



AVAILABLE FOR LEASE

# 514 Palmetto Drive

SIMPSONVILLE, SC 29681

FOR LEASE: 10,200 SQUARE FEET & 3.5 ACRES OF LAYDOWN YARD  
ADDITIONAL 14,635 SF AVAILABLE

  
**STREAM**

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FOR LEASE

# 514 Palmetto Drive Buildings 2 & 3

Simpsonville, SC 29681

## Property Details

**TOTAL BUILDING SF:** 10,200 SF

**USABLE ACRES:** 3.5 Usable Acres

**TOTAL ACRES:** 5.1 Acres

**BUILDING 2 DETAILS:**  
Square Footage: 7,600 SF  
Clear Height: 17.5'  
Drive-In Doors: 6 (12' x 14')  
Dock Doors: 0  
Office: Restroom & Small Office

**BUILDING 3 DETAILS:**  
Square Footage: 2,600 SF  
Clear Height: 14'  
Drive-In Doors: 1 (10' x 10')  
Dock Doors: 0

**ADDITIONAL COVERED STORAGE:**  
Storage Area #1: 5,400 SF  
Storage Area #2: 11,700 SF

**LAYDOWN YARD:** Fenced, Gated, Gravel, and Lighting

**INTERSTATE ACCESS:**  
I-385: 2.6 Miles  
I-85 N: 4.8 Miles  
I-85 S: 4.9 Miles

can be combined with additional 14,635 SF traditional warehouse





# Access Map



**2 MINUTES**  
to HWY 276



**4 MINUTES**  
to I-385



**5 MINUTE**  
to I-185





# Building Photos





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