

FOR LEASE

Former 13 Stripes Brewery | Taylors Mill — Print Works No. 3



250 Mill St, Ste PW3101
Taylors, SC 29687



Lindsey Twining

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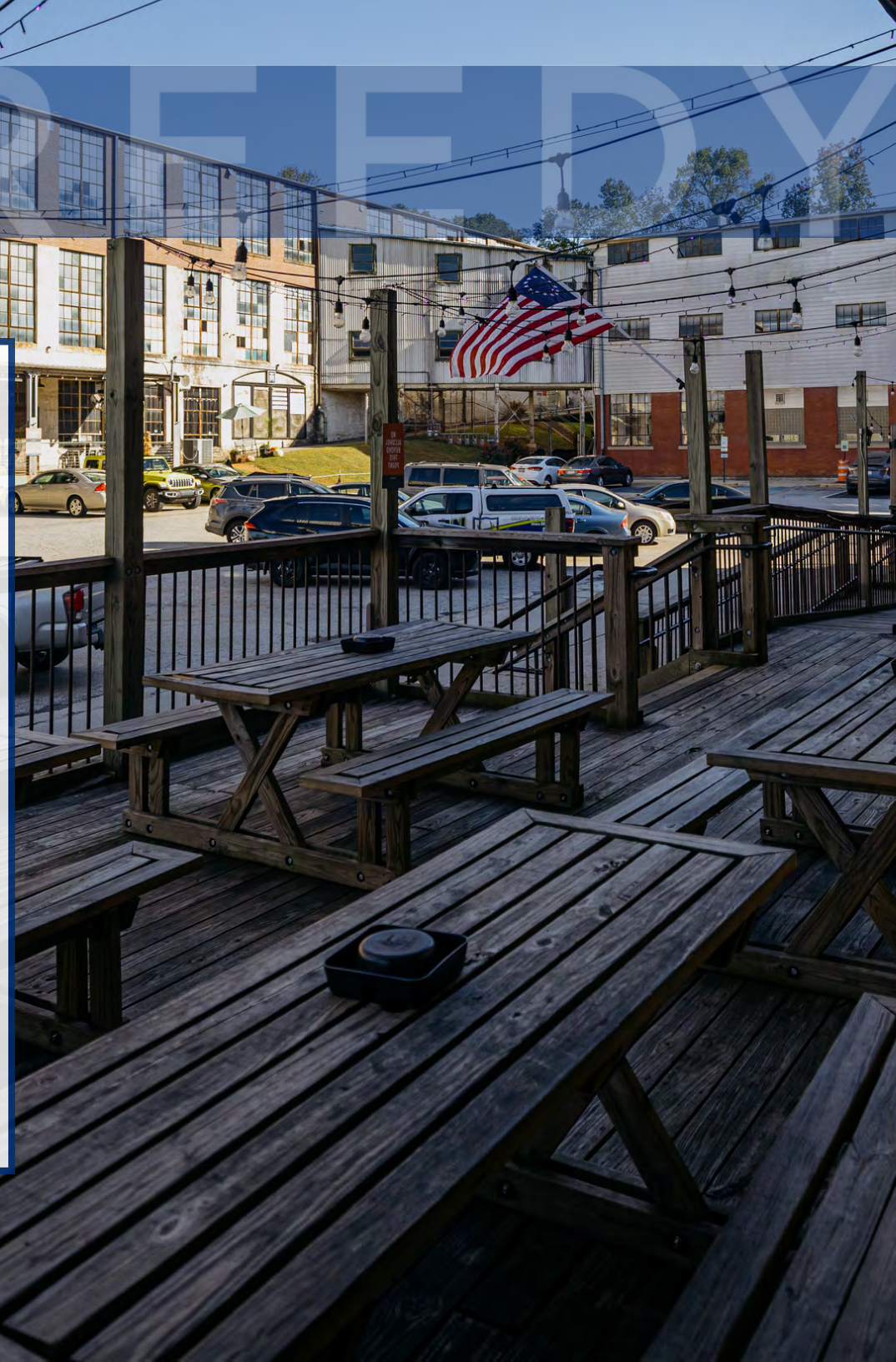
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The Opportunity

Taylor's Mill | Taylor's, SC

Rare, turnkey brewery/restaurant opportunity inside one of the Upstate's most celebrated historic mill redevelopments.

Located within Taylor's Mill at 250 Mill Street, this ±8,000 SF former 13 Stripes Brewery space offers an exceptional opportunity for an operator seeking a distinctive hospitality setting within an established destination. The space features authentic industrial character, including exposed brick, high ceilings and an open floor plan, along with dedicated restrooms, loading access and ample on-site parking.



Property Overview

250 Mill St, Ste PW3101 | Taylors, SC

Offering Summary

Suite Size:	±8,000 SF
Lease Rate:	\$9/SF/Yr NNN
NNN Estimate:	\$1.50/SF/Yr
Lease Term:	3 - 5 years

Square footage, taxes, utilities and lot dimensions to be verified by Tenant and/or Tenant's Agent

Space Highlights

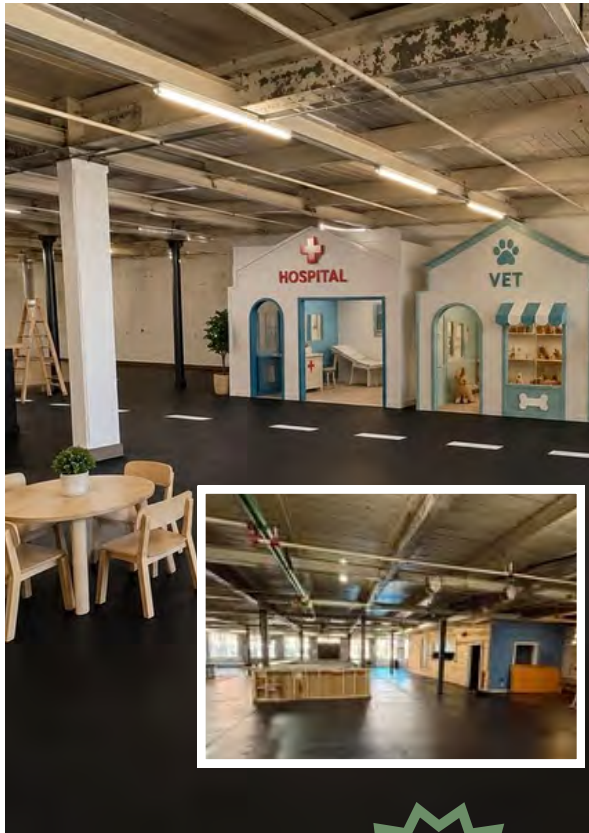
- ±8,000 SF turnkey brewery/restaurant space — former 13 Stripes Brewery location
- Dedicated prep kitchen area
- Separate men's and women's restrooms
- Large rear storage rooms
- Large outdoor deck ideal for patio seating, events and additional customer space
- Two loading docks + 3 Rollup Doors
- Ample on-site parking with approximately 400 surface parking spaces throughout the Mill
- Located within a 70+ tenant destination featuring restaurants, entertainment, creative businesses, studios and event spaces
- Just minutes from Downtown Greenville and Greer



Momentum

Taylor's Mill | Taylor's, SC

New tenants and continued investment are driving fresh energy and foot traffic across the property.



New Tenant: Sip & Play Cafe

Open:
Aug. 22

A new board-game cafe concept taking over the former Pinky's Revenge space — bringing a fresh daytime draw to the mill.



Expansion: The Farehouse: Irish Cafe

The Farehouse is expanding its footprint at Taylor's Mill with a new Irish cafe concept, adding to its existing food hall presence.

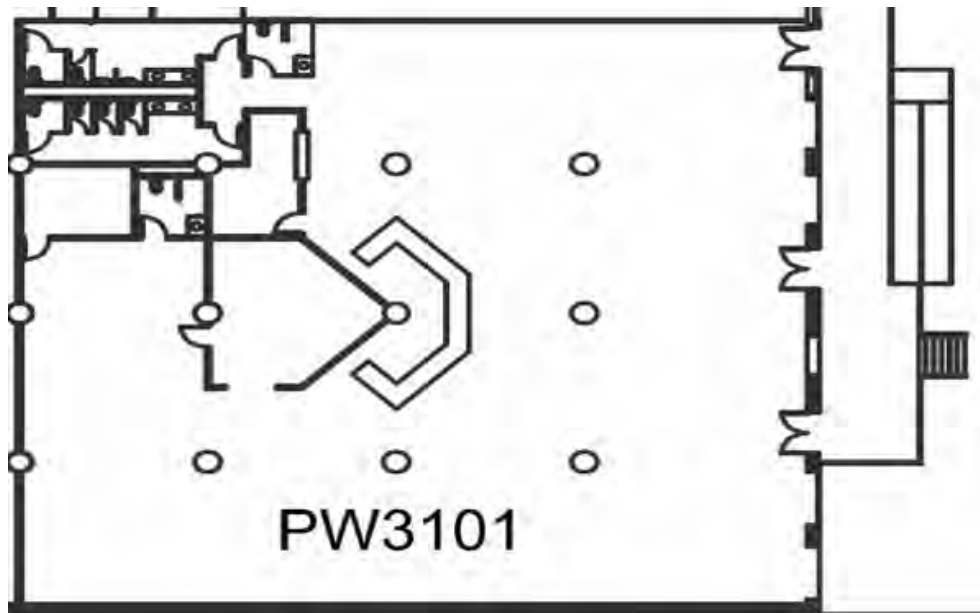


Event Venue: The Vault

An 8,000 SF historic event hall — built around the mill's original brick-and-steel bank vault — hosting weddings, corporate events, and markets.

Floor Plan

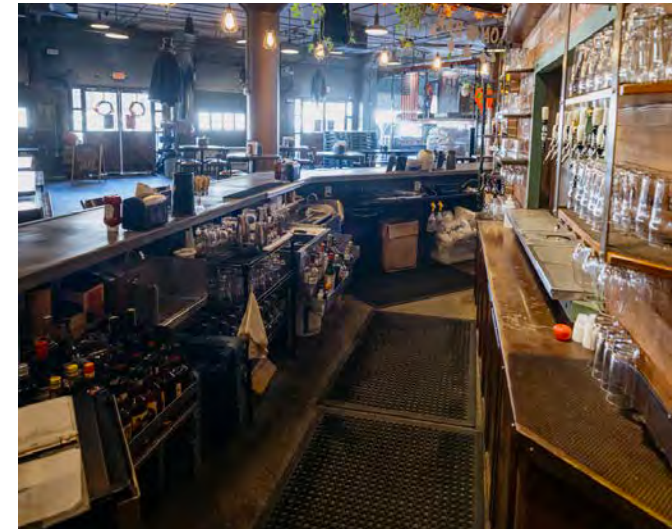
Suite PW3101 — Print Works No. 3 | $\pm 8,000$ SF



Property Photos:

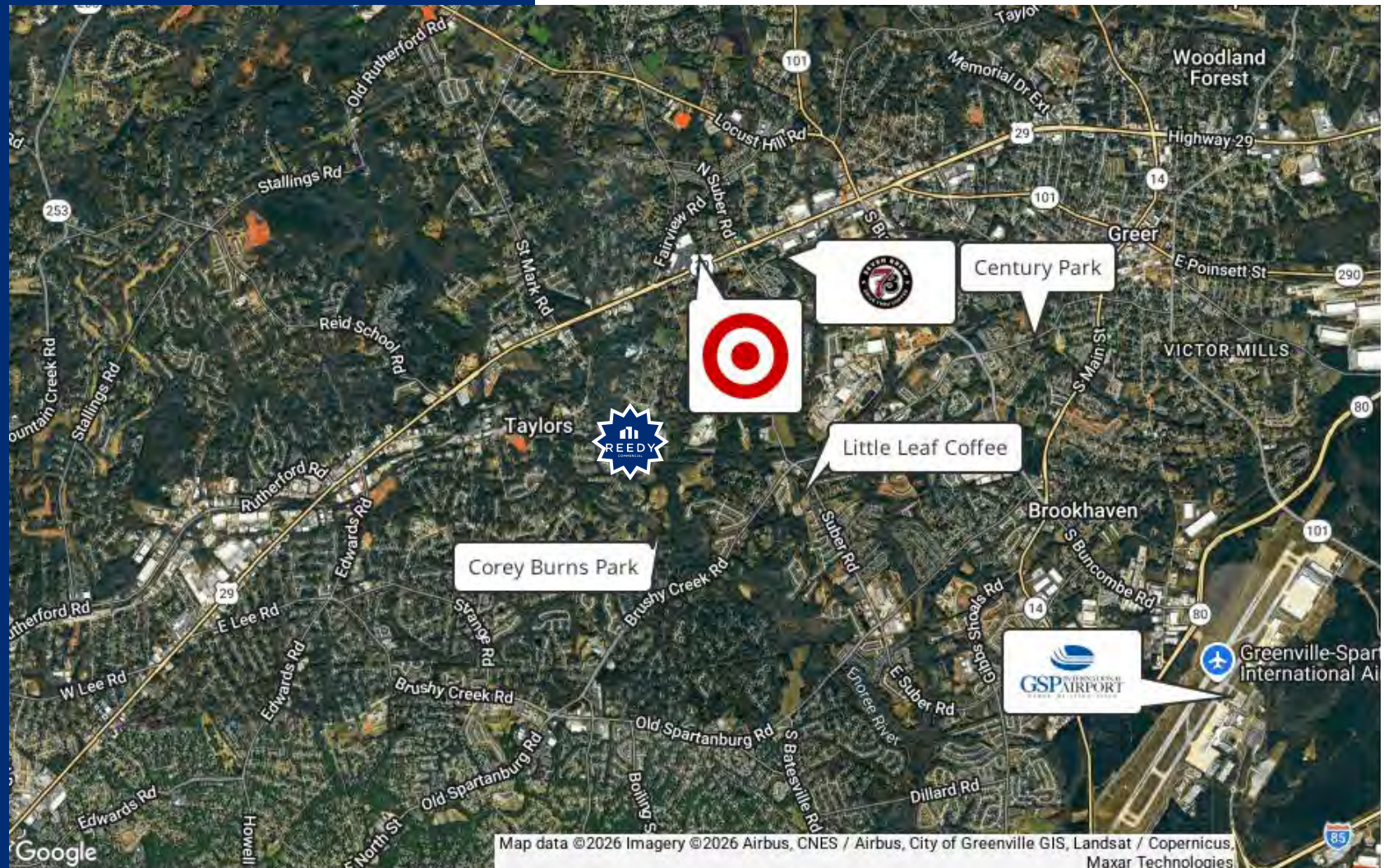
250 Mill St, Ste PW3101 | Taylors, SC

READY



Local Retailers & Amenities

250 Mill St, Ste PW3101 | Taylors, SC



Contact Information

Reedy Property Group

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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