

FOR LEASE | \$3.95 PSF NNN



304 Arcadia Drive - Suite A

Greenville, South Carolina 29609

Downtown
Greenville
3.0 Miles



Now Available For Lease
58,580 SF Infill Industrial/Flex

Space Features

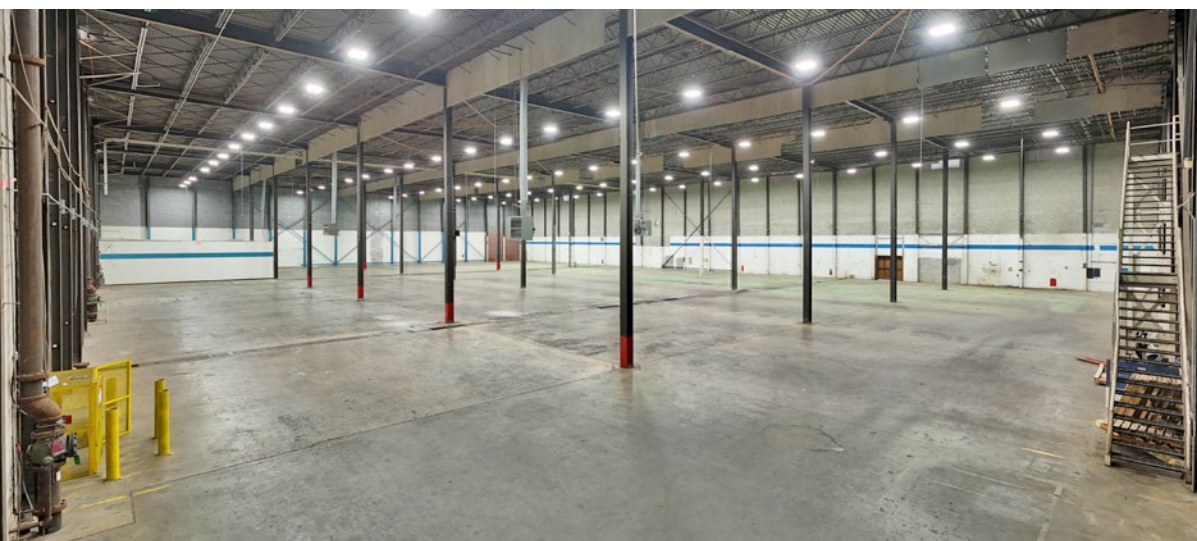
- +/- 58,580 SF Warehouse
- 1,628 SF of Updated Office
- 32 Parking Spaces
- 2 Dock High Doors
- Expandable Dock High and Drive In
- Quick access to Hwy 276, Hwy 291 and 385
- Move-In Ready



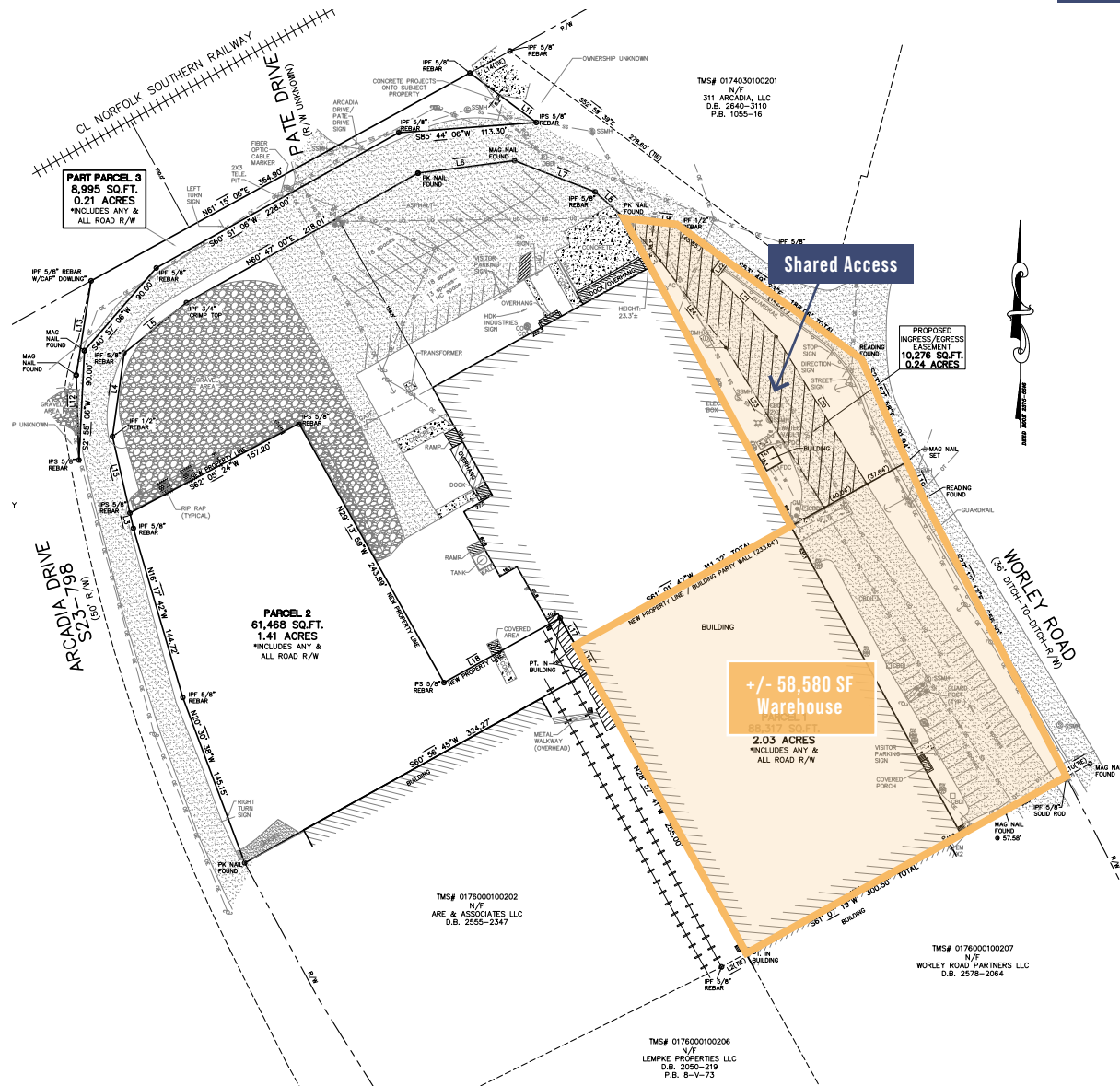
BROADSTREET
PARTNERS

JOHN PARKER | john@broadstreetcre.com | 864.266.3309 MILLER JONES | miller@broadstreetcre.com | 803.840.6102
148 River Street, Suite 205 | Greenville, SC 29601 | 864.640.6440 | www.broadstreetcre.com

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- Greenville County
- Zoned Flexible Review District which includes Industrial, Retail, Office, Flex
- Expandable Dock Doors/Drive-In Door
- Move-In Ready



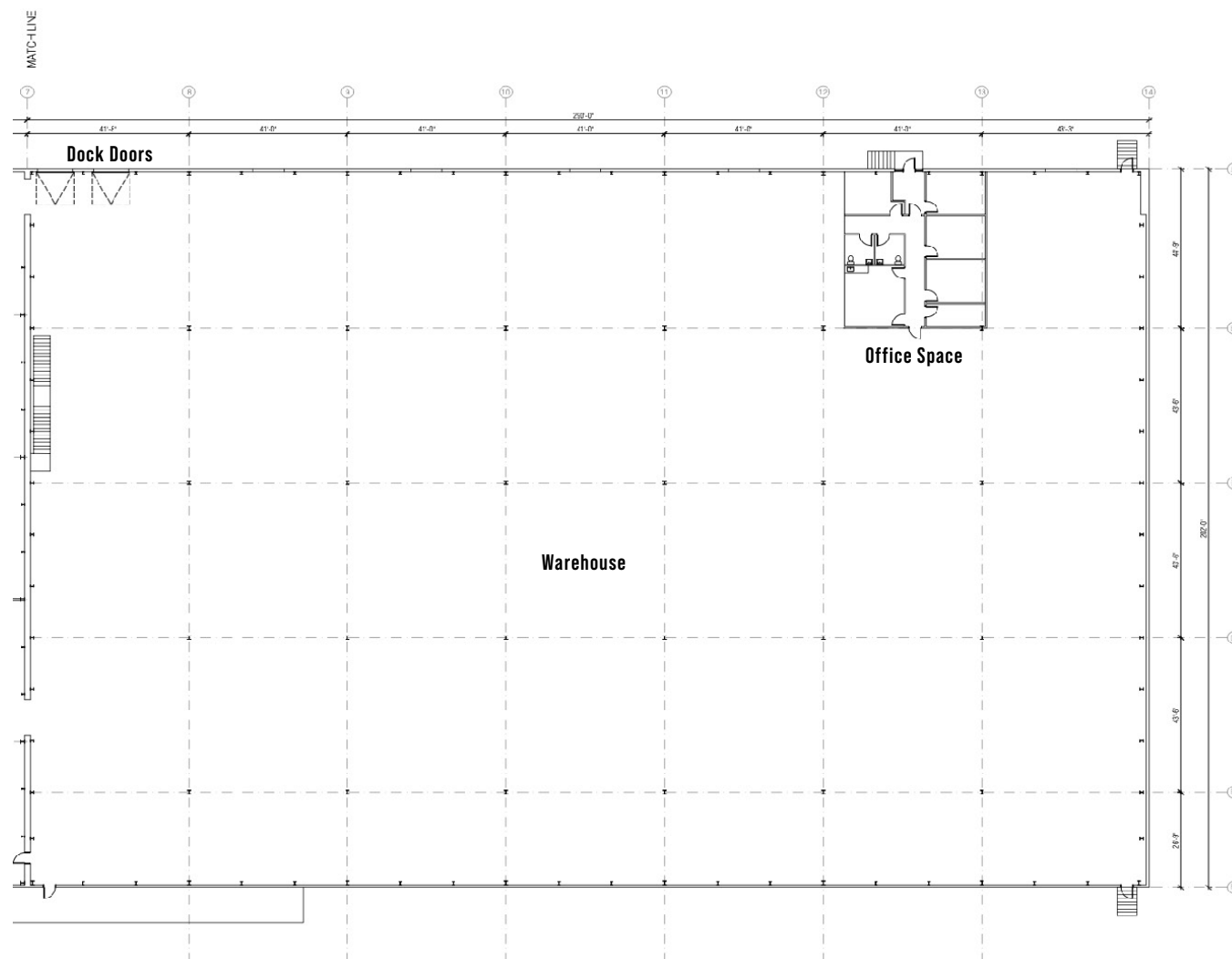
Floor Plan

+/- 58,580 SF
Move-In Ready

Property Highlights

- +/- 1,628 SF Updated Office
- Power: 3 Phase, 480 Volts, 600 Amps
- Wet Sprinklered
- 2 Dock High Doors, Expandable

Located Within 3 Miles
of Downtown Greenville





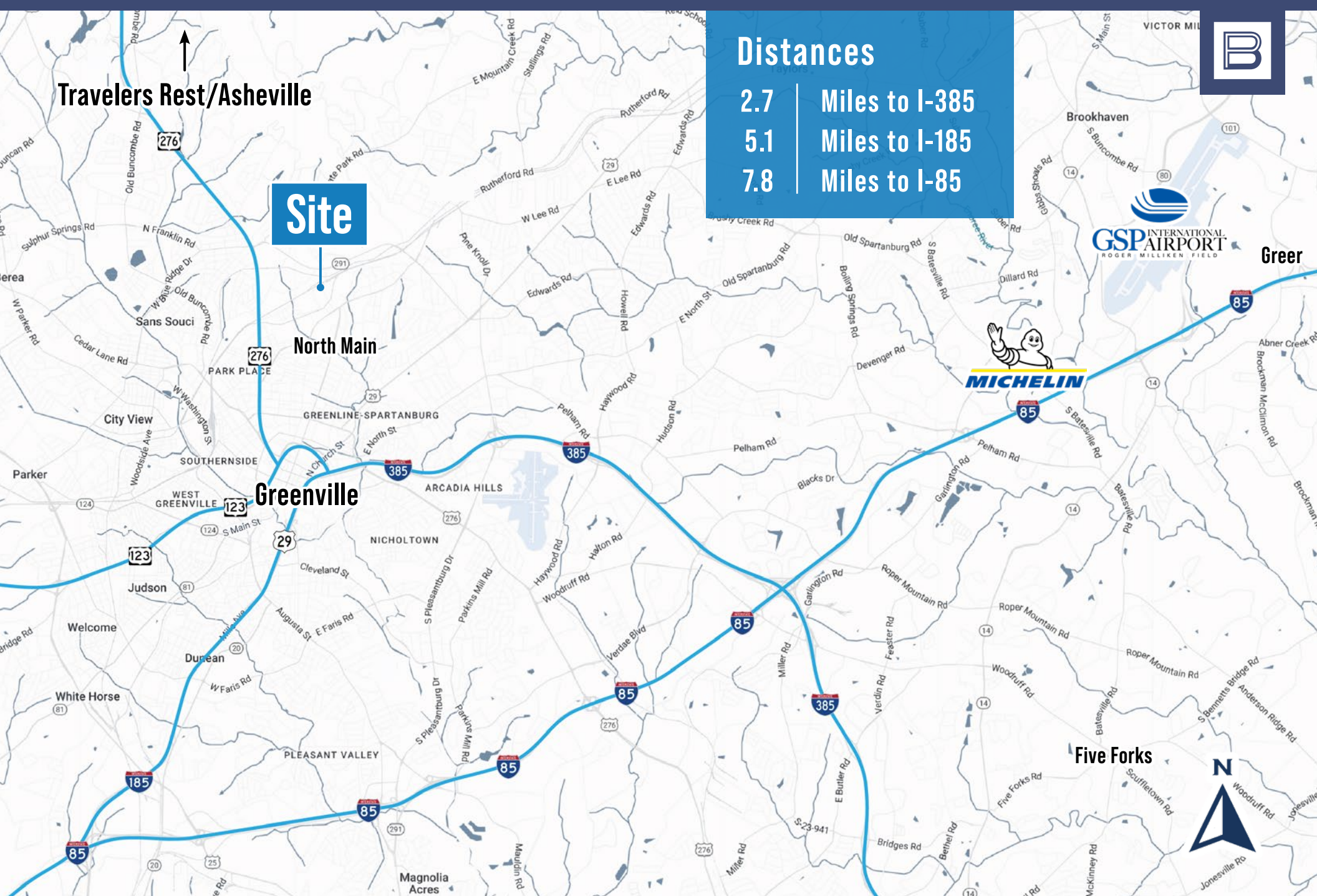
Market Overview

Greenville, South Carolina | Downtown

Greenville, SC is a thriving city nestled in the foothills of the Blue Ridge Mountains, known for its vibrant downtown, diverse culinary scene, and strong community atmosphere. Popular attractions include Falls Park on the Reedy with its iconic Liberty Bridge, the 28-mile Swamp Rabbit Trail, and a wide variety of restaurants and entertainment options. The city also prioritizes accessibility with public transportation, mobility-friendly spaces, and a welcoming atmosphere for all visitors.

Strategically located along the I-85 corridor, Greenville offers easy access to major cities like Atlanta and Charlotte and is served by the Greenville–Spartanburg International Airport. The area has seen consistent economic growth, attracting major companies and capital investments while maintaining its charm and livability. With its mix of outdoor recreation, cultural amenities, and a business-friendly environment, Greenville continues to grow as one of the Southeast's most dynamic cities.







North Main Neighborhood



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