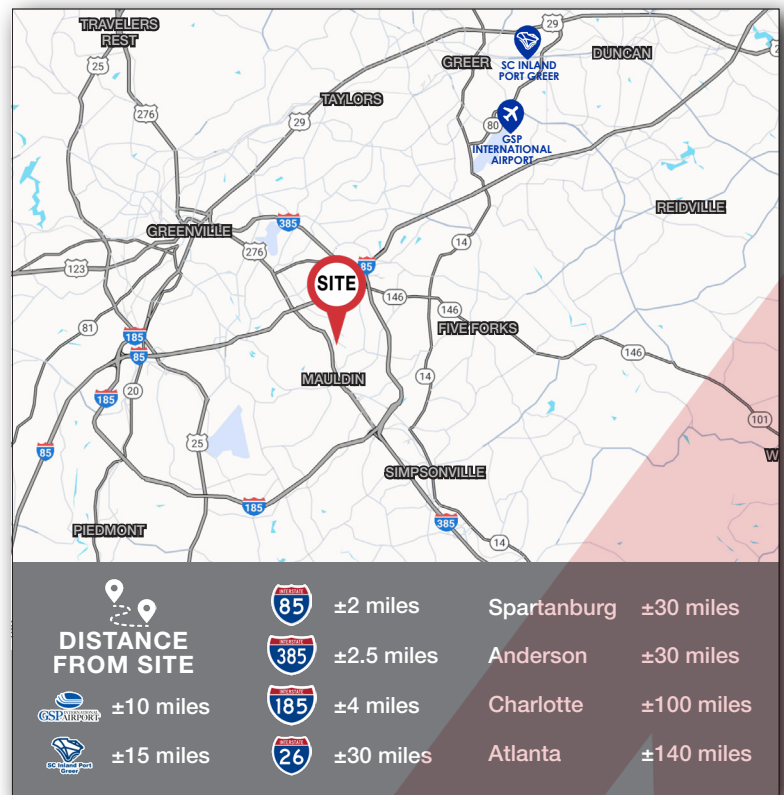
**23 Old Mill Road**  
GREENVILLE, SC 29607

**OUTDOOR  
STORAGE**

**FOR LEASE | ±33,783 SF WAREHOUSE WITH OUTDOOR STORAGE/LAYDOWN YARD**

### PROPERTY FEATURES

- ±33,783 Total SF
- ±32,722 SF Warehouse & ±2,061 SF Office
- Fenced Outdoor Storage
- Masonry Construction
- 22' & 16' Clear Heights
- 45'x36' & 40'x36' Column Spacing
- ESFR Sprinklers
- 1,600 Amps Power
- All Utilities Available
- 8 Dock Doors (2 w/Levelers)
- 1 Drive-in Door
- Rail Access
- Convenient Access to I-85 & I-385
- Greenville County Tax Map M008040100201
- I-1, City of Mauldin Zoning
- **Lease Rate: \$7.25/SF NNN**



### CONTACT US

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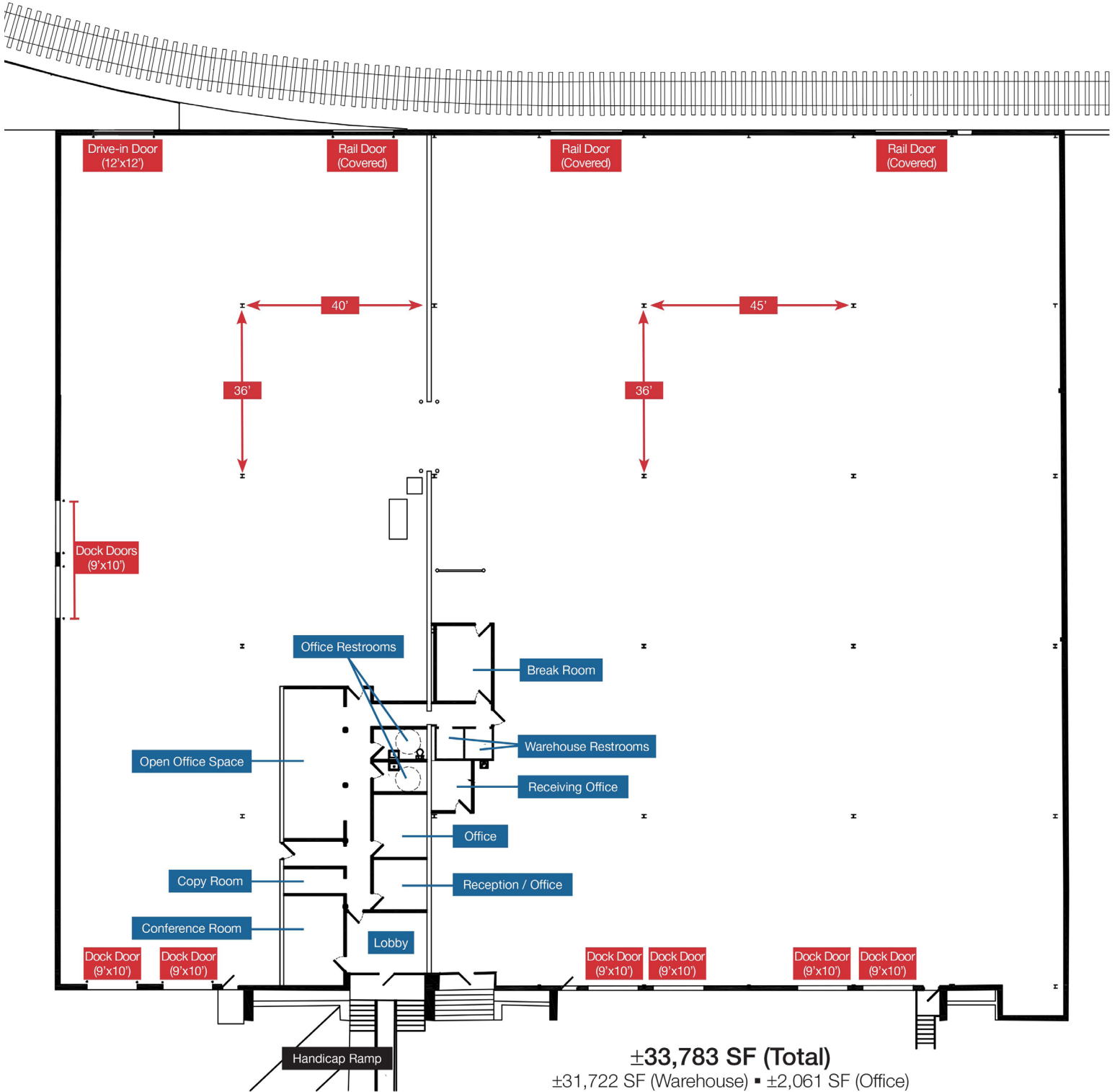
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Floor plan is for illustrative purposes only and are not intended to be an exact representation of the property | Dimensions, square footage, layouts, etc. are approximate and subject to verification by prospective tenants



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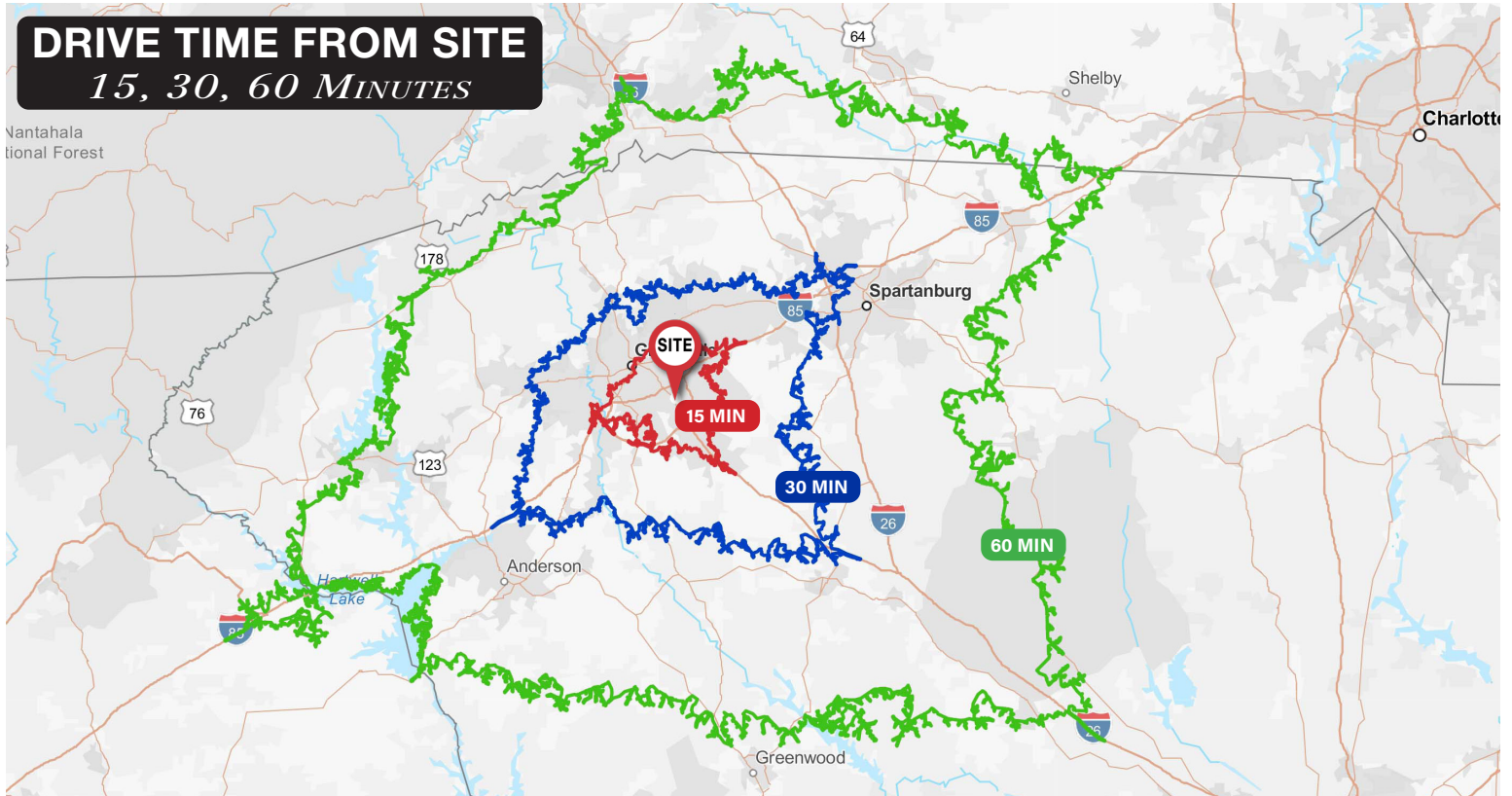
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**DRIVE TIME FROM SITE**  
15, 30, 60 MINUTES



**DEMOGRAPHICS (2025)**

	<u>15 MINUTES</u>	<u>30 MINUTES</u>	<u>60 MINUTES</u>
<b>POPULATION</b>	195,472	681,758	1,473,085
<b>MEDIAN AGE</b>	38.3	39.0	39.9
<b>MEDIAN HOUSEHOLD INCOME</b>	\$82,585	\$78,986	\$70,119
<b>LABOR WORKFORCE (AGE 16+)</b>	159,648	547,616	1,197,429
<b>UNEMPLOYMENT RATE (AGE 16+)</b>	4.3%	4.3%	4.7%
<b>EDUCATION - HS DIPLOMA</b>	17.3%	20.3%	23.7%
<b>EDUCATION - SOME COLLEGE</b>	26.4%	26.7%	27.9%
<b>EDUCATION - BACHELORS DEGREE</b>	47.2%	40.2%	33.3%

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