



# FOR LEASE

## ±4,722 SF MOVE-IN READY OFFICE WITH WAREHOUSE

96 Brookfield Oaks Dr, Suite 110  
Greenville, SC 29607



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

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864.704.1040  
LeeUpstate.com

#### PRICING/RATE:

**\$18.27/SF  
(NNN)**

- ±2,864 Office Space
- ±1,858 Warehouse Space
- Two (2) Common Loading Docks with EOD
- One (1) Drive-in Door



**MAJOR ACCESS**  
±1.0 Miles to I-385



**CITY LIMITS**  
Mauldin



**CLEAR HEIGHT**  
18'



**ZONING**  
S-1

# PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	96 Brookfield Oaks Dr
TYPE	Flex
TOTAL AVAILABLE SF	±4,722 SF
TAX MAP #	0546010100312
COUNTY	Greenville
CITY LIMITS	Mauldin
ZONING	S-1
YEAR BUILT	2018
WAREHOUSE SF	±2,864 SF
OFFICE SF	±1,858 SF
CEILING HEIGHT	18'
DOCK DOORS	Two (2)
DRIVE-IN DOORS	One (1)
COLUMN SPACING	Clear Span
SPRINKLERS	100%
PARKING	3.17 / 1,000 SF
UTILITIES	All Public



# LOCATION OVERVIEW

- 1 I-385
- 2 RiteRug Flooring
- 3 YORK
- 4 Lennox
- 5 BenchMark USA
- 6 Daltile
- 7 Resturant Depot
- 8 Amteck



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**CALL TODAY**



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