

# FOR LEASE

107 Towne Center Dr | Greer, SC 29650



[In Association with Carolina Moves LLC | A Licensed South Carolina Broker](#)

# Disclaimer

---

All materials and information received or derived from The Founders Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither The Founders Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Founders Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Founders Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. The Founders Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Founders Group in compliance with all applicable fair housing and equal opportunity laws.

By acknowledging your receipt of this Offering Memorandum from The Founders Group, you agree:

1. The Offer Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Sponsor.

# Table of Contents

## 107 Towne Center Dr

Prepared by:  
The Founders Group

### Contacts

---

Matt Foster  
Partner

864.444.0022  
matt@foundersgroupsc.com

Amanda Shivers  
Executive Assistant

864.494.7318  
amanda@foundersgroupsc.com

Josh Hakala  
Associate Broker

706.736.3375  
josh@foundersgroupsc.com

In Association with Carolina  
Moves LLC. A Licensed South  
Carolina Broker

04  
Lease Overview

05  
Property Overview

06  
Property Photos

09  
Transaction Team

# Lease Overview

Monthly Rent	Taxes/Insurance	Zoning	Avail
\$24/sq ft	Est \$3/sq ft	CC	7,500 sq ft

## PROPERTY SUMMARY

Address	107 Towne Center Dr
Ownership	Interested Industries LLC
Year Built	Under Construction
Building Size	± 16,000 SF
Parcel Size	±2.51 Acres
Occupancy Availability	Oct 1 2026
Available Space	+ - 7,500 sq ft

## PROPERTY HIGHLIGHTS

- Modern design with a combination of office and warehouse space tailored for versatility.
- Ideal for a variety of industries, including light industrial, office, retail showroom, or distribution.
- Up to 26 ft high ceilings and open-plan layouts allow for efficient customization to suit tenant needs.

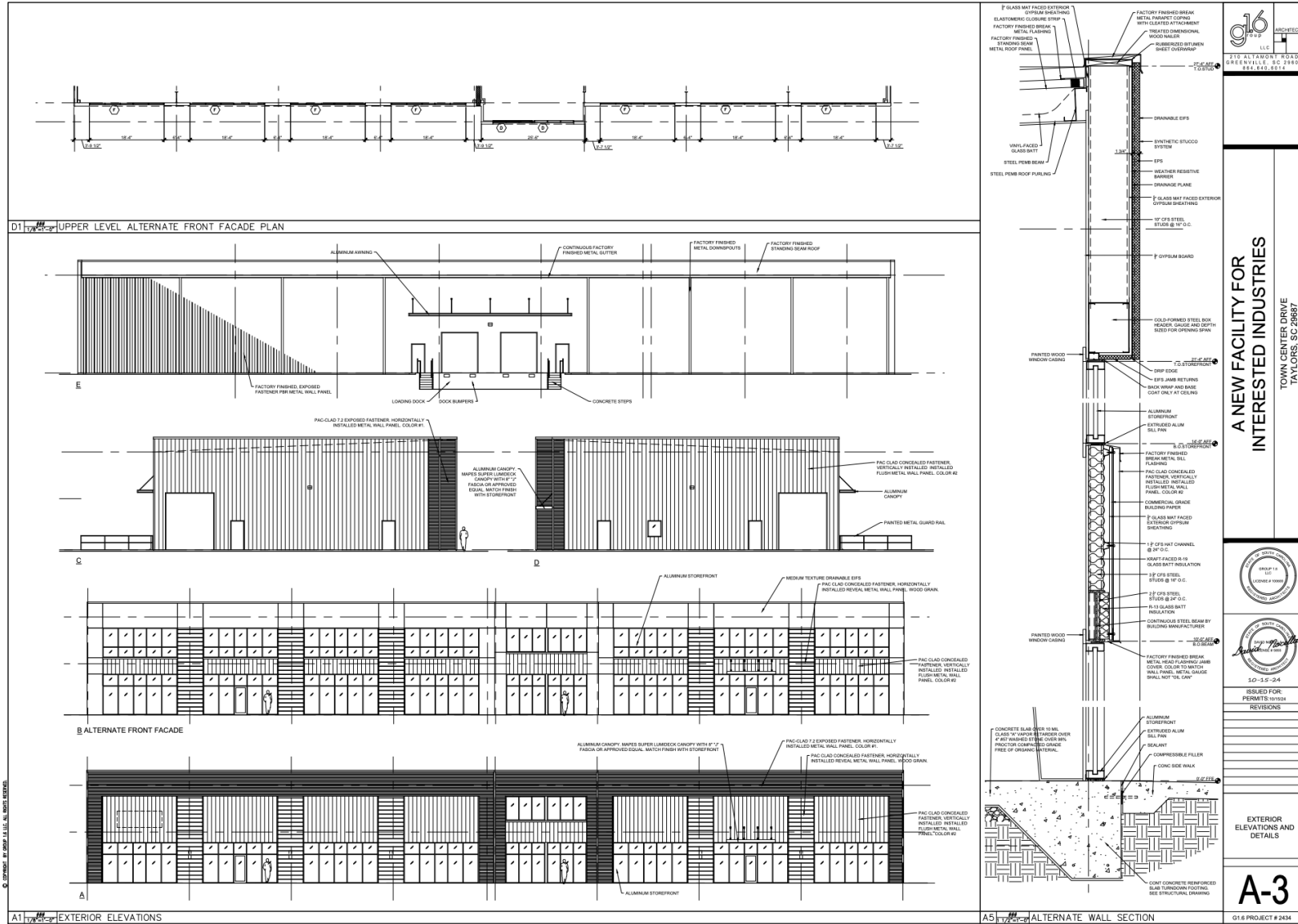
# Property Overview | Location Map



# Property Overview | Current Photos



# Property Overview | Plans



310 ALFORD WOOD  
DREEMVILLE, SC 29609  
854.842.6214

**A NEW FACILITY FOR  
INTERESTED INDUSTRIES**

TOWN CENTER DRIVE  
TAYLORS, SC 29687



3.0-1.0-24  
ISSUED FOR PERMITS REVIEW  
REVISIONS

EXTERIOR ELEVATIONS AND DETAILS

**A-3**

G16 PROJECT # 24M





The Founders Group  
455 Congaree Rd  
Greenville, SC 29607  
[www.foundersgroupsc.com](http://www.foundersgroupsc.com)

In Association with Carolina Moves, LLC.  
A Licensed South Carolina Broker

## Transaction Team

---



**Matt Foster**  
Partner  
864.444.0022  
[matt@foundersgroupsc.com](mailto:matt@foundersgroupsc.com)



**Josh Hakala**  
Associate Broker  
864.404.9377  
[josh@foundersgroupsc.com](mailto:josh@foundersgroupsc.com)