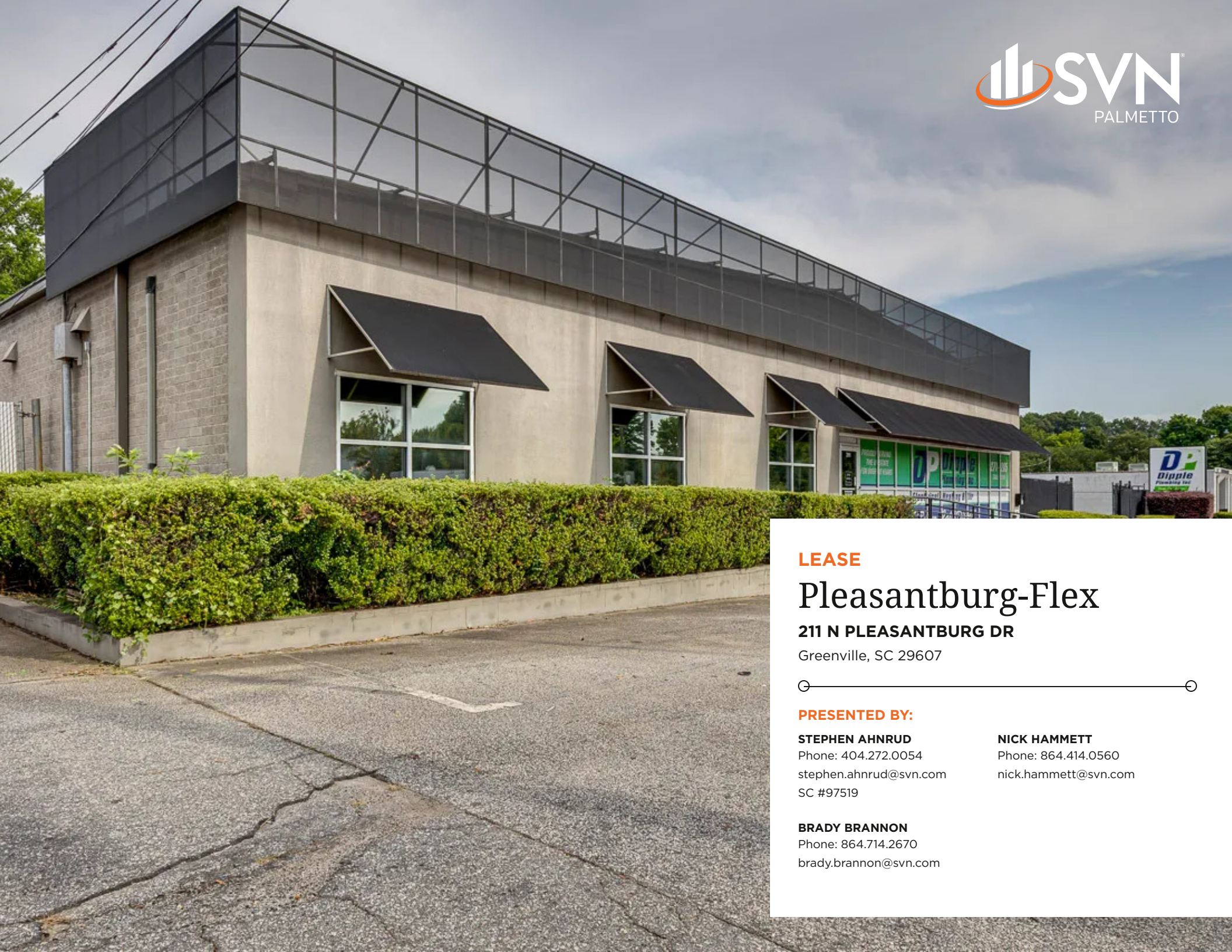


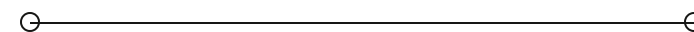


LEASE

Pleasantburg-Flex

211 N PLEASANTBURG DR

Greenville, SC 29607



PRESENTED BY:

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SC #97519

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BRADY BRANNON

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16 SF/yr (NNN)
AVAILABLE SF:	13,188 SF
LOT SIZE:	1.18 Acres
BUILDING SIZE:	13,188 SF

LOCATION DESCRIPTION

211 North Pleasantburg Drive is well located on the Pleasantburg corridor between I-385 and Laurens Rd (276). The property can be found between the Greenville Downtown Airport and Downtown Greenville. This opportunity offers high visibility, with ample, lighted signage and sees +/-34,500 vehicles per day. The property is just over 3 miles to the center of Downtown Greenville and offers ease of access to I-385 and I-85. The new Swamp Rabbit trail extension (Bike, running, walking trail) is just up the road from this property.

PROPERTY HIGHLIGHTS

- Fenced & Gated w/ Ample yard space ±0.5 Acres
- Dock Door & Drive-in Door
- Signage opportunity for +/-34,500 vehicles per day

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

SVN Palmetto is pleased to present 211 North Pleasantburg Drive Greenville, SC a ±13,188 SF Flex / Industrial / Distribution Space for Lease. Prime opportunity to lease approximately 13,188 square feet of flexible industrial space in one of Greenville's highest-visibility corridors. 60% office and 40% warehouse 1.54AC site with perimeter fencing and gated access to 0.5 acre paved, secured lot (30 parking spaces). Situated on North Pleasantburg Drive, this property combines strong street exposure with functional warehouse capability ideal for a business that needs a professional showroom up front and warehouse space behind it for storage, staging, and quick customer pickup. Two over-sized roll up doors, one drive-in and one dock-high. The location puts you minutes from downtown Greenville and major connecting routes, with the daily traffic counts and visibility that keep your brand in front of customers. Whether you're a light manufacturer, distributor, service contractor, or retailer needing display and inventory under one roof, this space is built to work the way you do.

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OFFICE & SHOWROOM



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WAREHOUSE



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KITCHEN & BREAKROOM



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RETAILER MAP



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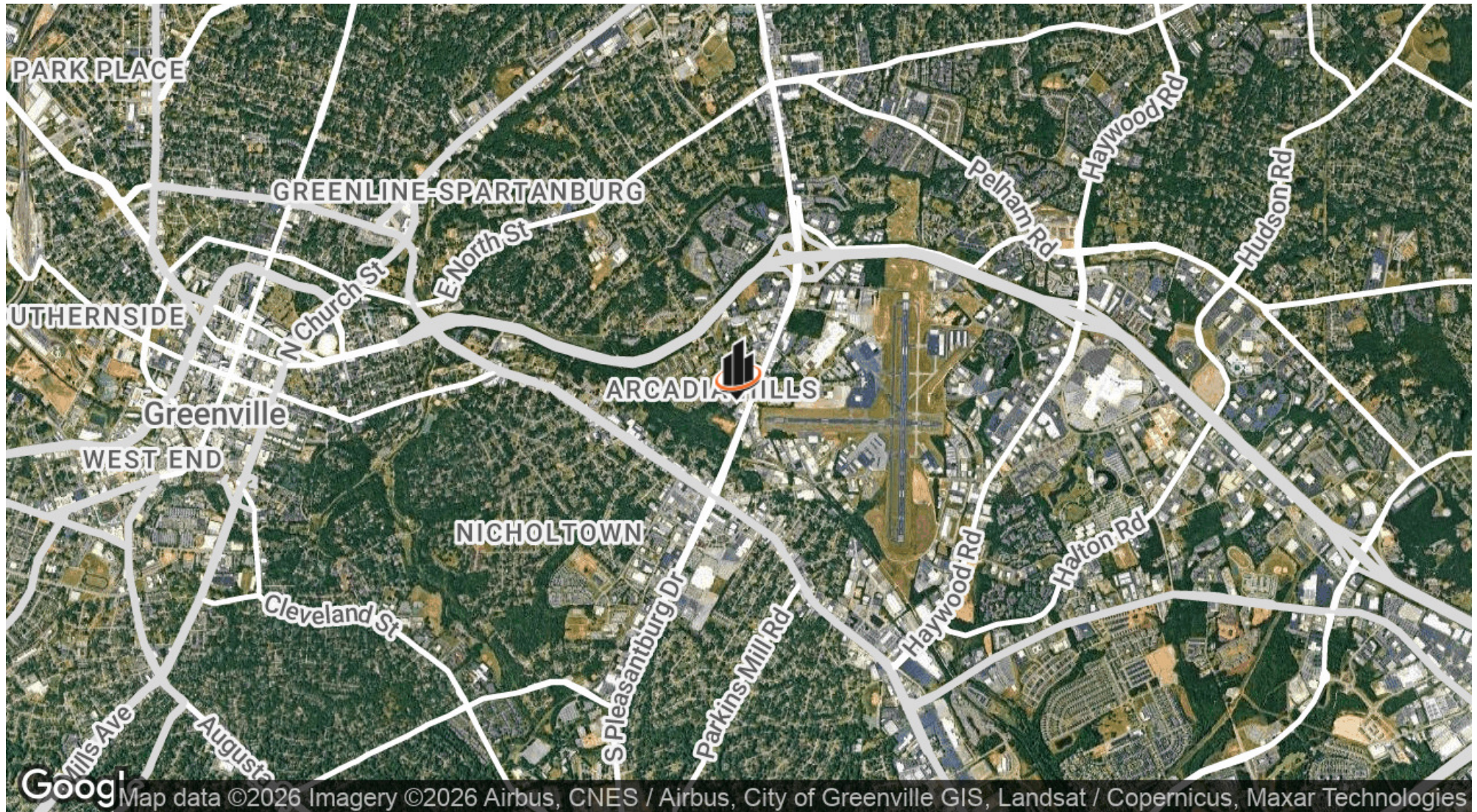
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LOCATION MAP

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MEET THE TEAM



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