

±48,000 SF FOR LEASE



*Move-in Ready Warehouse Expandable to 58,000 SF
at 1801 Rutherford Road, Greenville, SC*

Short-Term Leases Available



\$3.75/SF (±\$1.20/SF NNN)

FOR MORE INFORMATION:

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

SITE LAYOUT HEDDLE HILL



Discover Heddle Hill Business Park

Greenville's Hub for Community, Industry, & Innovation! Spanning 50 acres, Heddle Hill is currently home to over 40 dynamic businesses across eleven buildings. The property totals just over 430,000 square feet and features a balanced split between S-1 services and I-1 industrial zoning, offering flexibility for a wide range of uses. Whether you're in services, manufacturing, logistics, or something unique, we have the space and flexibility to meet your needs.

Prime Location - Unmatched Connectivity

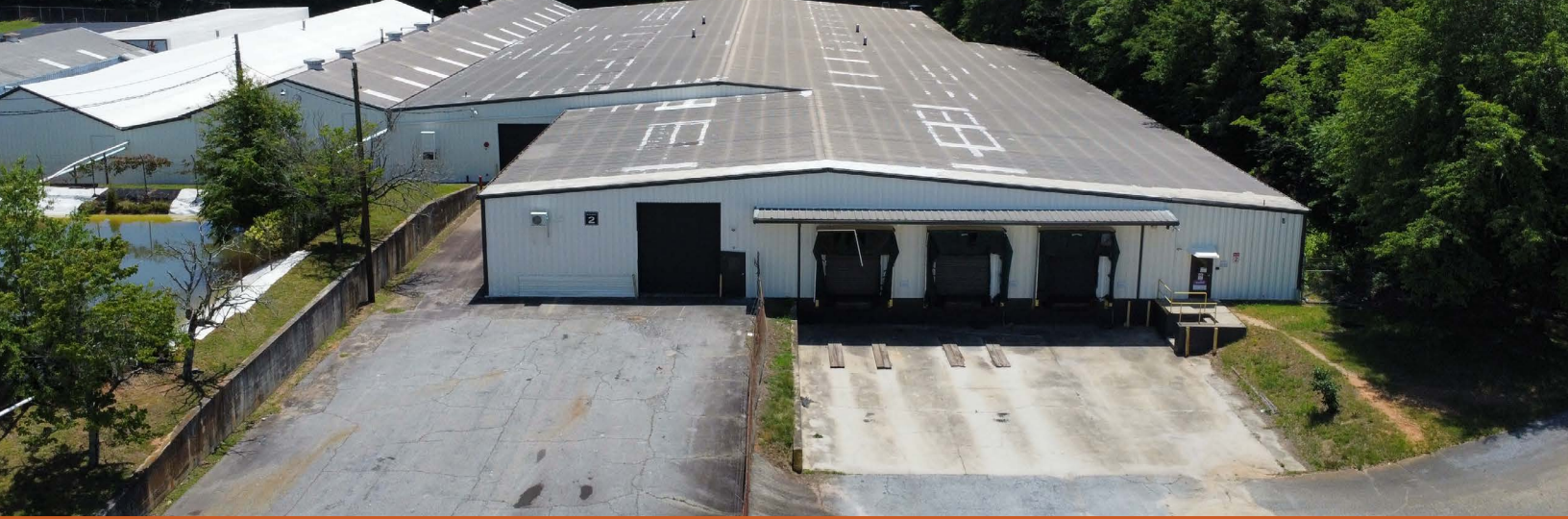
Strategically located, Heddle Hill is just minutes from major highways: 1.5 miles from US-29 (Wade Hampton Blvd), 1.0 mile from SC-291 (Pleasantburg Drive), and seamless access to I-385 and I-85, connecting you to regional and national markets with ease. The property boasts multiple access points, ample parking for employees, customers, and trucks, as well as fleet parking availability and extensive outdoor storage facilities.

Support & Collaboration

Tenants benefit from professional support combined with the collaborative energy of the community, making it a prime location for growth-oriented businesses across different industries and services.

- 1 Building 1
- 2 Building 2: ±48,000 SF for Lease
- 3 Building 3
- 4 Building 4
- 5 Building 5
- 6 Building 6
- 7 Building 7
- 8 Building 8
- 9 Building 9
- 10 Building 10
- 11 Building 11
- 12 Front Entry
- 13 CSX Railroad
- 14 Laydown Yard for Lease

DETAILS BUILDING



TOTAL AVAILABLE SF	±48,000 (Expandable to ±58,000 SF)
TOTAL BUILDING SF	±82,300
TAX MAP #	P004000100200
COUNTY	Greenville
ZONING	S-1
CONSTRUCTION TYPE	Metal
OFFICE SF	±300 SF
RESTROOMS	Four (4)
CEILING HEIGHT	See Floor Plan (Page 5)
DOCKS	Three (3) - 8' x 12'
DRIVE-IN	One (1) - 12' x 14'
FIRE SYSTEM	Yes, 100% Wet System
UTILITY SERVICE PROVIDERS	Duke Energy 480v / 220v (3-Phase) Piedmont Natural Gas Greenville Water (Water, Sewer & Fire Loop)



LEASE RATE:
\$3.75/SF (+\$1.20/SF NNN)



LOCATION:

Located within Heddle Hill
right off Rutherford Rd.



DOCKS & DRIVE-INS:

Three (3) Loading Docks
One (1) Drive-In Door



SPECIAL FEATURES:

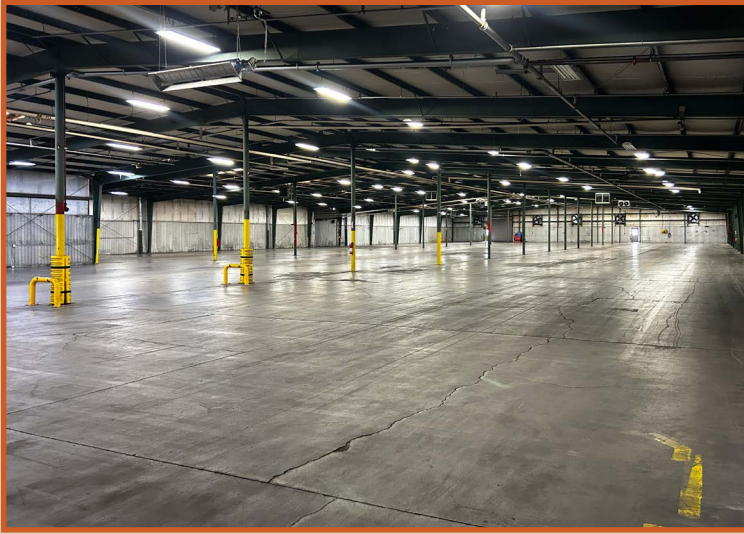
Potential for 1 Acre
Outdoor Storage



INTERSTATE ACCESS:

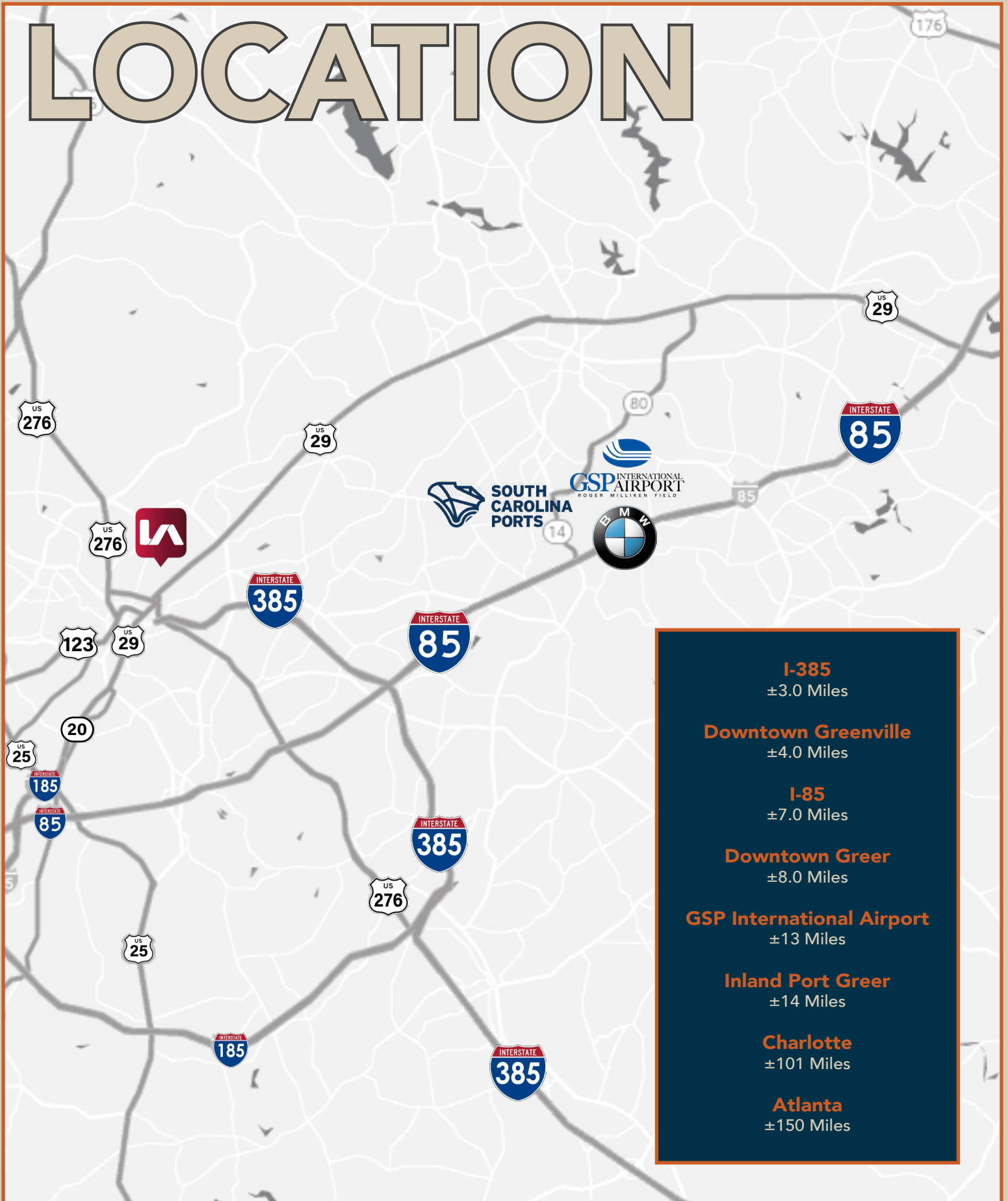
±3.0 Miles to I-385 &
±7.0 Miles to I-85

PHOTOS



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LOCATION



I-385

±3.0 Miles

Downtown Greenville

±4.0 Miles

I-85

±7.0 Miles

Downtown Greer

±8.0 Miles

GSP International Airport

±13 Miles

Inland Port Greer

±14 Miles

Charlotte

±101 Miles

Atlanta

±150 Miles

1801 Rutherford Road, Greenville, SC
Space is Move-In Ready



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