

# FOR LEASE

Flex Space



**325 New Neely Ferry Road**  
Mauldin, SC 29662



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# 325 New Neely Ferry Road

Mauldin, SC 29662

## Property Highlights

- Greenville County Tax Map: M006020103002
- Fully Conditioned Flex Space
- Each unit has a bathroom
- High visibility from Hwy 276 with signage available

## Location Highlights

- Road frontage on Hwy 276
- ±1 mile to I-385
- ±1 mile to I-185 (Toll Road)
- ±4 miles to I-85
- ±3 minutes to the heart of Mauldin, SC
- ±15 minutes to Downtown Greenville

## Offering Summary

<b>Unit</b>	<b>Size   Rate</b>
Suite B:	±2,675 SF   \$12.50 (NNN)
Suite D2:	±2,900 SF   \$12.50 (NNN)
Suite E1:	±3,651 SF   \$12.50 (NNN)

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

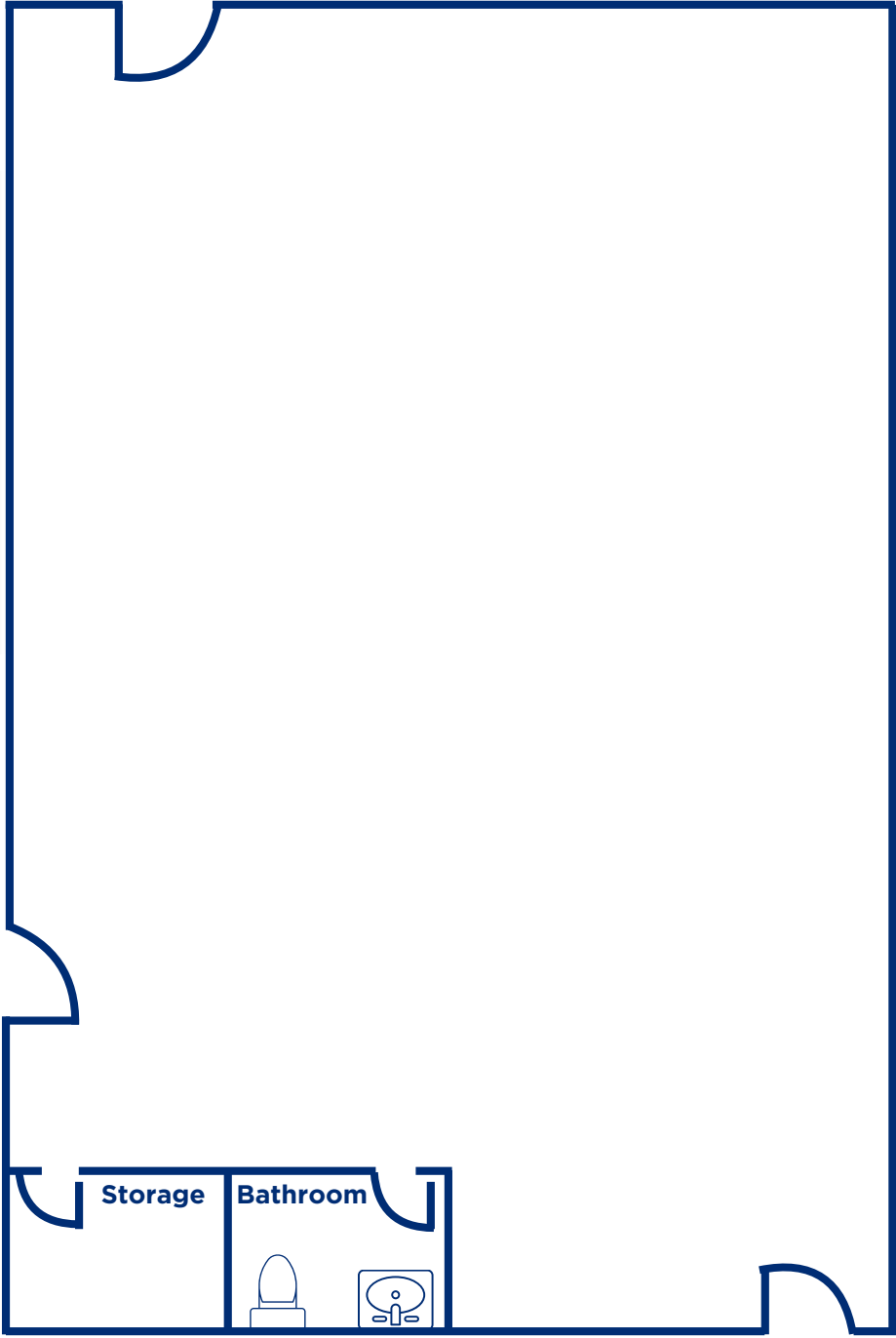


# Suite B:

- ±2,675 Sq Ft | \$12.50/Sq Ft (NNN)
- Warehouse Area: ±2,500 SF
- Ceiling Heights: ±9'
- Fully conditioned



# Floorplan

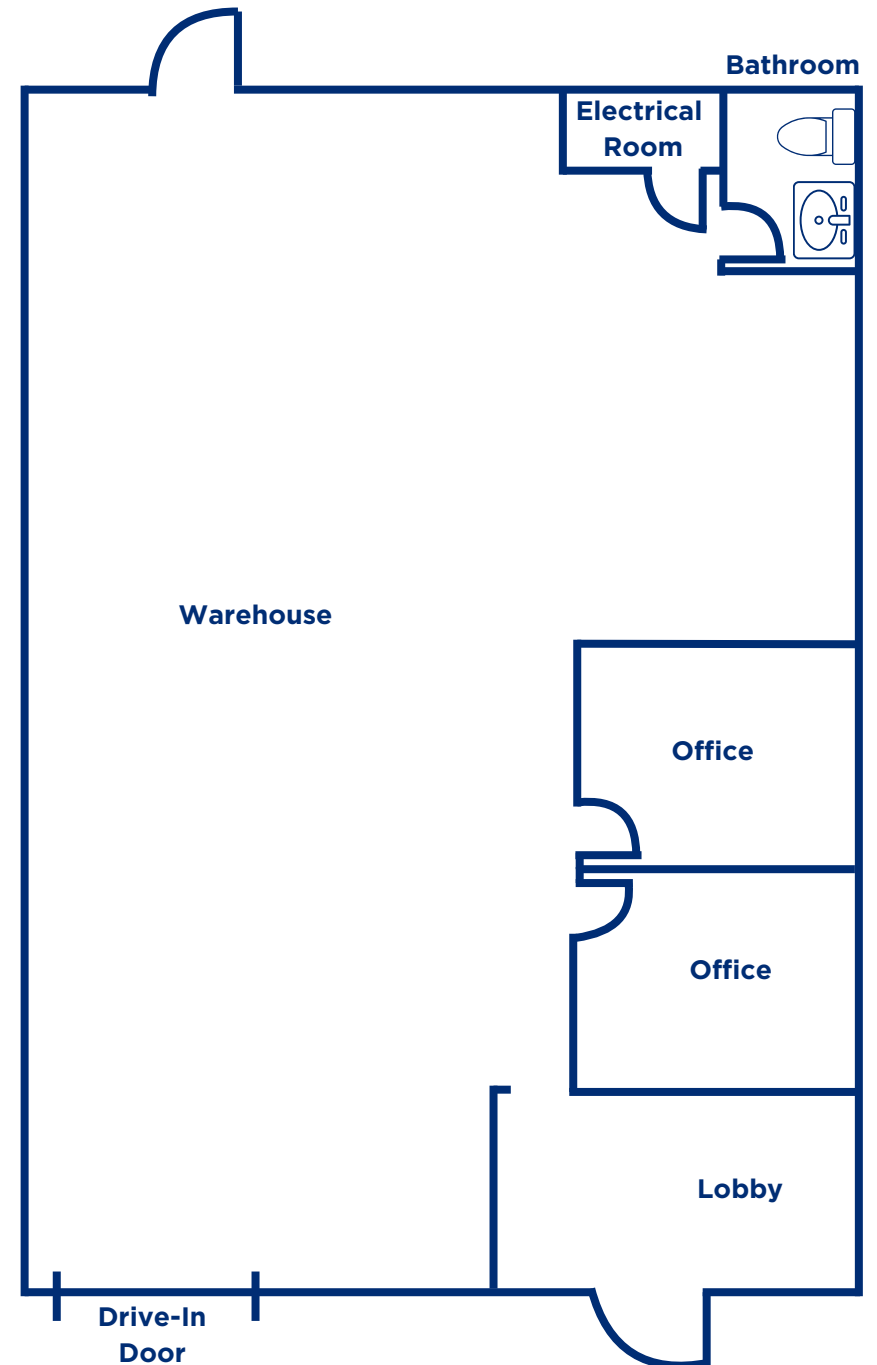


## Suite D2:

- ±2,900 Sq Ft | \$12.50/Sq Ft (NNN)
- Office Area: ±400 SF | 2 Private Offices and Lobby
- Warehouse Area: ±2,500 SF
- Ceiling Heights: ±9'

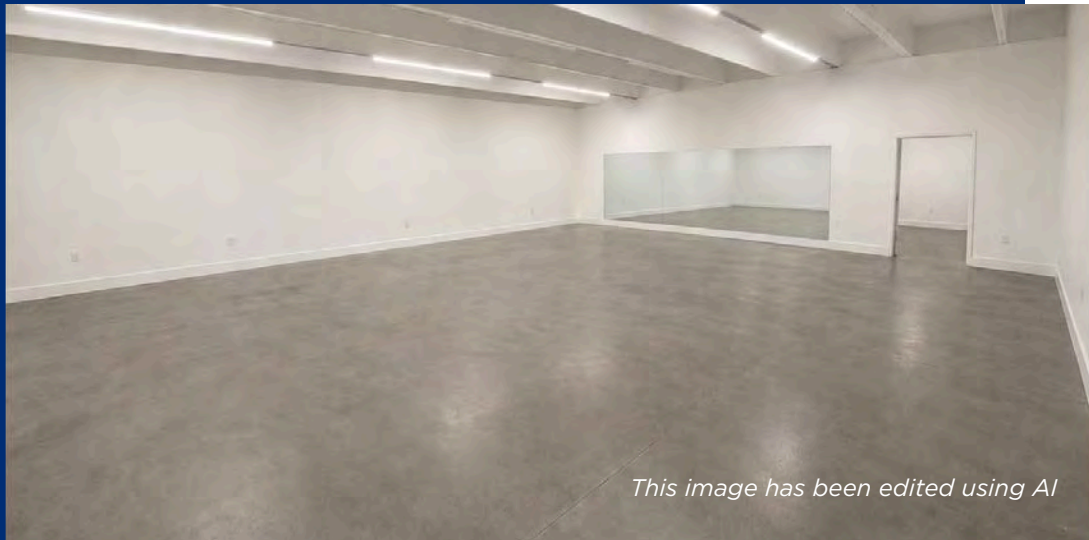


## Floorplan

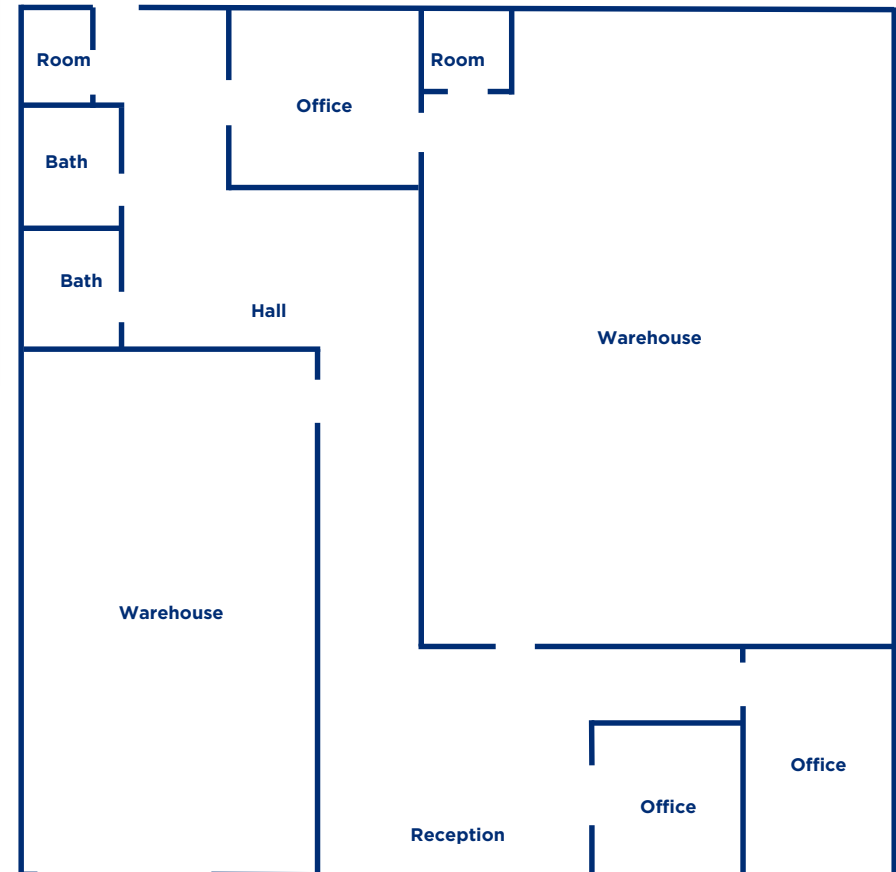


## Suite E1:

- ±3,651 Sq Ft | \$12.50/Sq Ft (NNN)
- Office Area: ±1,551 SF | 2 Private Offices and Lobby
- Warehouse Area: ±2,100 SF
- 3 Phase Power
- Ceiling Heights: ±12'-15'6"



## Floorplan



# Property Photos

325 New Neely Ferry Road | Mauldin, SC



±22,800 VPD



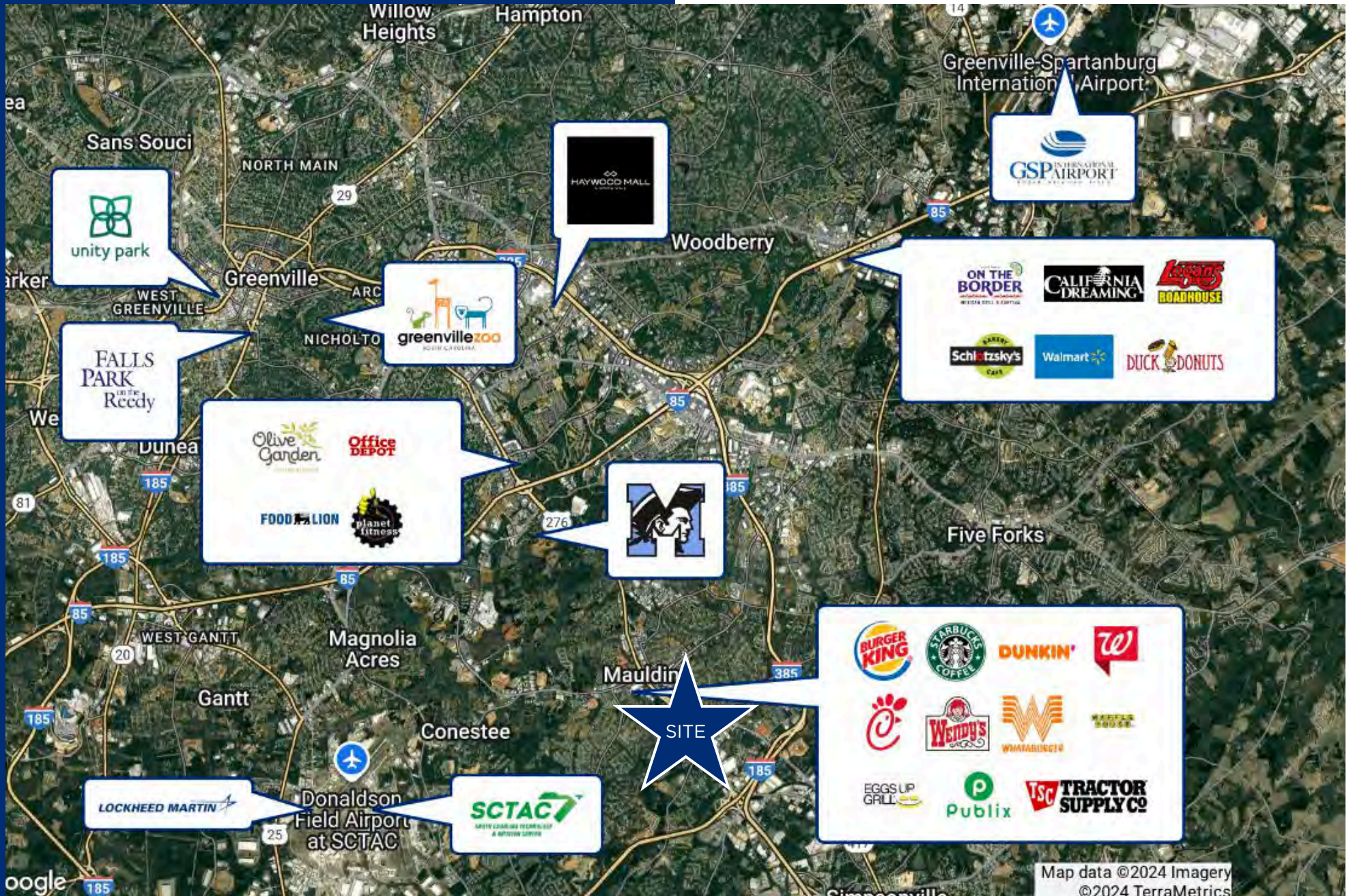
# Parcel Overview

325 New Neely Ferry Road | Mauldin, SC



# Local Amenities and Retailers

Greenville, SC



# Market Data

Chamber of Commerce | Greenville, SC

REEDY



**±28**

Net new Greenville County residents every day



**±49.5**

Percent of 25+ year olds with an associate degree or higher



**±525k**

Total population growth since 2020



**±225k**

Total Housing in 2020



**±14,645**

Number of employers with employees in 2021



**±58.7k**

Average Annual Earnings (Private Sector)



**±10.3k**

New business formations in 2022 (top 3.3% of all US Counties)



**±38.5**

Median Age



**±63.7%**

of in-migration to Greenville County is from outside of South Carolina

# Top Employers

Greenville, SC



“Greenville County’s diverse economy features several major employers that significantly influence the county’s growth and development. These major employers include companies in various manufacturing, healthcare, education, and technology sectors. At GADC, we foster and maintain healthy relationships with many of the region’s largest employers and connect new and expanding businesses with local contacts and potential partners.” - GADC



**Prisma Health**  
±10,000+



**Duke Energy Corporation**  
±5,000



**Greenville County Schools**  
±10,000+



**Greenville County Government**  
±5,000



**Michelin North America**  
±10,000



**GE POWER**  
±2,500



**Bon Secours St. Francis Health System**  
±5,000



**Fluor Corporation**  
±2,500

# Contact Information

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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