

MONTHLY LEASE RENT: \$975-\$3,000

FOR LEASE

Reedy Branch *Flex Park*

Spec or Build-to-Suit Flex Space in One of Greenville's Top Submarkets

4771 REEDY BRANCH ROAD, WINTERVILLE, NC 28590



Site *Overview*

KEY DEAL POINTS

- Constructed in 2025
- 30 flex & contractor suites
- 875–2,000 SF available
- Dual drive-through warehouse doors
- Utilities included in lease rate
- Starting at \$2,500/month
- Quick access to Hwy-11 & I-587

BUILDING BREAKDOWN

- **Building A: \$2,850/month**
(6) 2,000 SF flex spaces (Total: 12,000 SF).
- **Building B: \$3,000/month**
(8) 2,000 SF flex spaces (Total: 16,000 SF). Maximum 8,000 SF contiguous.
- **Building C: \$975–\$1,225/month**
(16) contractor storage units (875–1,125 SF).

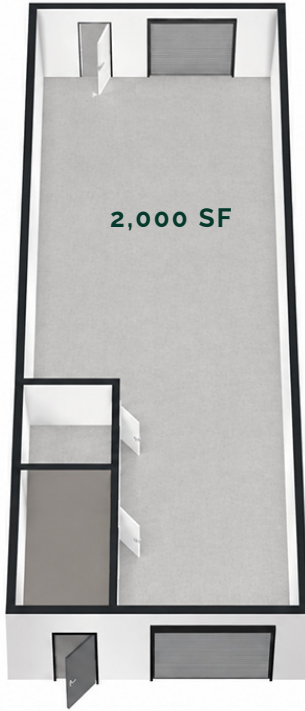
OFFERING SNAPSHOT

Address	4771 Reedy Branch Road
City, State	Winterville, NC 28590
Site Size	3.69 Acres
Total Building Size	44,250 SF
Available Suite Sizes	875–2,00 SF
Lease Structure	NNN
Vehicles Per Day	2,500

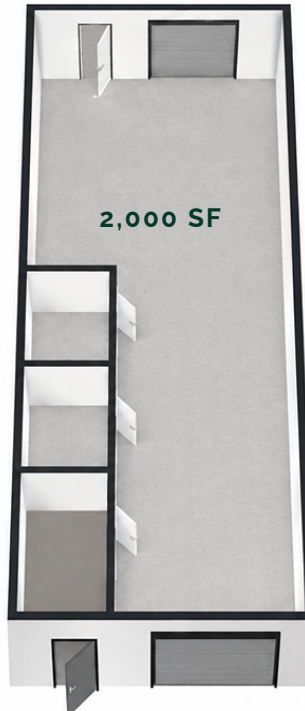


Project *Renderings*

\$2,850/MONTH



\$3,000/MONTH



\$975 - 1,225/MONTH



BUILDING A

Size (SF)	2,000 SF
Monthly Rent	\$2,850/month
Room Build-out	1 Restroom and 1 office
Drive-in Doors	2

BUILDING B

Size (SF)	2,000 SF
Monthly Rent	\$3,000/month
Room Build-out	1 Restroom and 2 offices
Drive-in Doors	2

BUILDING C

Size (SF)	875 - 1,125 SF
Monthly Rent	\$975 - 1,225/month
Room Build-out	1 Restroom
Drive-in Doors	1

REEDY BRANCH FLEX PARK

Project *Renderings*

BUILDING A

\$2,850 MONTHLY LEASE RENT | 2,000 SF | 1 OFFICE | 1 BATHROOM | 2 DRIVE-IN DOORS



REEDY BRANCH FLEX PARK

Project *Renderings*

BUILDING B

\$3,000 MONTHLY LEASE RENT | 2,000 SF | 2 OFFICES | 1 BATHROOM | 2 DRIVE-IN DOORS



REEDY BRANCH FLEX PARK

Project *Renderings*

BUILDING C

\$975 - 1,225 MONTHLY LEASE RENT | 875 - 1,125 SF | 1 BATHROOM | 1 DRIVE-IN DOOR



Surrounding Area



BRYANT CAPITAL ADVISORS

Independent by Design. *Institutional* in Execution.

ADVISORY LEAD



Andrew Roupas

Advisor

804.380.4215

andrew.roupas@bryantca.com