



 mcmillan | pazdan | smith  
ARCHITECTURE

# EAST STANDING SPRINGS ROAD INDUSTRIAL OPPORTUNITY

±143,250 SF AVAILABLE



**The Furman Co.**  
DEVELOPMENT

707 E. STANDING SPRINGS

276

185

385



E STANDING SPRINGS RD

KEMET WAY

PEWTER CR

NEELY FERRY RD

## EAST STANDING SPRINGS ROAD

Up to ±146,225 SF Industrial

### Pre-leasing 707 East Standing Springs Road

Brand-new industrial spec building, State-of-the-art opportunity meticulously designed to meet the needs of modern businesses. With its strategic location only .25 miles from Interstate 185 and Interstate 385, cutting edge facilities, flexible floor plans, and ample on-site parking, this space offers the ideal environment to elevate your operations. Don't miss your chance to secure a spot.

**Address** 707 East Standing Springs Rd.  
Simpsonville, SC

**Total availability** 146,225 SF

**Status** Pending Permit Review

**Move-in date** Q3 2024

**Office** Layout and finishes to suit for pre-leasing tenants

**Access** .25 Miles to I-185 and I-385

**Subdividable** Up to three (3) subdividable suites



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183

Berea

Wade Hampton

Greenville  
Spartanburg  
International  
Airport (GSP)

Pelham

Greenville

TO CHARLOTTE, NC

TO ATLANTA, GA

707 E. STANDING SPRINGS



Simpsonville

25

Mauldin

Donaldson Field  
Airport (GDC)

14

Golden Grove

Powdersville

29

81

123

85

185

276

146

385

296

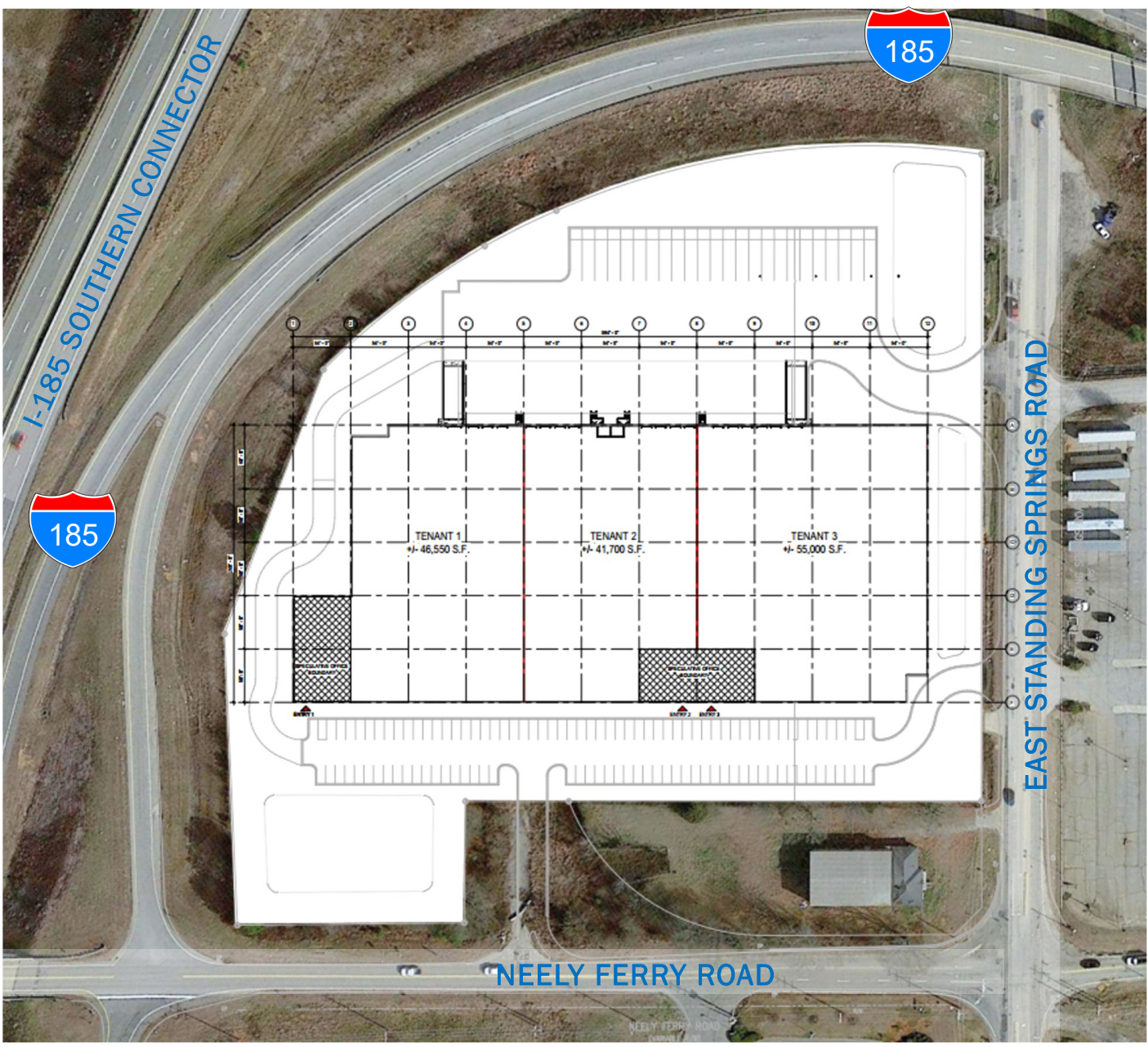
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276

146

385

296



## EAST STANDING SPRINGS ROAD INDUSTRIAL OPPORTUNITY

Tenant 1	±46,550 SF
Tenant 2	±55,000 SF
Tenant 3	±41,700 SF
Dock doors	20 Dock Doors and 2 Ramps
Auto Parking	±110 Spaces
Trailer Parking	±24 Spaces
Clear Height	36 Feet
Office	+/- 2,500 SF in each Tenant Suite

**SUBDIVIDABLE FLOOR PLAN**  
**Ability to Combine Units to Meet**  
**Square Footage Requirement**



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## TRANSPARENCY

A fully transparent process whereby we gather, evaluate, facilitate and present alternatives and options in an effort to ensure that your objectives are realized.

## EXPERTISE

Leverage our talents and experience in areas including sustainability, urban planning, market feasibility, commercial real estate and construction administration.

## ACCOUNTABILITY

Furman Development is fully accountable for adhering to deadlines and schedules. Moreover we will serve as an advocate on your behalf to ensure that architects, landscapers and other third-party service providers are committed to delivering on schedule.



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## About the Developer

Furman Development is a vertically integrated real estate development company that re-imagines, remediates, and redevelops obsolete industrial sites across the Southeast with a uniquely holistic approach to development that prioritizes economic, community and environmental sustainability.

Furman Development's expertise ranges from modern logistics and distribution facilities to urban, mixed-use projects, and adaptive reuse of historic structures. Furman Development strives not only to develop new or redevelop existing properties, but also the communities surrounding them through a comprehensive approach to community engagement, environmental sustainability, and economic development.

Furman Development is headquartered in Greenville, SC and is an operating company within The Furman Co., Inc. To learn more about Furman Development, visit [www.furmanco.com](http://www.furmanco.com).





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