



FOR LEASE

9 Ellwood Ct | Greenville, SC 29607

# 9 Ellwood Ct

Greenville, SC 29607

## Property Highlights:

- Building Size: ±13,171 SF
  - Warehouse & Assembly: ±10,393 SF
  - Office: ±2,770 SF
- 8 offices
- 1 conference room
- (1) 10'x10' drive-in door
- (1) 10'x10' dock door
- Lot Size: ±1.2 acres
- Zoning: S-1
- ±1.6 miles to I-385
- ±2.5 miles to I-85
- ±8 miles to Downtown Greenville

## Offering Summary

**Building Size:** ±13,171 SF

**Lease Rate:** \$12.50/SF (NNN)

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

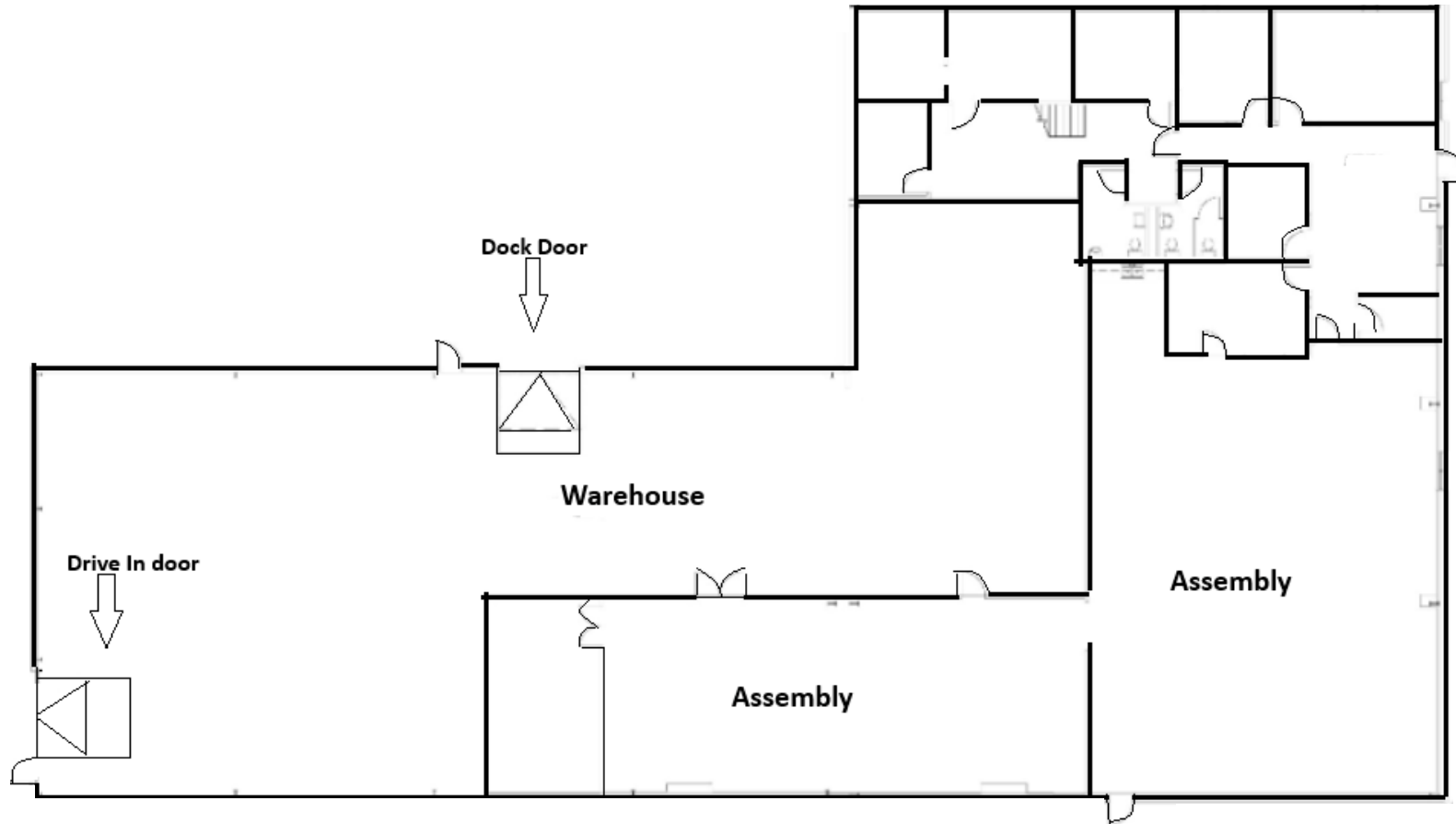
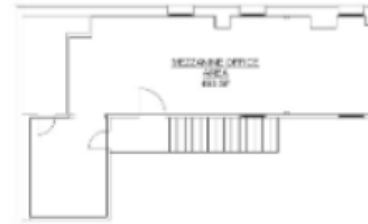




**Parcel Outline**

# Floorplan

Upstairs Office



# Property Photos

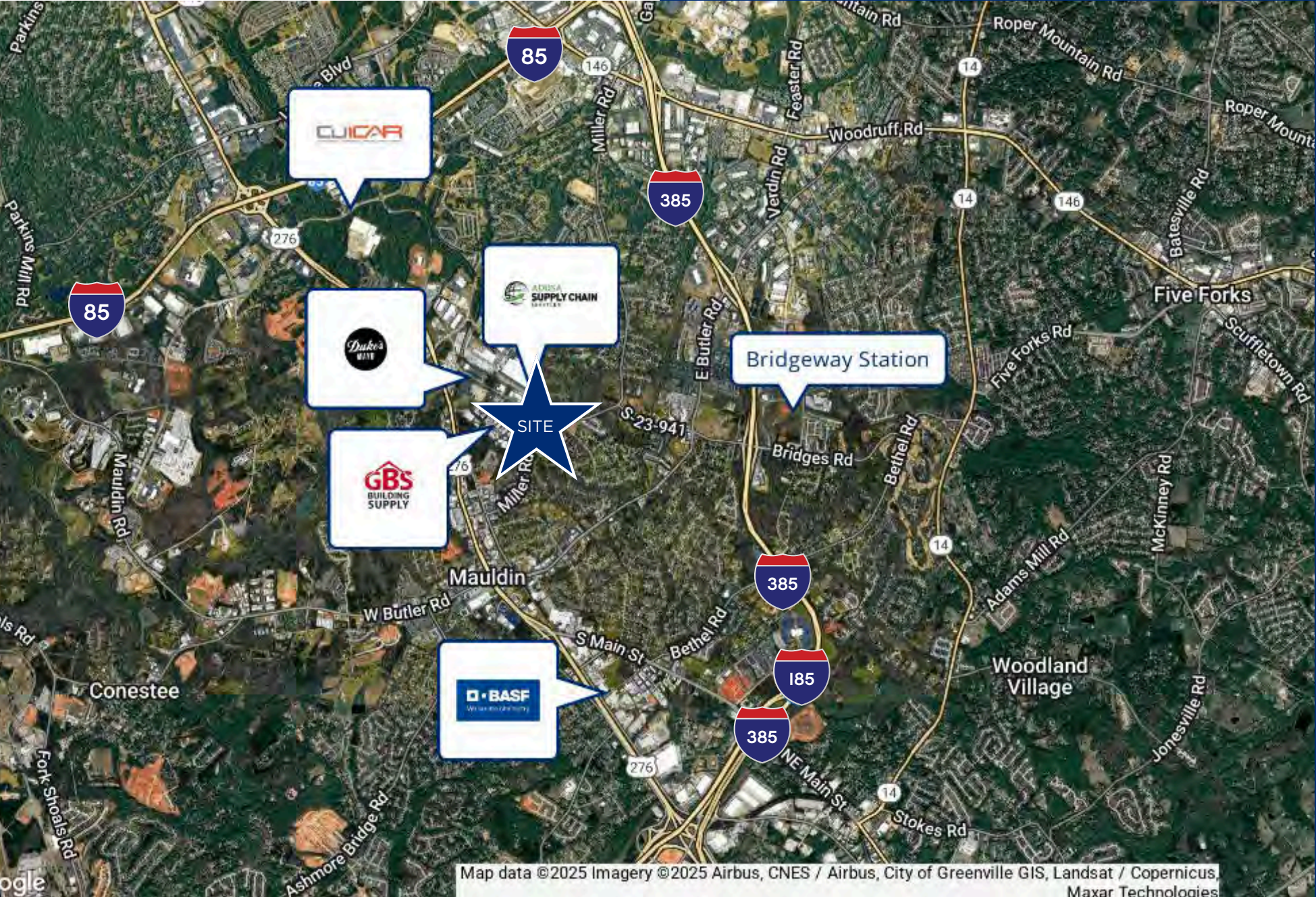


# Property Photos



# Local Retailers & Amenities

Greenville, SC



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, City of Greenville GIS, Landsat / Copernicus, Maxar Technologies

# Confidentiality & Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

# Contact Information

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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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