



**AVAILABLE FOR LEASE
INDUSTRIAL / WAREHOUSE
NORTH MAIN EXCHANGE
304 ARCADIA DR, GREENVILLE, SC 29609**



**±20,000 to ±107,762 SF INDUSTRIAL / WAREHOUSE FOR LEASE
HIGHEST CLEAR HEIGHT AVAILABLE IN THE UPSTATE AT 39'**

Location: North Main area of
Greenville, SC
Zoning: I-1 Greenville County
Availability: Immediate

Total Space: ±107,762 SF
Suite A: ± 58,580 SF
Suite B: ± 29,182 SF
Suite C: ± 20,000 SF





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PROPERTY FEATURES



Suite A:	± 58,580 SF	±39' Clear Height
Suite B:	± 29,182 SF	±18' Clear Height
Suite C:	± 20,000 SF	±18' Clear Height
Total:	±107,762 SF	



Last Mile Industrial / Warehouse
 Heavy power infrastructure
 Former textile facility



Available For Lease
 Asking Rate: \$3.95 PSF NNN (A)
 Asking Rate: \$4.35 PSF NNN (B & C)



I-1, Industrial Zoning
 County of Greenville, SC
 North Main area off Worley Rd



- Improvements to include office update, new roof, new lighting, new dock doors
- Ceiling heights: ±18' to 39'
- Columns: 40' x 40' (B & C) / 43'6" x 41' (A)
- Power: 3 phase 480 volts
- Wet sprinklered
- 55 parking spaces (expandable)
- Along future Swamp Rabbit Trail ext.
- Within 2.0 miles of downtown Greenville
- Convenient access from Poinsett Hwy, Rutherford Rd, and Pleasantburg Dr
- Located next door to Greenlink's future maintenance facility



DISCLAIMER: This information is believed to be accurate but no warranties are implied or given. It is for reference purposes only.



BROADSTREET PARTNERS



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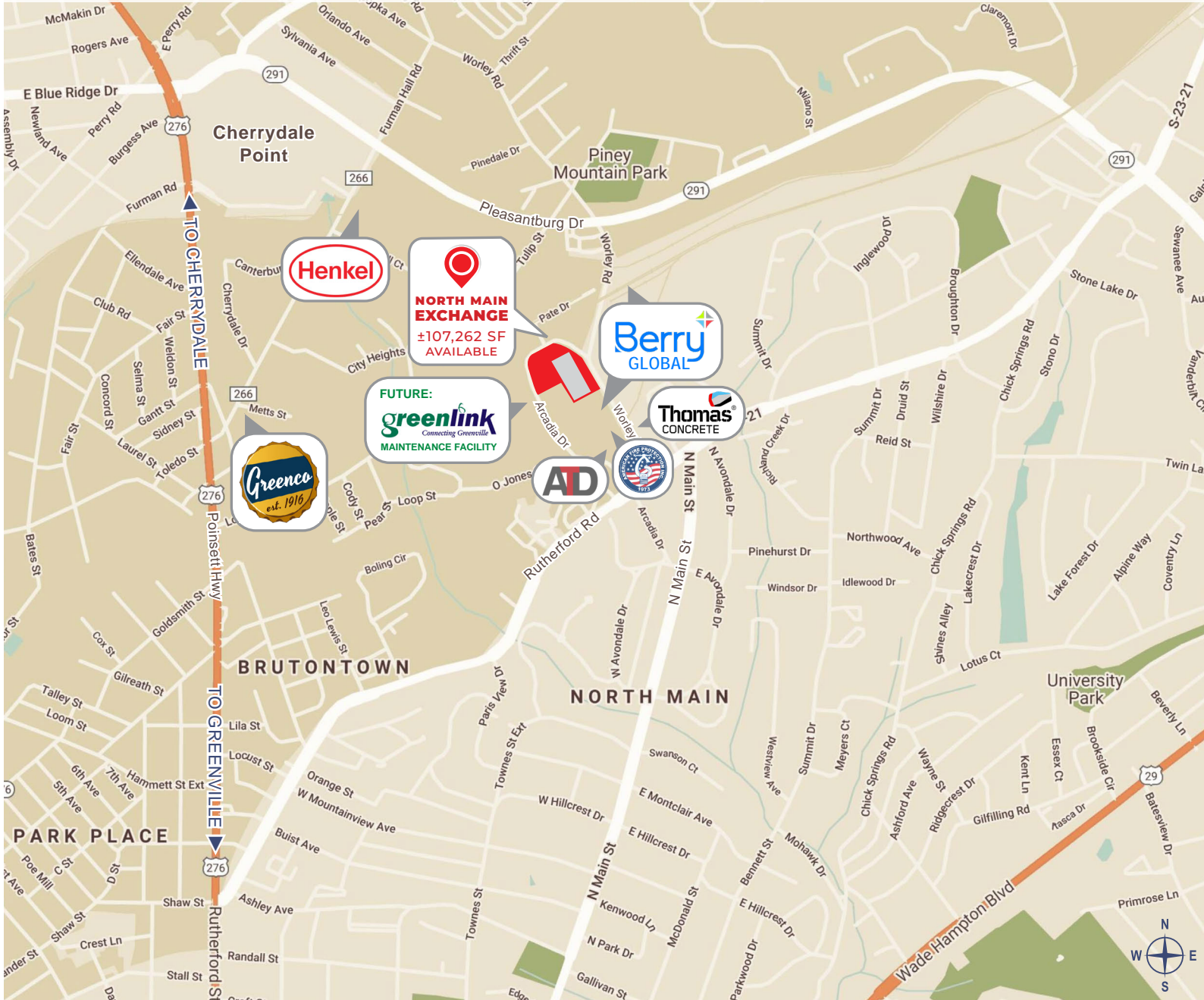
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SITE MAP

Opportunity within two miles of downtown between the North Main and Cherrydale areas.



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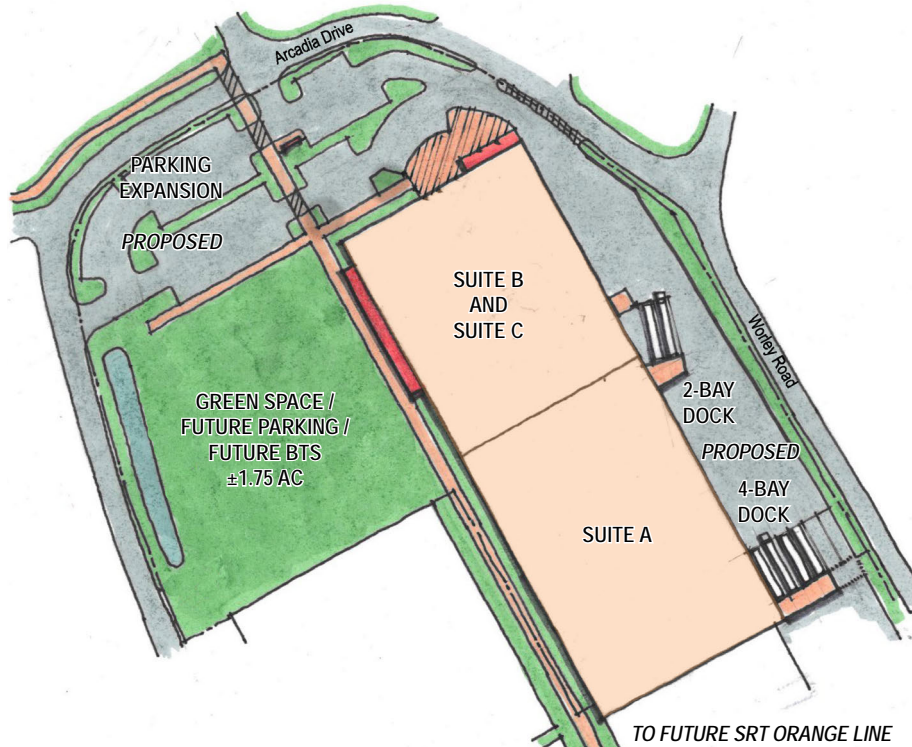
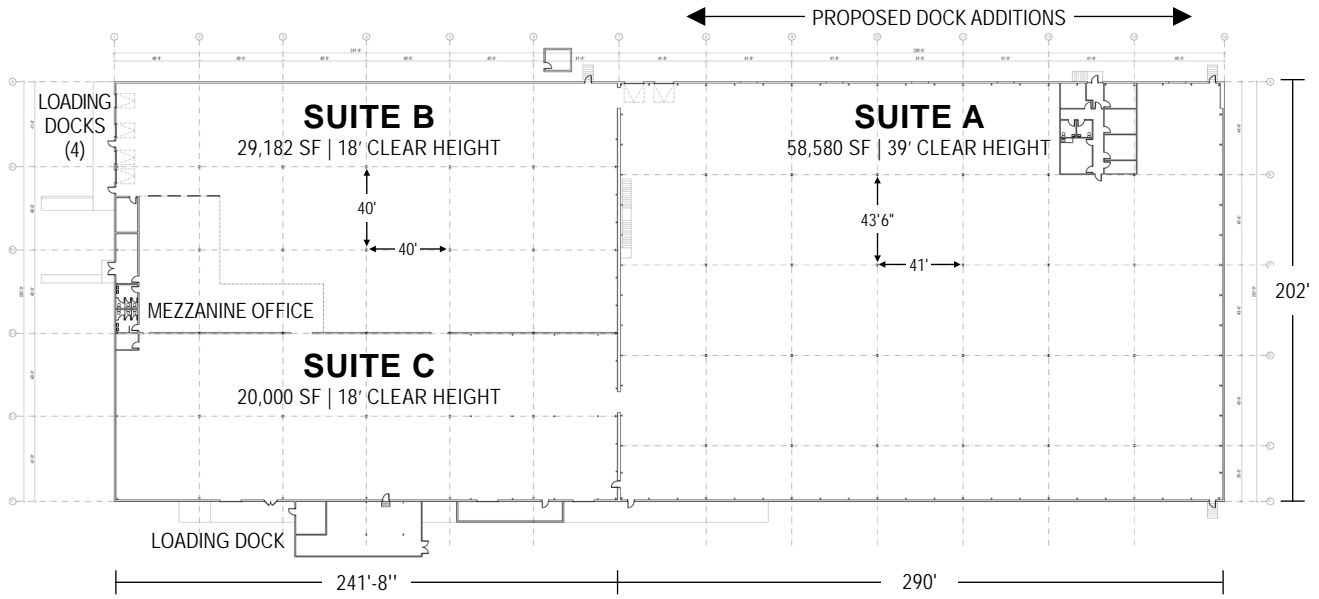


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PROPOSED FLOOR AND SITE PLANS



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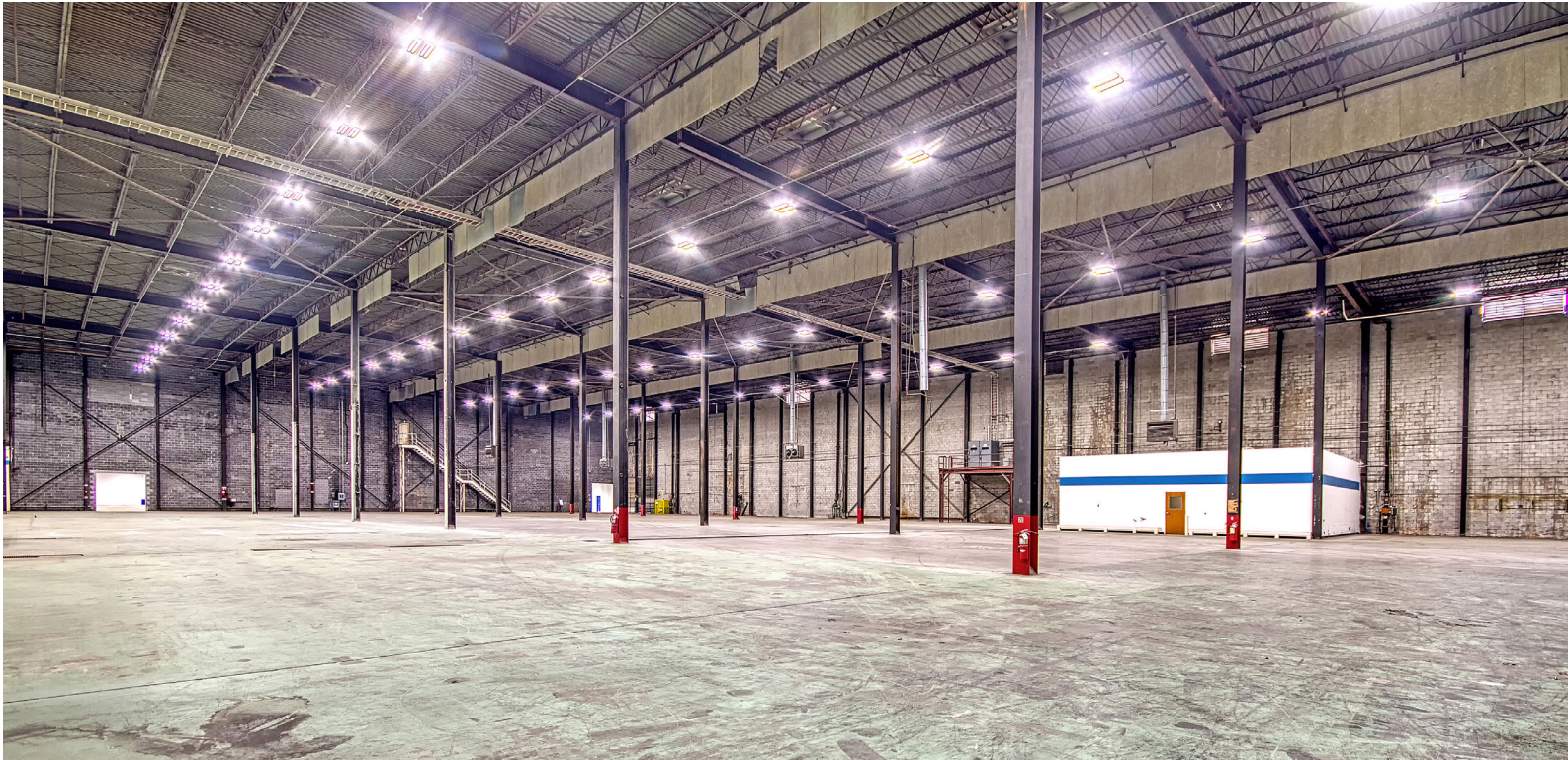


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BUILDING PHOTOS



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