

THE HISTORIC
JUDSON MILL

1912 **GREENVILLE** 2018

SOUTH CAROLINA



FOR LEASE

Landmark Mill Redevelopment
Greenville, SC

**AVISON
YOUNG**



JUDSON MILL
GREENVILLE

BUILT IN 1912.
REIMAGINED IN 2018.

CAMPUS OVERVIEW

An adaptive reuse mill development, Judson Mill will include a dynamic mix of office, retail/entertainment and residential spaces, all centered around creating a sustainable, vibrant community for residents, surrounding friends and neighbors.



+225K SF
OFFICE
SPACE

+195K SF RETAIL,
RESTAURANT,
+ ART SPACE

204 RESIDENTIAL
UNITS + AMENITIES
350 RESIDENTS

HISTORIC DETAILS

Architectural details like 100-year old masonry, oversized windows and original timber beams pay homage to the community's rich history, and provide a one-of-a-kind backdrop for a variety of retail and office users.

Highlights

- Flexible space options for office, retail, and light industrial uses
- Onsite apartments with ±350 residents
- A true mixed-use development with office, retail/entertainment, and residential onsite gives future tenants a great opportunity to cross collaborate with current tenants
- Close proximity to downtown Greenville
- Notable tenants include:
 - Bloc Haven Climbing
 - Magnetic South Brewery
 - HRP Engineering
 - Feed & Seed
 - Cowboy Up
 - High Spirits Events



OFFERING SUMMARY

Address	701 Easley Bridge Road Greenville, SC	
Building Size	The Annex	105,600 sf
	The Jenny	55,000 sf
	The Westervelt	157,000 sf
	The Warehouse	107,000 sf
Residential	204 units at 100% occupancy	
Lease Rate	Contact broker	
Parking	Free on-site parking	



POINTS OF INTEREST

21,400

Vehicles per day on Easley Bridge Road

149,530

People live within a five-mile radius

\$83,619

Average household income in five-mile radius by 2026

NO. 5 Best Small City in the U.S.

CONDÉ NAST TRAVELER, OCTOBER 2021

NO. 1 Micro City of the Future

FDI MAGAZINE, JUNE 2021



SITE OVERVIEW

THE WESTERVELT

THE LOFTS

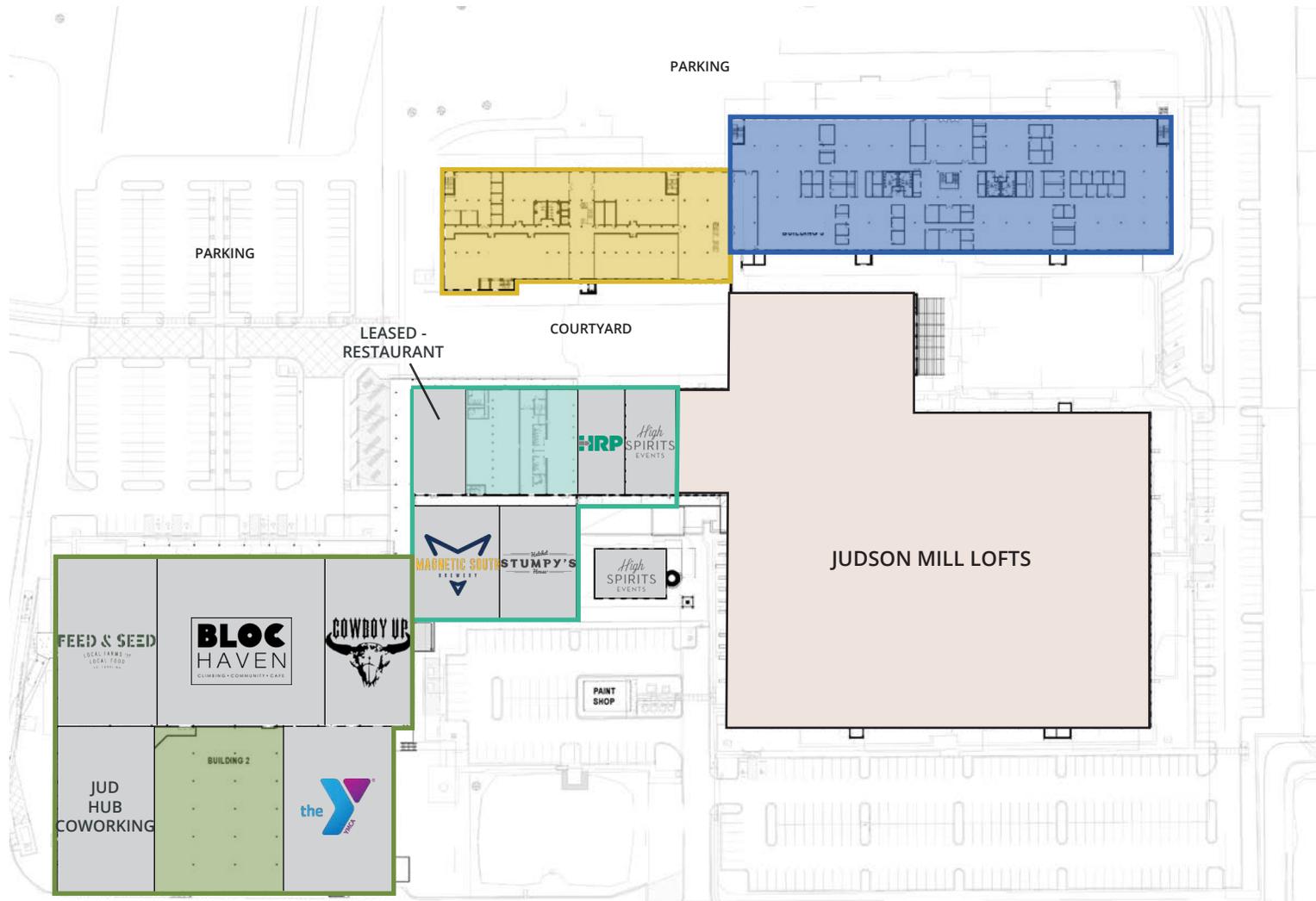
THE JENNY

THE ANNEX

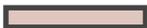
THE WAREHOUSE



SITE OVERVIEW



BUILDINGS/SQUARE FOOTAGE

	The Annex	Retail/Office	±100,500 sf		The Jenny	Office	±55,000 sf
	The Warehouse	Retail	±107,000 sf		The Westervelt	Office	±157,000 sf
	The Lofts	Residential	204 Units 100% Occupancy				

THE ANNEX

The retail hub of Judson Mill, this building features a corner space ideal for a restaurant with outdoor seating, retail spaces facing the central courtyard, and spec office space. Opportunities also available for experiential retail & art spaces.



THE ANNEX

■ AVAILABLE RETAIL/OFFICE ■ COMMON



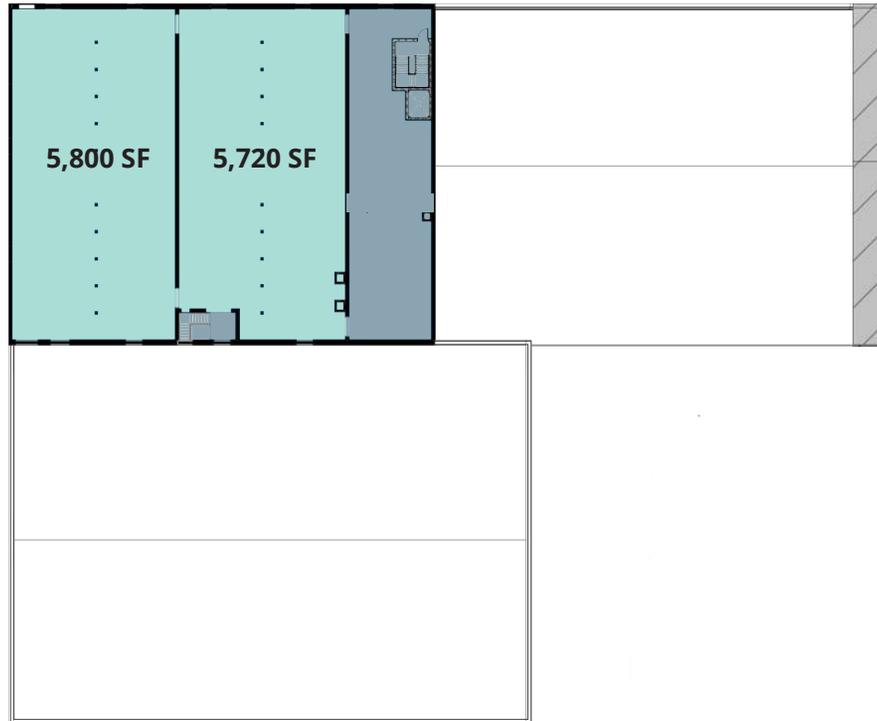
2ND FLOOR



1ST FLOOR

THE ANNEX

 **AVAILABLE**
RETAIL/OFFICE  **COMMON**



3RD FLOOR





THE WAREHOUSE

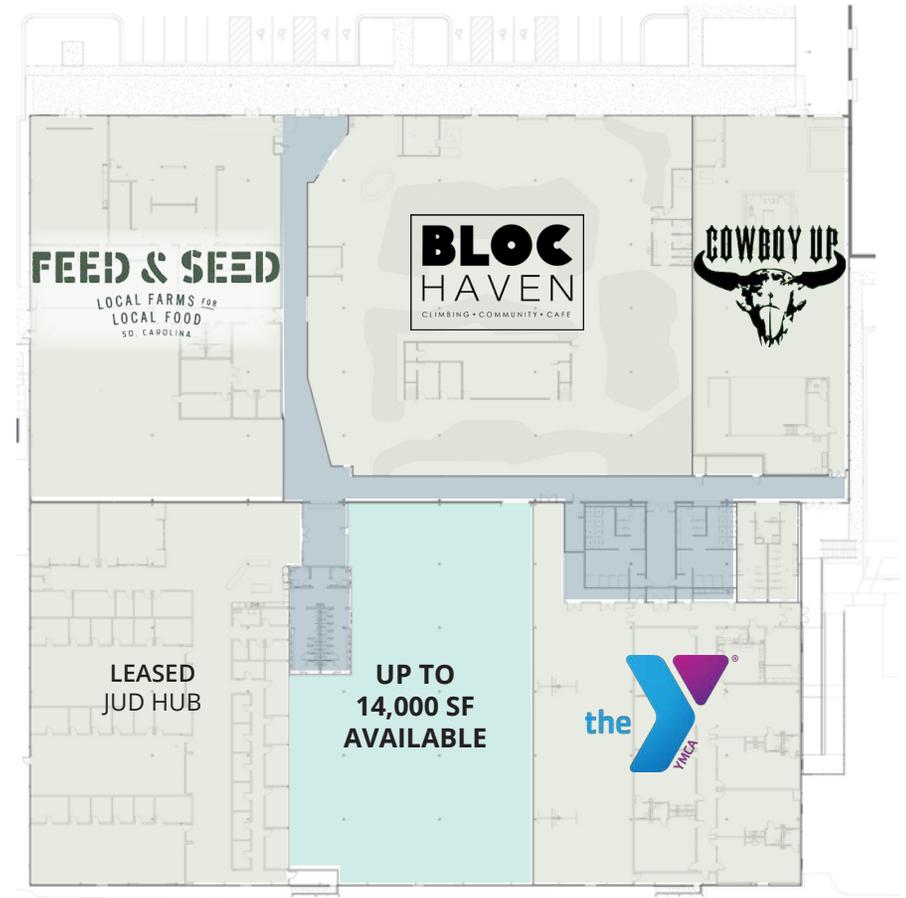
±107,000 SF RETAIL/ENTERTAINMENT

The entertainment and community hub at Judson Mill.

- Flexible floor plans
- Warm shell delivery
- Ample natural light
- Access to common areas

1st floor

Up to 14,000 sf



AVAILABLE
RETAIL/OFFICE

COMMON

THE JENNY

±55,000 SF BUILD-TO-SUIT OFFICE

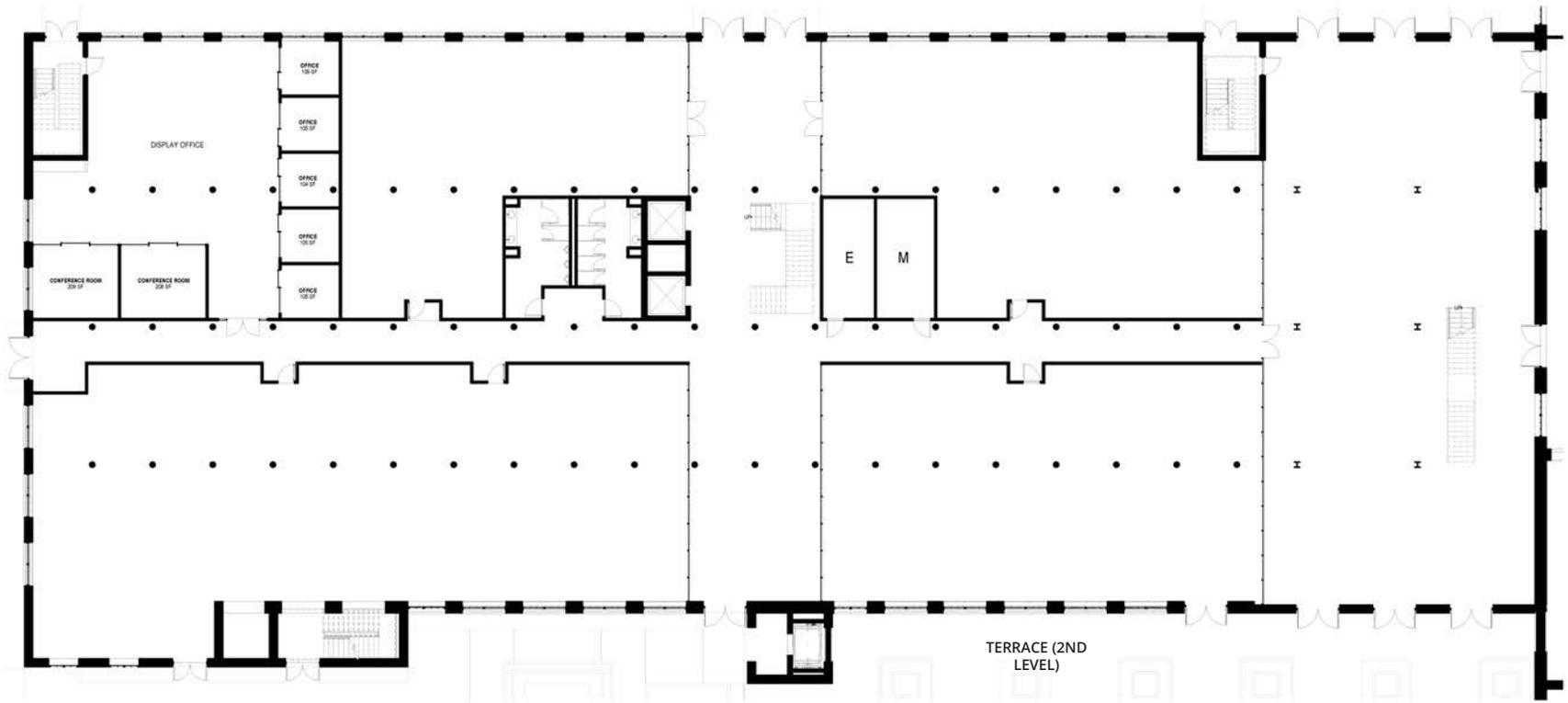
Two-story historic building with approximately 55,000 sf of build-to-suit office space. Features beautiful corbelled arch windows and terrace. Building faces Highway 123 and overlooks expansive outdoor courtyard. Ample parking in front and adjacent to building.

2nd Floor	31,667 sf
3rd Floor	22,685 sf



THE JENNY

Conceptual floor plan



THE WESTERVELT

±157,000 SF CORPORATE OFFICE

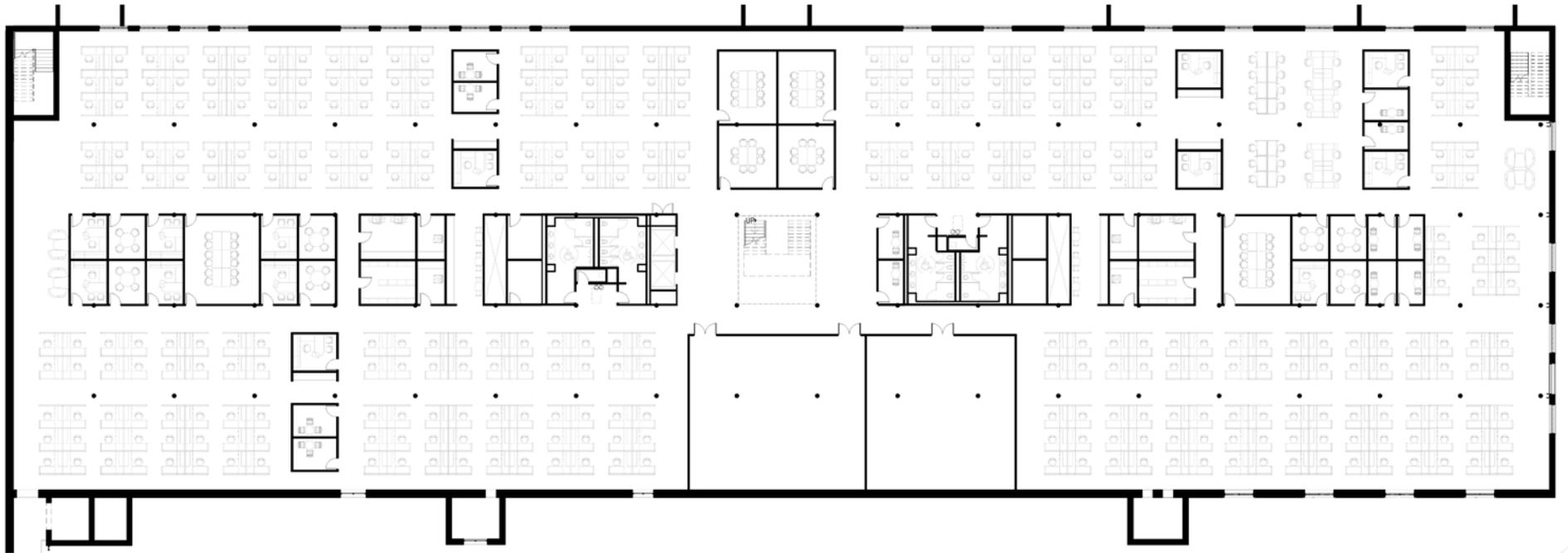
This expansive space features 157,000 sf build-to-suit opportunity, perfect for a corporate headquarters. Stand alone building with 17'-18' ceiling heights and arched windows.

1st Floor	52,587 sf
2nd Floor	52,429 sf
3rd Floor	52,096 sf



THE WESTERVELT

Conceptual floor plan



AMENITIES+SITE ACTIVATION

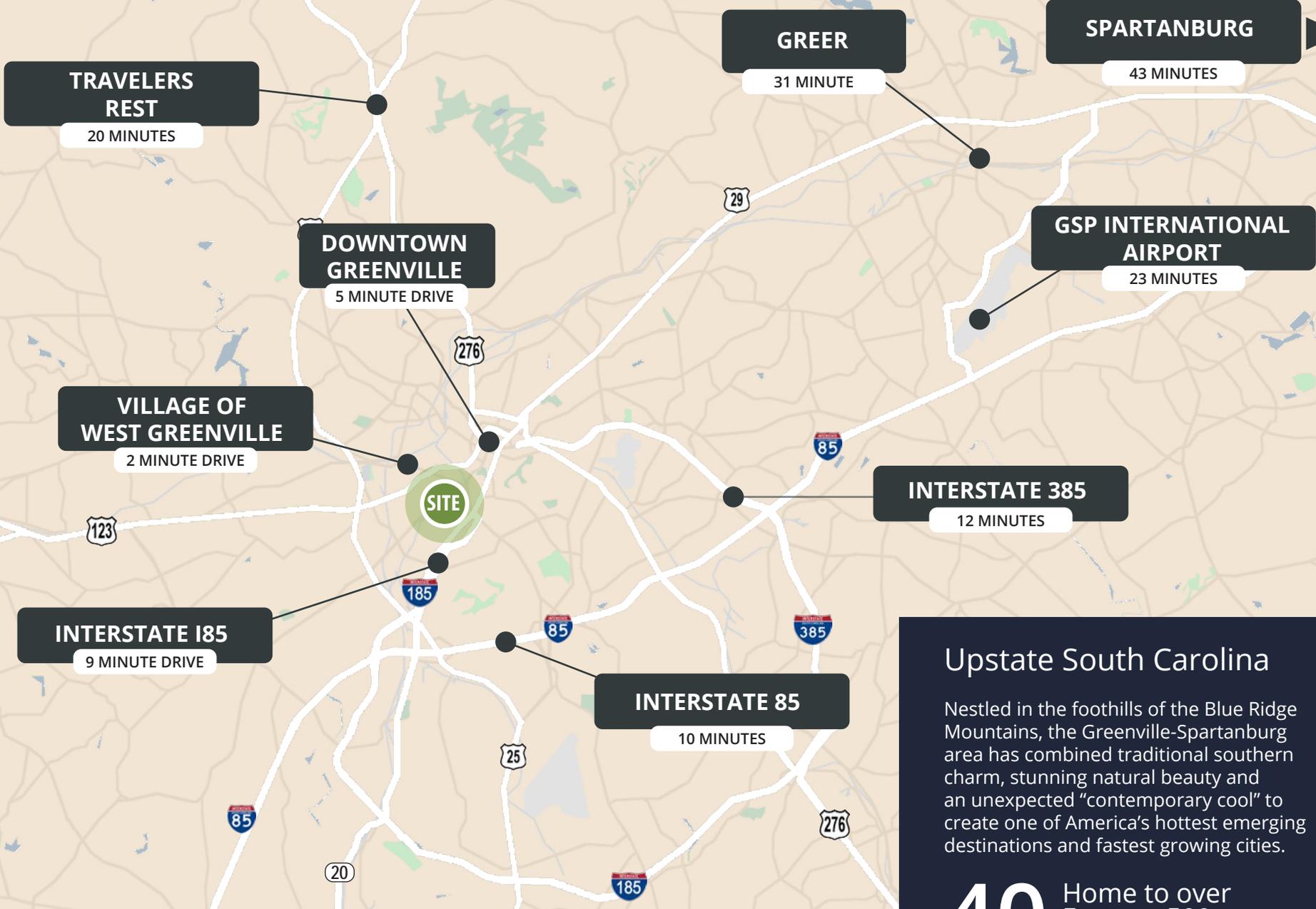
Live+Work+Play

Once the largest textile mill in Greenville County, Judson Mill was more than a workplace. It was a thriving community of friends and neighbors.

Today, Judson Mill's greenspaces will once again provide the opportunity for the community to gather for a variety of outdoor programming and activities.



LOCATION



Upstate South Carolina

Nestled in the foothills of the Blue Ridge Mountains, the Greenville-Spartanburg area has combined traditional southern charm, stunning natural beauty and an unexpected "contemporary cool" to create one of America's hottest emerging destinations and fastest growing cities.

40 Home to over
Fortune 500
Companies



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Walk the campus with us - schedule a tour today.

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