

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



±20,000 INDUSTRIAL / WAREHOUSE / OFFICE FOR LEASE

Location: North Main area of Greenville, SC  
 Zoning: FRD Greenville County  
 Availability: Immediate

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



BROADSTREET PARTNERS



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## NORTH MAIN EXCHANGE - SUITE C

304 ARCADIA DR, GREENVILLE, SC 29609

### PROPERTY FEATURES



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



Last Mile Industrial / Warehouse with Flexible Zoning  
 Heavy power infrastructure  
 Former textile facility



Available For Lease  
 Asking Rate: \$4.95 PSF NNN (Suite C)



Zoning: Flexible Review District  
 Allows for Industrial, Office, Retail, Flex, and Manufacturing uses  
 Greenville County, SC



- Improvements include new roof & lighting
- Ceiling heights ±18' Clear
- Columns: 40' x 40'
- Power: 3 Phase, 480 volts
- Wet sprinklered
- Tenant Improvement Packages Available
- 2 Dock high doors
- Along future Swamp Rabbit Trail extension
- Within 2.0 miles of downtown Greenville
- Convenient access from Poinsett Hwy, Rutherford Road, and Pleasantburg Drive
- Easy access to Downtown Greenville, and surrounding suburban areas



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





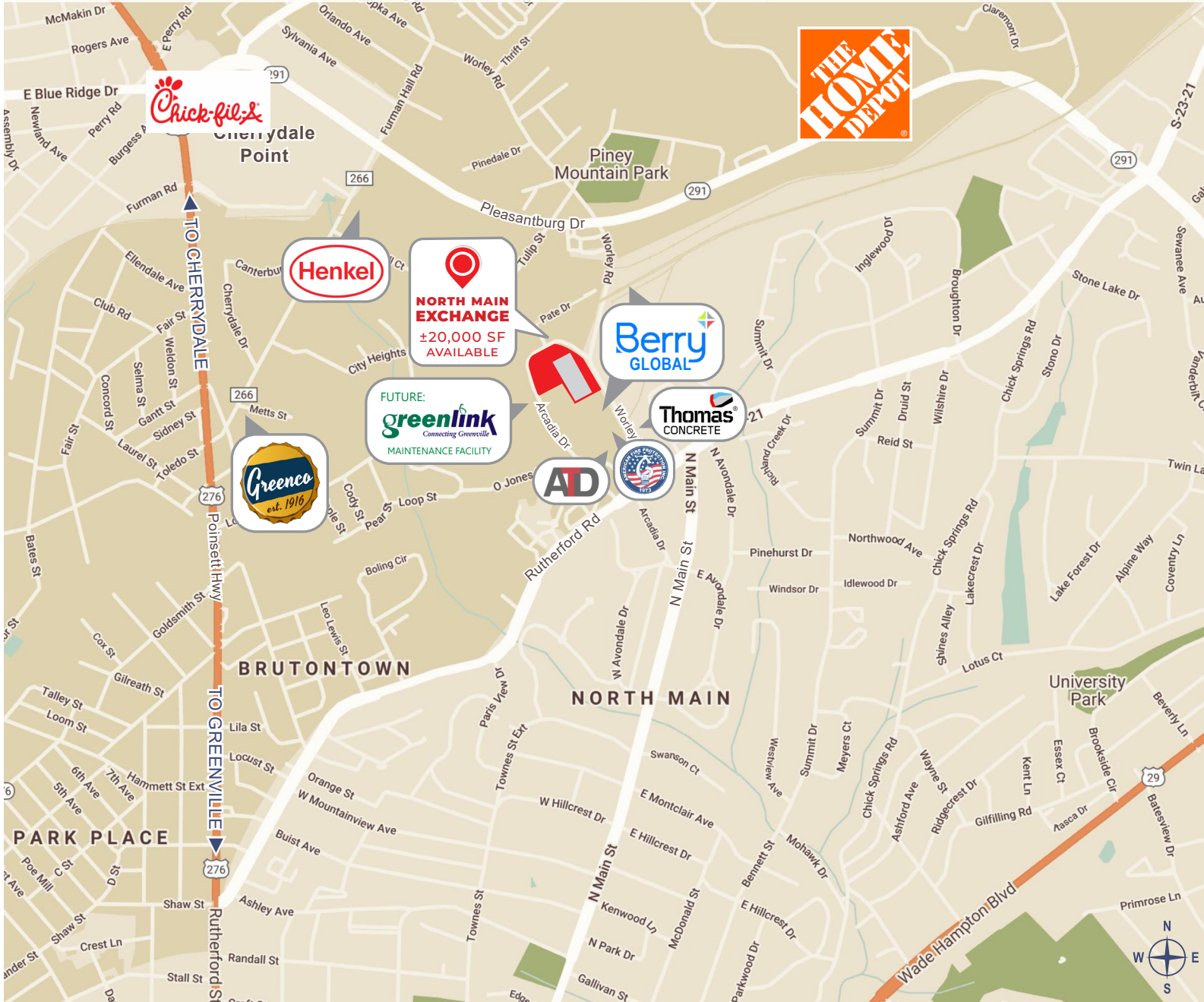
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## NORTH MAIN EXCHANGE - SUITE C

### 304 ARCADIA DR, GREENVILLE, SC 29609

## SITE MAP

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



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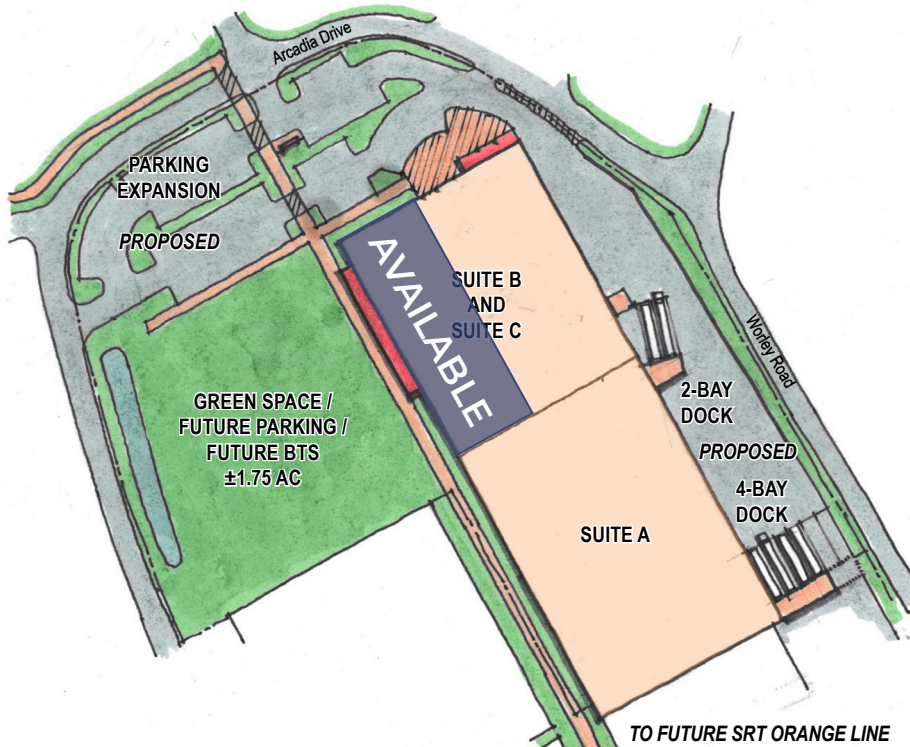
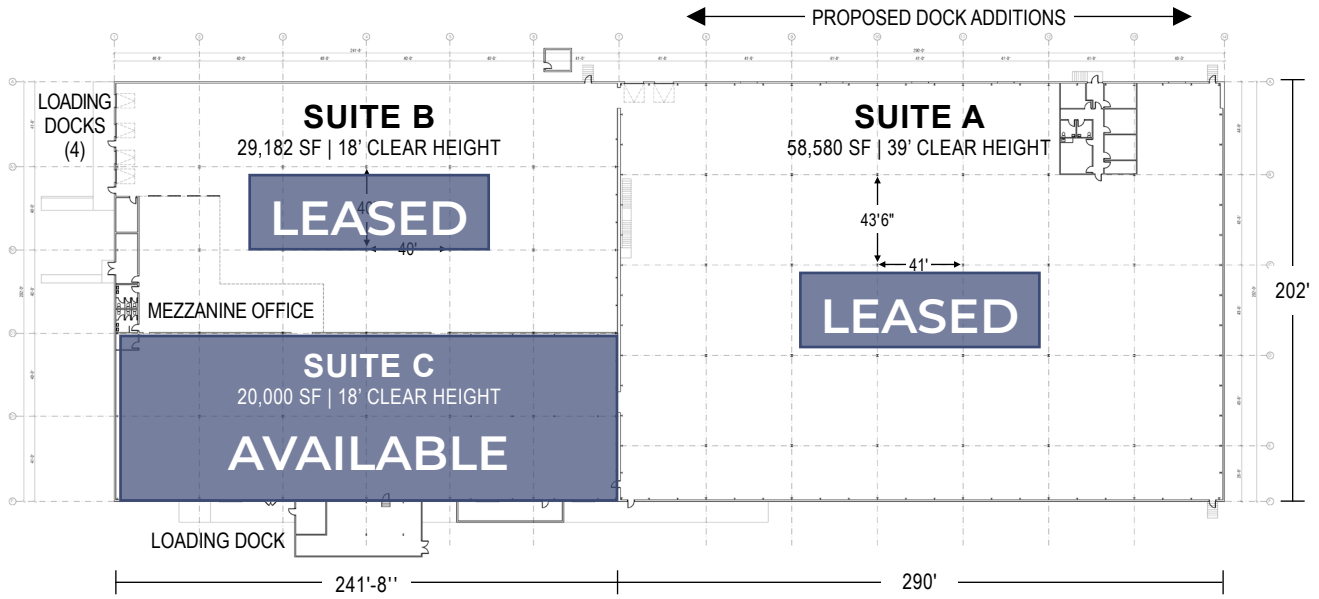


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### PROPOSED FLOOR AND SITE PLANS



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