

# FOR SALE OR LEASE

±18,000 SF Industrial Property



REEDY  
COMMERCIAL



# Executive Summary

201 Greer Drive | Simpsonville, SC

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## Property Highlights:

- **Total Building Size:** ±18,000 SF
  - ±15,000 SF Warehouse/Manufacturing Space
  - ±3,000 SF Office Space
- **Lot Size:** ±1.5 Acres
- 2 Office Restrooms and 4 Shop Restrooms
- Ceiling Heights: Center 15'7" and Eaves 14'
- Heavy Power – 3 Phase 480 Volts
- 4 Dock Doors: (8.5'x10.5') (20'x14') (8.5'x8') (16'x14')
- 3 Drive-in Doors: (17'x14') (10'x10.5') (10'x10.5')
- Suspended Gas Heat in Warehouse
- Zoning: I1
- ±2.5 Miles to I-385
- ±4.8 Miles to I-85

## Offering Summary

**Lease Rate:** \$11/SF (NNN)

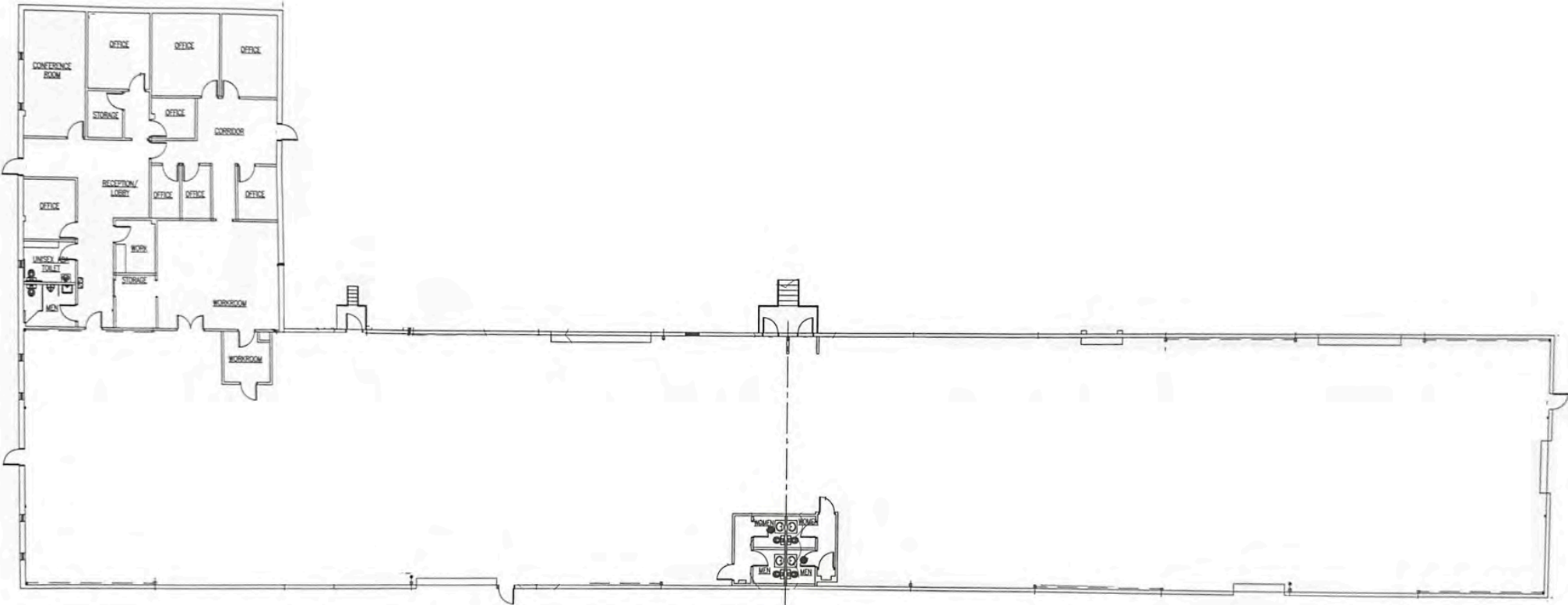
**Sale Price:** \$2,600,000

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



# Floor Plan

201 Greer Drive | Simpsonville, SC



# Parcel Overview

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# Property Photos



Property Photos



# Property Photos



# Location Map

Simpsonville, SC

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# Confidentiality & Disclaimer

Reedy Property Group



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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

Reedy Commercial

# REEDY

## 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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