

For Lease

430 Fairforest Way
Greenville, SC

±11,500-square-foot flex warehouse
with counter and showroom area

- Building consists of:
 - ±3,900 SF office, counter, showroom
 - ±7,500 SF warehouse
- ±1.9 AC
 - Possible expansion
 - Former lay down yard on site
- Lease Rate: \$13.50 PSF NNN, TICAM \$1.62 PSF

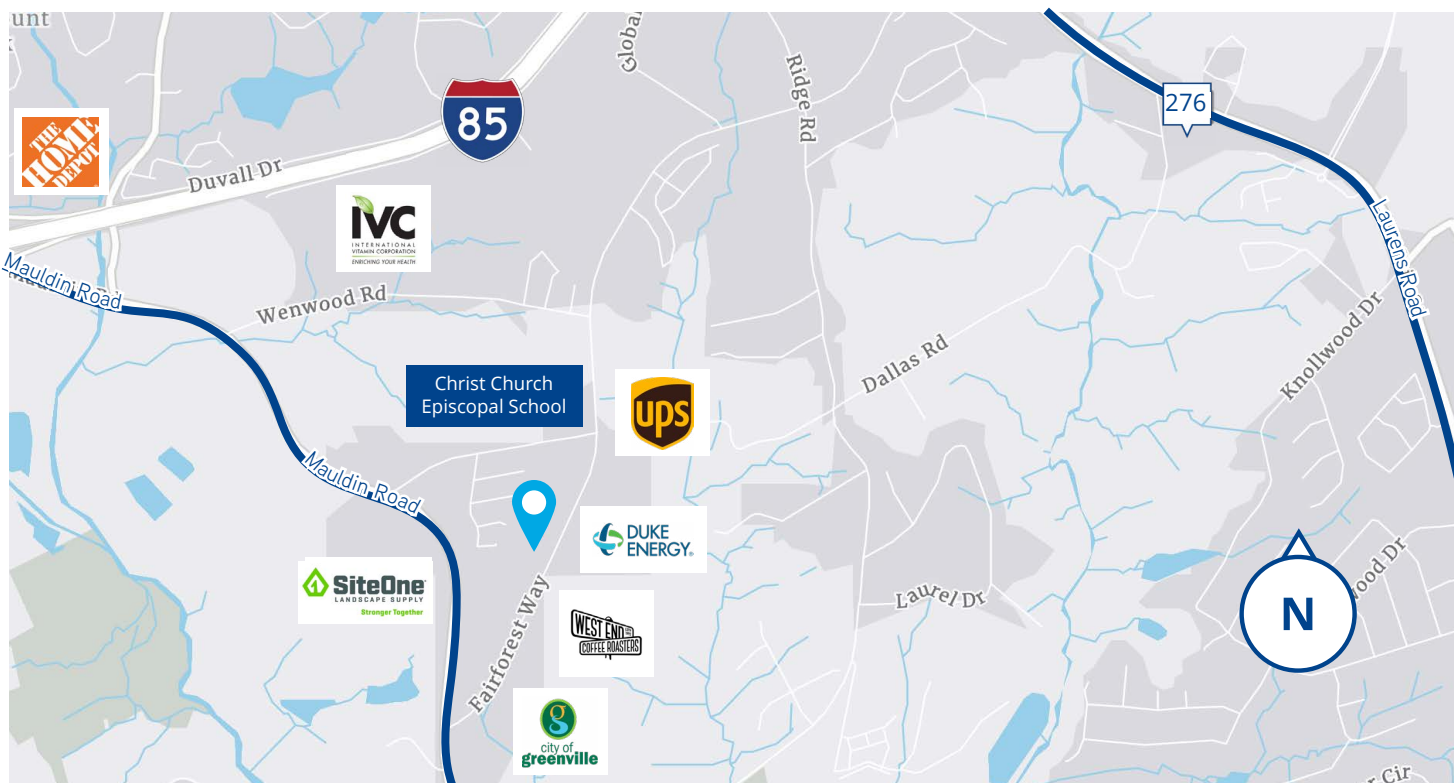


Accelerating success.

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Property Overview

Civic Address	430 Fairforest Way, Greenville, South Carolina
Year Built	1996
Area	±1.9 Acres
Tax Map ID	MO 12030100106
Parking	2 areas located on front and side of building
Rail Access	None
Warehouse Ceiling Height	22' - 24'
Lot Details	Level, expandable site
Loading	1 drive-in loading door, 2 dock-high loading doors with levelers
Interior	Both counter and showroom space newly updated

Available Space Overview

Floors	6" concrete slab
Column Spacing	Center beam
Lighting	Fluorescent (office) / Dimmable LED in warehouse
Loading	1 drive-in loading door, 2 dock-high loading doors with levelers
HVAC	Suspended gas heaters in warehouse / AC in office areas only
Sprinklers	None
Ventilation	Exhaust fans
Warehouse walls	Newly insulated with R-13 on walls and R-19 ceiling

Location

- Fairforest Way and Mauldin Road
- “Wholesaler” row
- Easy access to I-85
- 4 lane road to Mauldin Road or Laurens Road
- Links to ICAR and community
- Strong growth areas

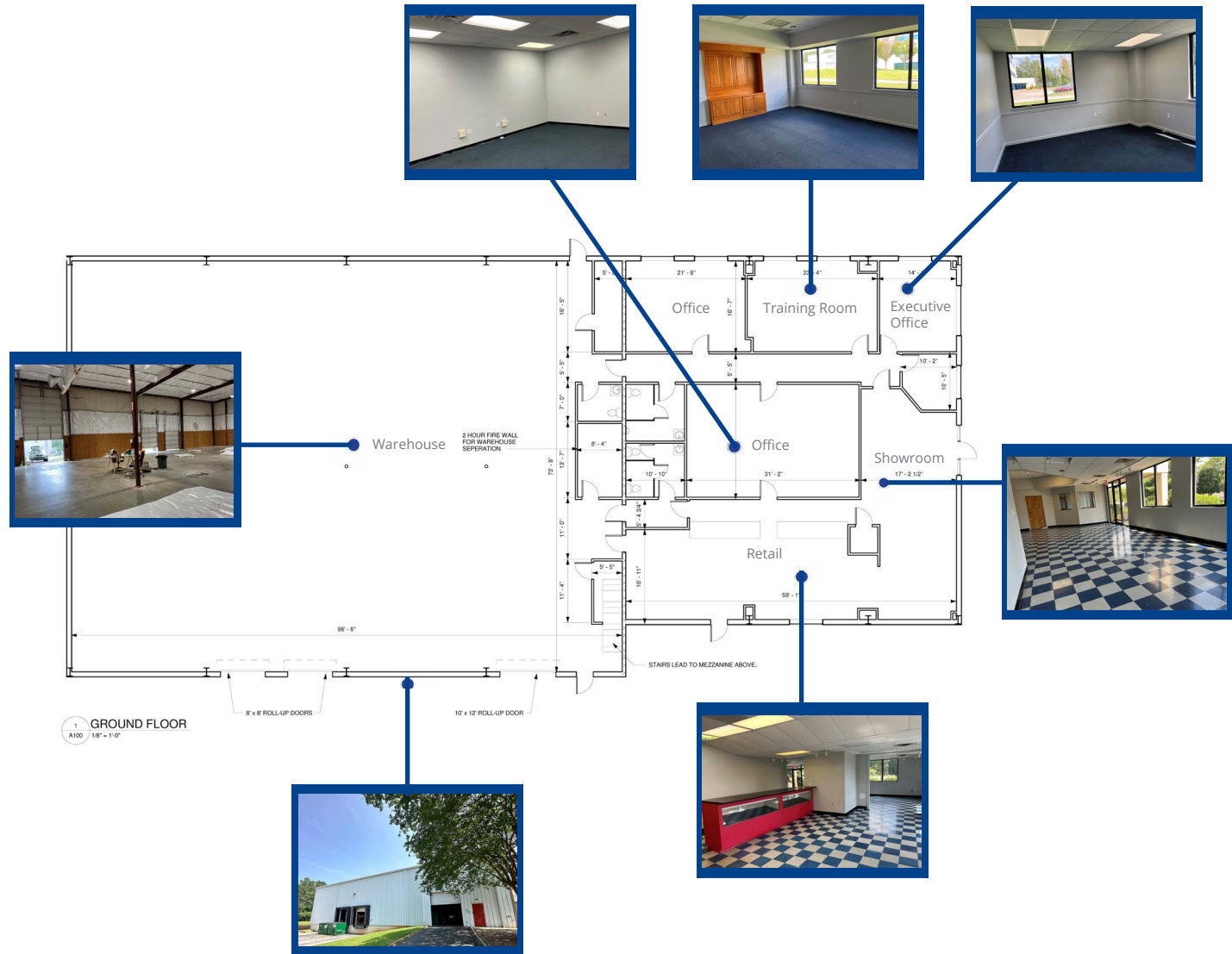
2023 Demographics

	3 Miles	5 Miles
Population:	44,695	123,708
Average HH Income:	\$99,680	\$102,338
Households:	18,902	53,307



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Floor Plan



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