



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**Andrew Harrill, CCIM**  
Senior Vice President  
aharrill@lee-associates.com

**Joey Schirripa**  
Associate  
jschirripa@lee-associates.com

**864.704.1040**  
LeeGreenville.com

## **±12,900 SF FLEX/INDUSTRIAL OPPORTUNITY FOR LEASE**

**Lease Rate:**  
**\$13.00/SF NNN**

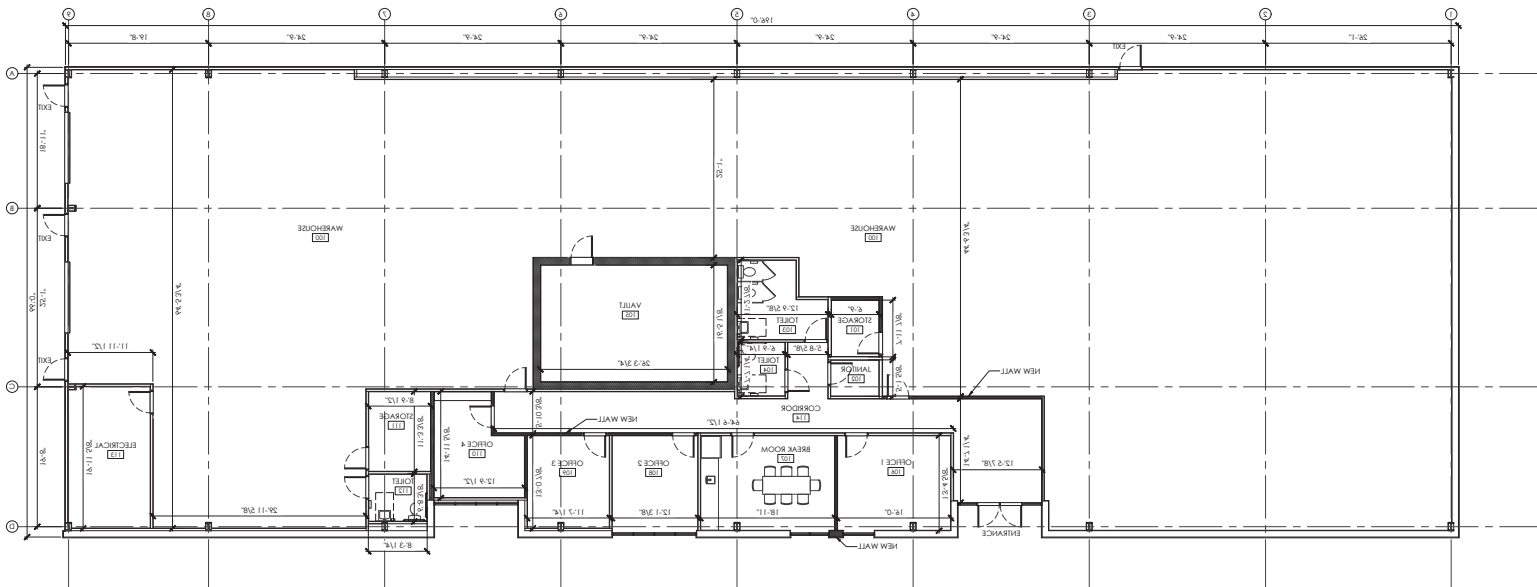
31 Cessna Court  
Greenville, SC 29607

- Adjacent to Greenville Downtown Airport with close proximity to Haywood Rd, I-385, I-85, Laurens Rd, and Downtown Greenville
- ±10,000 SF of Warehouse & ±2,900 SF of Office with flexible floorplan options for tenants
- Features heavy power, a 14 KW generator on-site, and heavy-duty fence
- IX Zoning for flexible business uses
- Two (2) Drive in Doors (12' wide x 14' tall)
- Fully Conditioned Warehouse & Office

# PROPERTY OVERVIEW

PROPERTY NAME	31 Cessna Court, Greenville, SC 29607
TYPE	Flex/Industrial
TOTAL AVAILABLE SF	12,900
TOTAL BUILDING SF	12,900
TAX MAP #	0284000201446 & 0284000201447
COUNTY	Greenville
CITY LIMITS	Yes; Greenville
ZONING	IX; City of Greenville
CONSTRUCTION TYPE	Metal

WAREHOUSE SF	10,000
OFFICE SF	2,900
CEILING HEIGHT	15' - 16.7' under beam / 17.56' - 19' to ceiling
DOCK DOORS	None
DRIVE-IN DOORS	Two (2) (12' wide x 14' tall)
COLUMN SPACING	Clear Span
Parking	Ample
Power	Power: 3 Phase 208 volts 600 amps



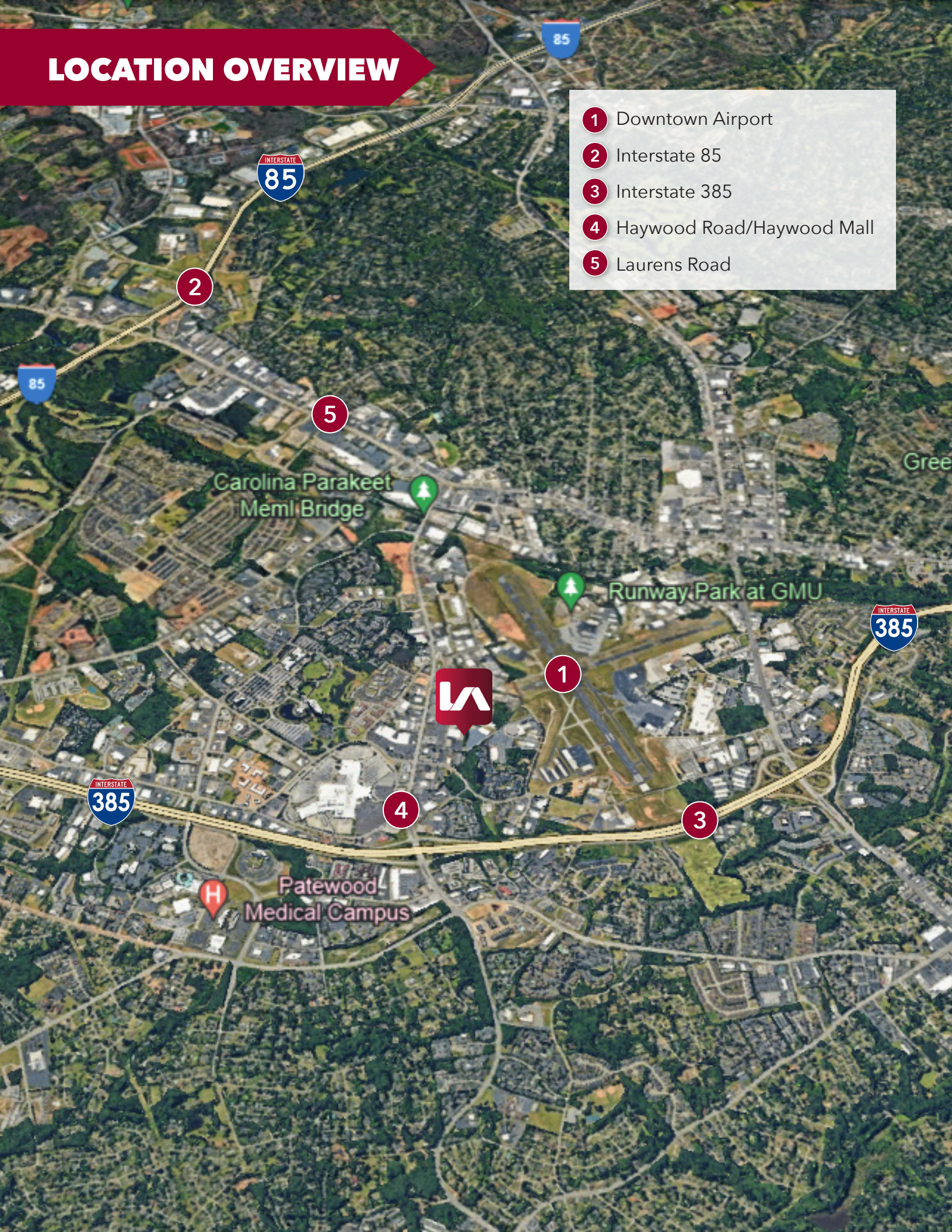
Floor Plan Option 1 (Conceptual Office Layout)





# LOCATION OVERVIEW

- 1 Downtown Airport
- 2 Interstate 85
- 3 Interstate 385
- 4 Haywood Road/Haywood Mall
- 5 Laurens Road







# LEARN MORE GIVE US A CALL



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**864.704.1040**  
**LeeGreenville.com**

**GREENVILLE OFFICE**  
201 W. McBee Ave, Suite 400  
Greenville, SC 29601

**SPARTANBURG OFFICE**  
320 E. Main Street, Suite 430  
Spartanburg, SC 29302

All information furnished regarding the properties and information in this packet is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



**Andrew Harrill, CCIM**  
Senior Vice President  
864.607.7223  
aharrill@lee-associates.com



**Joey Schirripa**  
Associate  
864.569.6951  
jschirripa@lee-associates.com