



REDUCED RATE

**\$3.45/SF**

**\$0.83 ESTIMATED NNN**

**±143,000 SF AVAILABLE**

**101 GROUCE ROAD**

**FOR SUBLEASE**

**TI ALLOWANCE AVAILABLE  
FLEXIBLE TERM LENGTH**

PRESENTED BY:

Randall Bentley, SIOR, CCIM  
President/Managing Principal  
864.444.2842  
rbentley@lee-associates.com

Micah Williams  
Senior Vice President  
864.477.0455  
mwilliams@lee-associates.com

Whit Traweek  
Associate  
864.813.2977  
wtraweek@lee-associates.com

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PROPERTY OVERVIEW

# PROPERTY HIGHLIGHTS



## Covered Docks

5 Covered Docks



## Zoned GI (General Industrial)

Offering businesses a broad range of possibilities.



## Dock Equipment

Equipped with pit levelers on all 5 docks, ensuring smooth and efficient loading and unloading operations.



## Prime Location & Access

Strategically situated. Just 2.8 miles from I-85, 5.4 miles from BMW, and 5.6 miles from the SC Inland Port.



## Clear Height

With clear heights of 38' in the bottom level, this property offers ample vertical space for a variety of industrial uses.



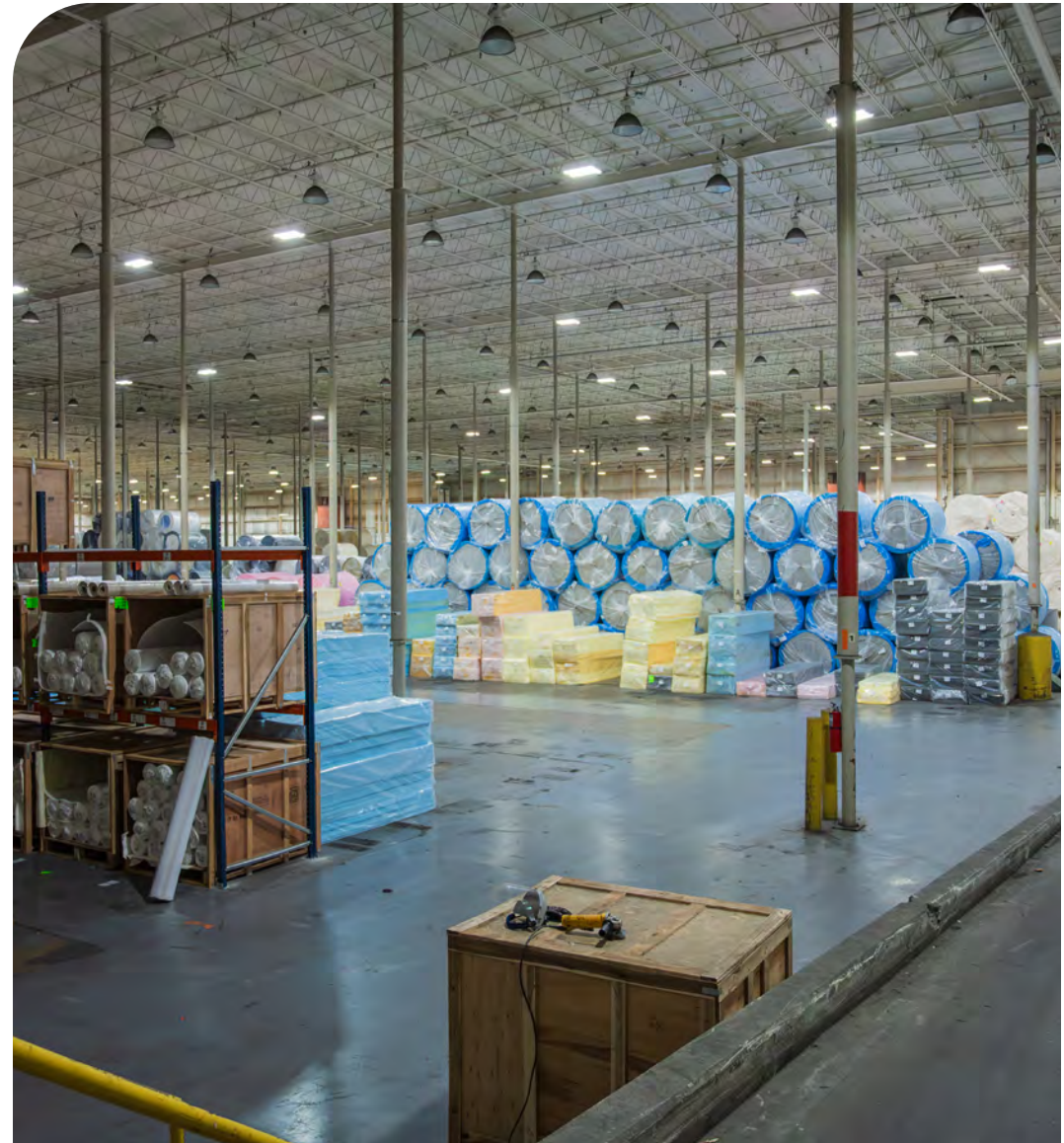
## Sprinklers

ESFR Sprinkler System.

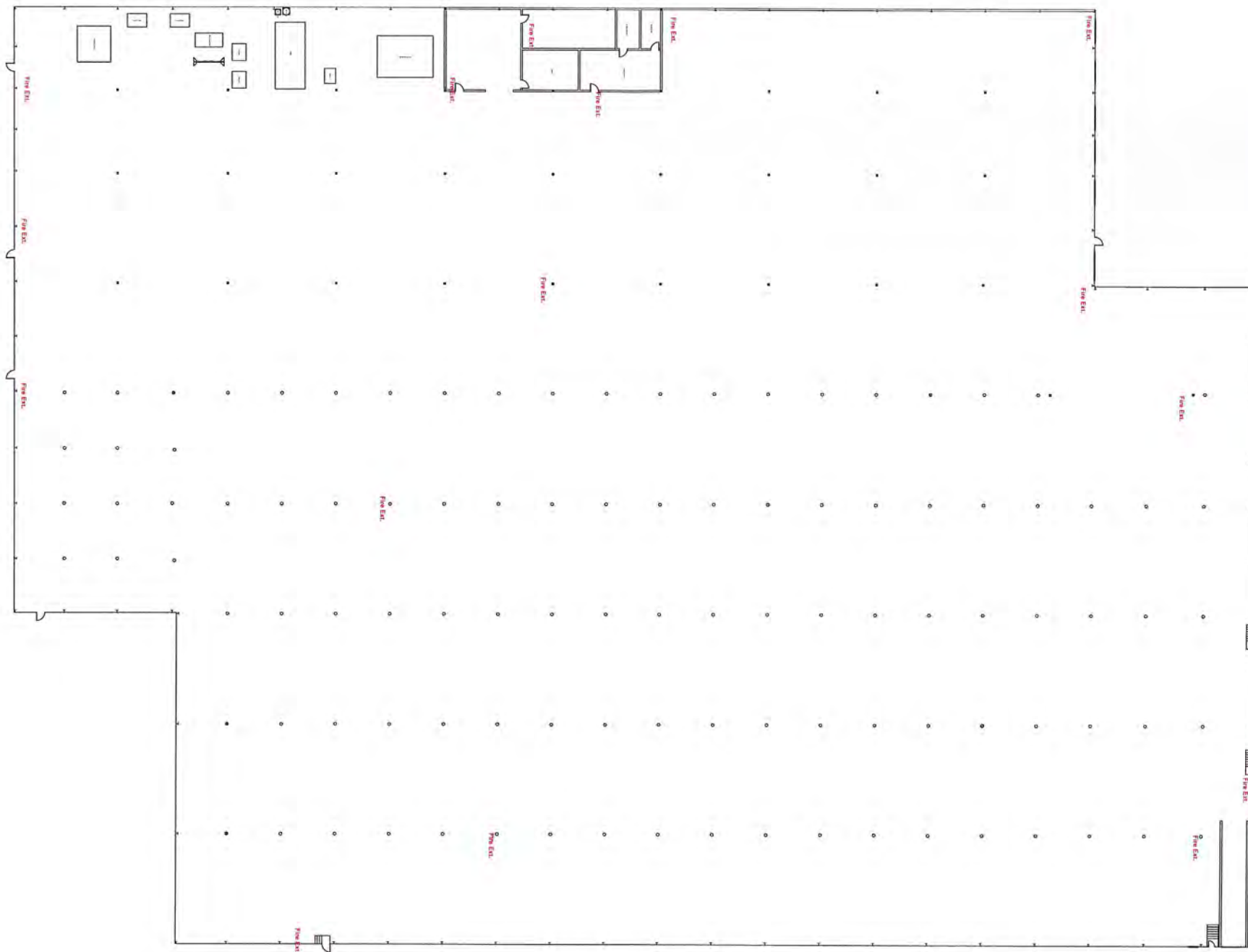
## PROPERTY OVERVIEW

# PROPERTY SPECIFICATIONS - OVERVIEW

SECTION AVAILABLE SF	±143,000 SF
TOTAL BUILDING SF	±449,000 SF
WAREHOUSE SF	±141,500
OFFICE SF	±1,500 SF
CLEAR HEIGHT	38'
COLUMN SPACING	Front: 20' x 40' / Back: 40' x 40'
LIGHTING	LED
SPRINKLERS	ESFR
TAX MAP #	5-15-00-006.12
COUNTY	Spartanburg
CITY LIMITS	Lyman
ZONING	GI (General Industrial)
DOCKS	5 (Five)
DRIVE-INS	1 (One)
CONSTRUCTION	Precast Concrete / Concrete Block
POWER	1,200a/600v 3p
ROOF	60 mil TPO / Insulated (Installed 2013 - 20 Year Roof)

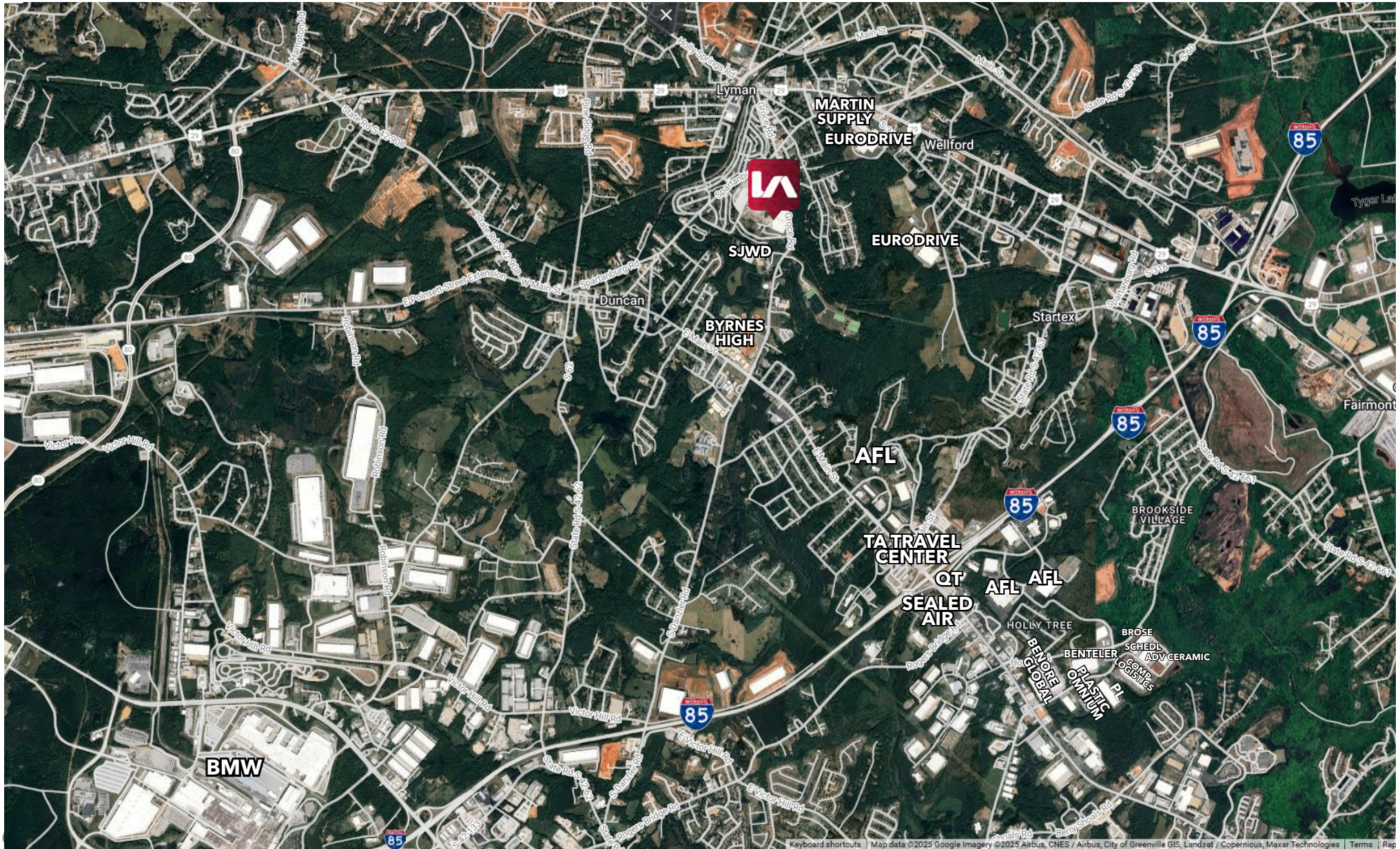


## FLOOR PLAN - LOWER LEVEL





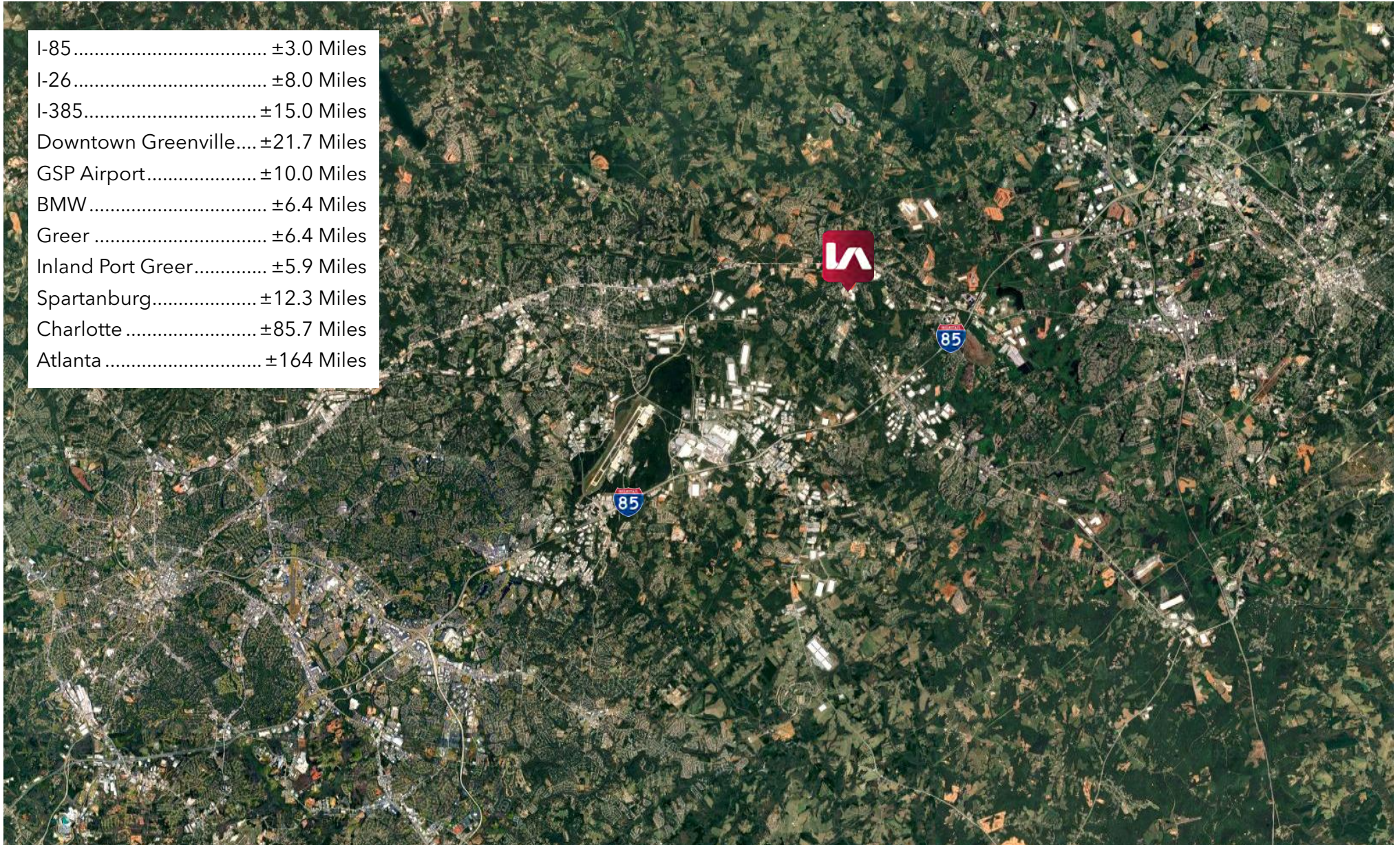
# PROPERTY OVERVIEW LOCATION MAP - AREA



## PROPERTY OVERVIEW

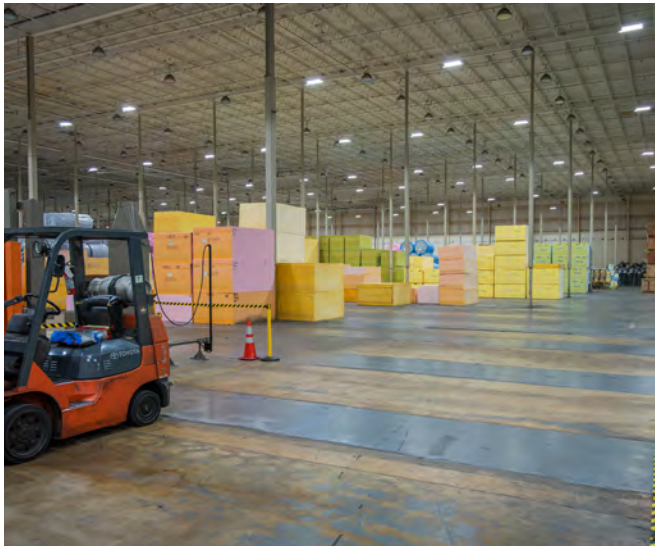
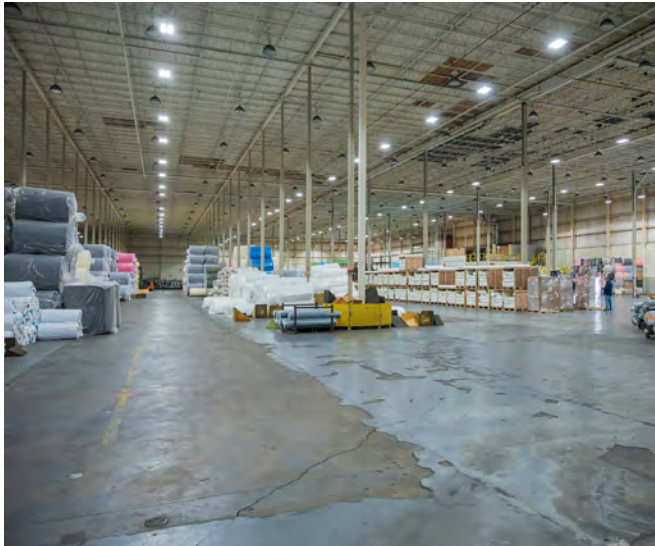
# LOCATION MAP | DISTANCE TRACKER

I-85.....	±3.0 Miles
I-26.....	±8.0 Miles
I-385.....	±15.0 Miles
Downtown Greenville....	±21.7 Miles
GSP Airport.....	±10.0 Miles
BMW .....	±6.4 Miles
Greer .....	±6.4 Miles
Inland Port Greer.....	±5.9 Miles
Spartanburg.....	±12.3 Miles
Charlotte .....	±85.7 Miles
Atlanta .....	±164 Miles



# PROPERTY OVERVIEW

## PROPERTY PHOTOS





## PROPERTY OVERVIEW

# GREENVILLE | ANDERSON | GREER MSA

*The Greenville, Anderson, and Greer Metropolitan Statistical Area (MSA) is a dynamic and thriving region in the Upstate of South Carolina, offering a strong, diversified economy and an ideal location for business growth. Situated at the crossroads of key interstate highways, including I-85 and I-385, this MSA is recognized for its strategic access to both domestic and international markets, making it a hub for manufacturing, logistics, and distribution.*

### BUSINESS CLIMATE AND GROWTH

The Greenville-Anderson-Greer MSA is home to a robust business climate, driven by its diverse industrial base. The area benefits from its proximity to major global companies, including BMW, Michelin, and GE Energy, as well as a growing number of smaller businesses and startups. The MSA's competitive operating costs, skilled workforce, and business-friendly environment attract companies from various sectors, including automotive, advanced manufacturing, logistics, healthcare, and technology.

### LOGISTICS AND TRANSPORTATION

One of the key advantages of the Greenville-Anderson-Greer MSA is its strategic location along critical transportation corridors. The MSA is situated within easy reach of I-85, which runs north-south from Alabama to the northeastern U.S., and I-385, which connects to other major highways, making it a prime location for warehousing, distribution, and transportation-based businesses. The region also benefits from the nearby South Carolina Inland Port, offering direct access to the Port of Charleston, enhancing its appeal for companies involved in international trade and logistics.

### QUALITY OF LIFE

Beyond its economic advantages, the MSA offers an exceptional quality of life. The region is known for its scenic beauty, with easy access to the Blue Ridge Mountains and numerous outdoor recreational activities, including hiking, boating, and fishing. The area also features a vibrant downtown, with a mix of historic charm and modern amenities, as well as excellent schools, healthcare facilities, and cultural events. This combination of business opportunity and quality living makes the MSA an attractive destination for both businesses and residents.

### Workforce Development

The MSA is supported by a strong workforce, with a large pool of skilled workers in manufacturing, engineering, logistics, and other high-demand industries. The region is home to several higher education institutions, including Clemson University and Furman University, which offer advanced programs in engineering, business, and technology. Additionally, the area boasts a robust network of vocational and technical training programs that help ensure businesses can access a highly qualified labor force.

### REAL ESTATE MARKET

The real estate market throughout the MSA has experienced significant growth in recent years. Industrial and commercial properties are in high demand, with many new developments and renovations taking place to meet the needs of expanding businesses. The area's affordable land prices and available spaces for lease or purchase make it an attractive option for companies seeking to expand or relocate.



LEARN MORE  
**GIVE US A CALL**



**Randall Bentley, SIOR, CCIM**  
President/ Managing Principal  
864.444.2842  
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**Micah Williams**  
Senior Vice President  
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mwilliams@lee-associates.com



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