

Under construction industrial facility set to be completed in Q2 2024

- 10,000 SF Flex Space
- 24' Clear Height
- 2 docks, 2 drive-ins
- Fully sprinkled
- Ample parking
- Extra laydown available
- Room on site to build an additional ±14,000 SF

45 KITTY HAWK RD GREENVILLE, SC 29605







CONTACT

WALT ROBINSON, CCIM, SIOR 864.616.1035 wrobinson@trinity-partners.com

CHISOLM NICHOLSON, CCIM, SIOR 864.270.8419 cnicholson@trinity-partners.com

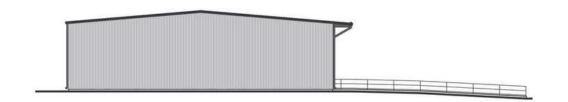
The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.



FOR LEASE CONTACT BROKER FOR LEASE RATE

45 KITTY HAWK RD GREENVILLE, SC 29605





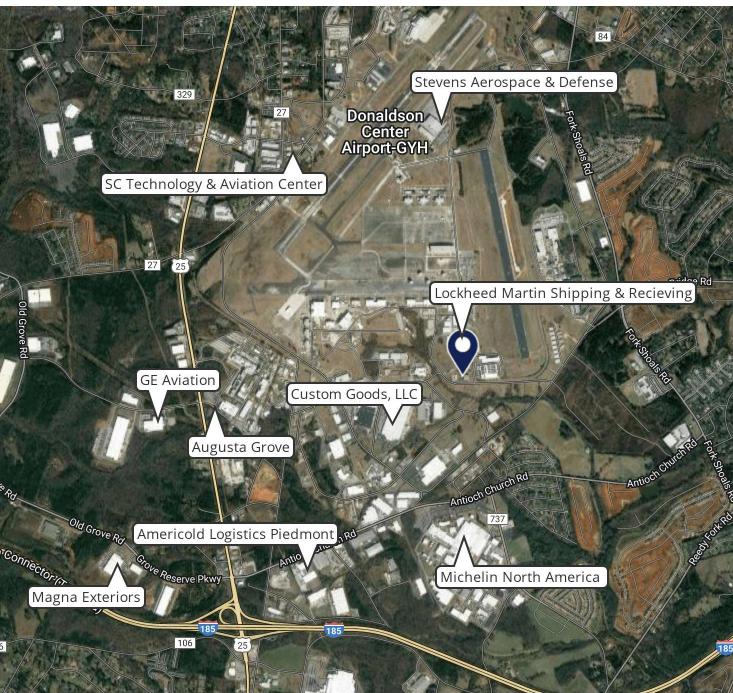
CONTACT

WALT ROBINSON, CCIM, SIOR 864.616.1035 wrobinson@trinity-partners.com CHISOLM NICHOLSON, CCIM, SIOR 864.270.8419 cnicholson@trinity-partners.com



FOR LEASE contact broker for lease rate

45 KITTY HAWK RD GREENVILLE, SC 29605



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, City of Greenville GIS, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

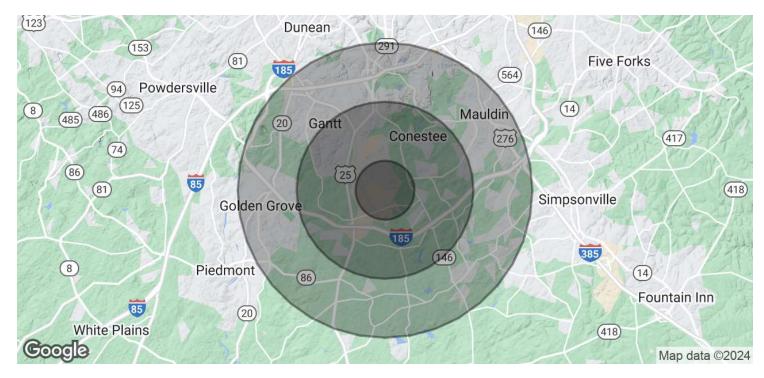
CONTACT

WALT ROBINSON, CCIM, SIOR 864.616.1035 wrobinson@trinity-partners.com CHISOLM NICHOLSON, CCIM, SIOR 864.270.8419 cnicholson@trinity-partners.com



FOR LEASE CONTACT BROKER FOR LEASE RATE

45 KITTY HAWK RD GREENVILLE, SC 29605



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	603	22,054	66,583
Average Age	41.0	36.9	37.6
Average Age (Male)	42.5	36.8	36.0
Average Age (Female)	40.2	38.1	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	288	8,318	26,491
# of Persons per HH	2.1	2.7	2.5
Average HH Income	\$52,864	\$62,992	\$71,793
Average House Value	\$111,775	\$150,291	\$172,167

* Demographic data derived from 2020 ACS - US Census

CONTACT

WALT ROBINSON, CCIM, SIOR 864.616.1035 wrobinson@trinity-partners.com

CHISOLM NICHOLSON, CCIM, SIOR 864.270.8419 cnicholson@trinity-partners.com