



## Property Description

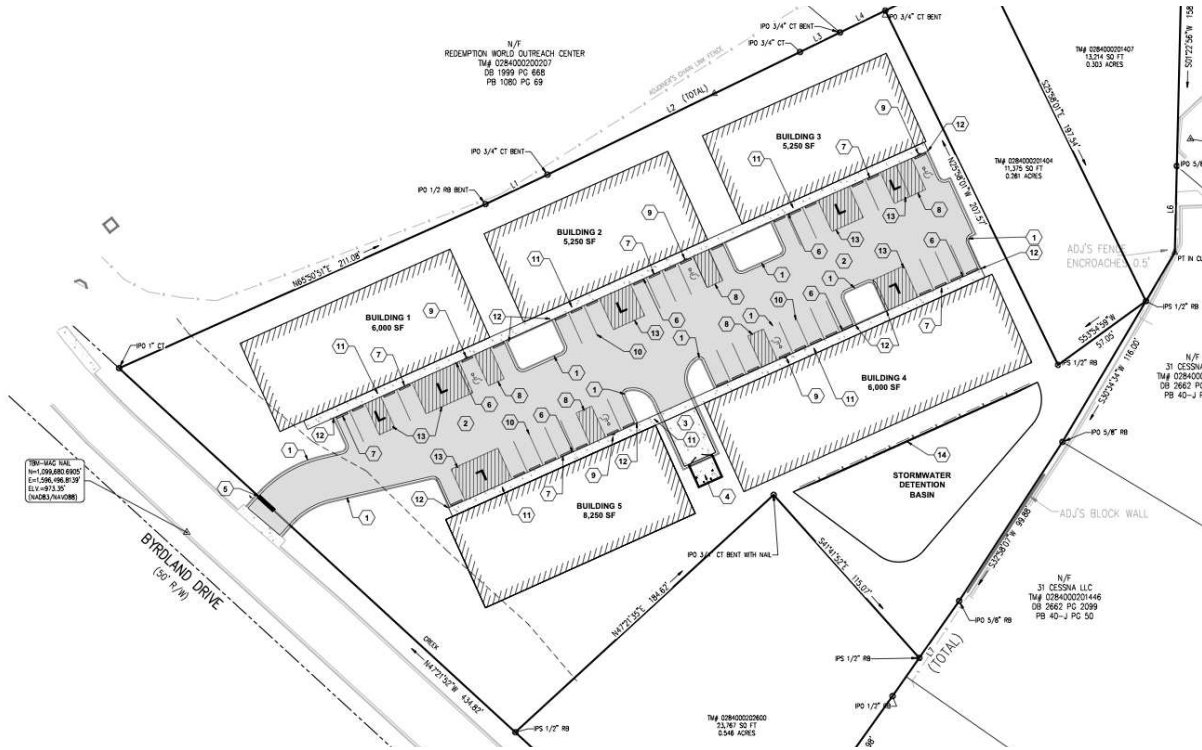
- The Platform is Greenville, South Carolina's newest flex-business park with high-clearance bays, mezzanines, and roll-up doors with drive-in access
- Strategically located on Byrdland Drive between Haywood Road and South Pleasantburg Drive, just minutes from Downtown Greenville and I-385.
- Built on 2.5 acres
- Each bay can come with an integrated mezzanine space starting at 450 SF to maximize every square foot.

## Building Highlights

- Eave height: 16' Front and 20' Rear
- Clear height: 21' and 25'
- Roll Up Door Size: 12'x14'
- Built out Restroom and Kitchenette
- Bay sizes start at 50' deep by 30' wide

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## No Mezzanine

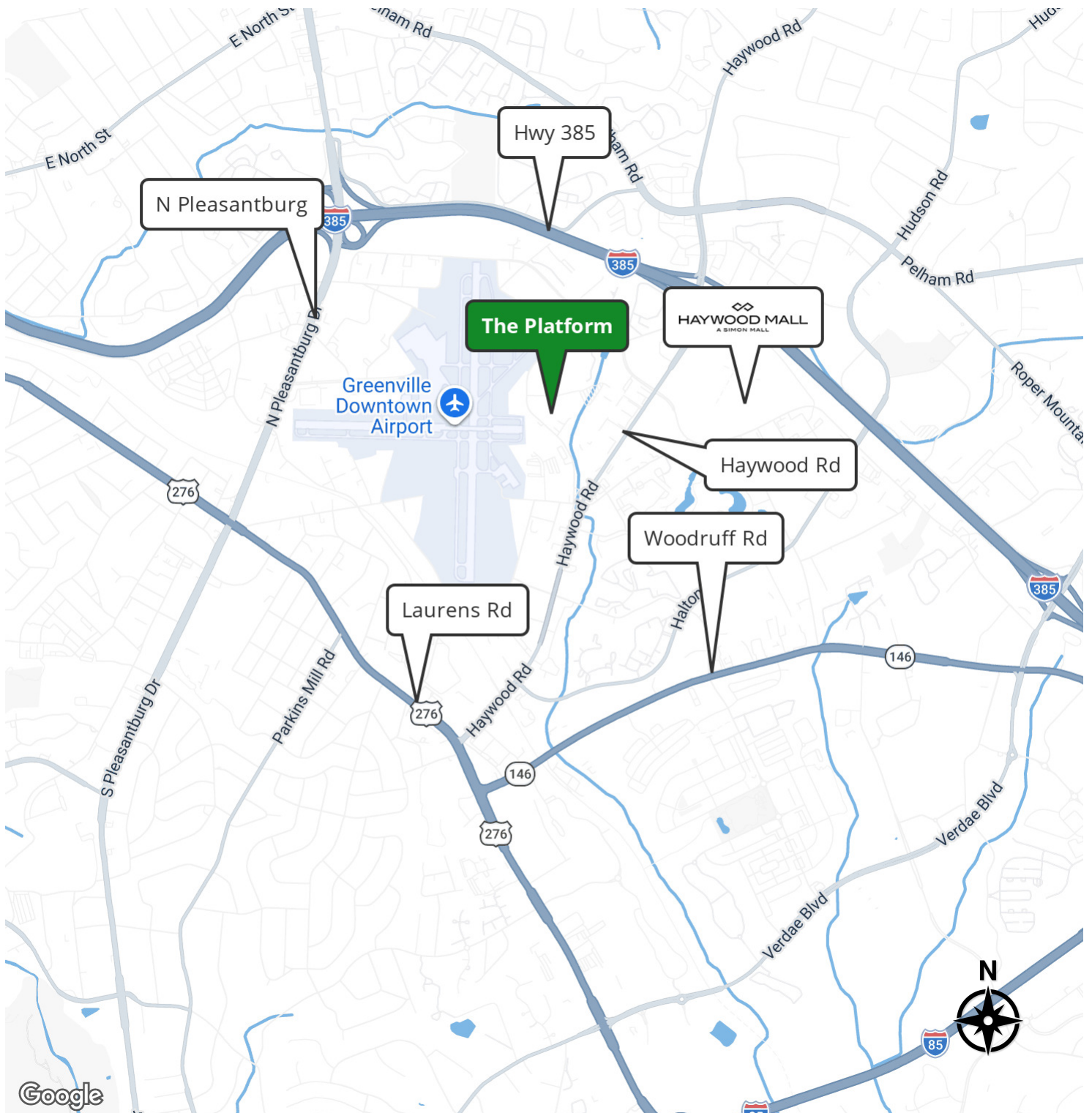
- Bay Sizes Options: Minimum 1,500 SF Max contiguous 8,250 SF
- Pricing: Monthly Base Rent starting at \$2,312.50
- Each Lease will be structured as a NNN Lease

## Mezzanine

- Bay Sizes Options: Minimum 1,950 SF Max contiguous 10,725 SF
- A single bay will include 1,500 SF on the ground floor and a 450 SF mezzanine
- Pricing: Monthly Base Rent starting at \$2,674.75
- Each Lease will be structured as a NNN Lease

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