



±150,004 RSF (DIVISIBLE) INDUSTRIAL SPACE FOR LEASE

300 South Main Street
Mauldin, SC 29662



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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Lease Rate:
\$4.25 / NNN

**LAYDOWN YARD
AVAILABLE:
CLICK TO VIEW**

- Heavy Power Available
- Over ±100M People within a one day drive
- One turn to Interstate Access
- Office Space Available
- Minimum Divisible: 15,940 SF



**MAJOR INTERSTATE
ACCESS**

±1.5 MILES TO I-385
±4.0 MILES TO I-85



CLEAR HEIGHT
15' -30'



DOCKS & DRIVE-INS
6 DOCKS AND 1
DRIVE-IN



ZONING
I-1

PROPERTY OVERVIEW

PROPERTY NAME	300 S Main Street
TYPE	Industrial
TOTAL AVAILABLE SF	±150,004 RSF (DIVISIBLE)
TOTAL BUILDING SF	±344,004 SF
TAX MAP #	M004010101700
COUNTY	Greenville
CITY LIMITS	No
ZONING	I-1
CONSTRUCTION TYPE	Masonry
ROOF	TPO
WAREHOUSE SF	±103,790 SF
OFFICE SF	TBD
CEILING HEIGHT	15' - 30'
DOCK DOORS	Six (6) Docks
DRIVE-IN DOORS	One (1) Drive-in
LIGHTING	LED (To be installed)
SPRINKLERS	Wet Sprinklers
PARKING	On-Site
UTILITIES	Power, Water, Natural Gas
POWER	480V 3 Phase / 3,000 Amp



LOCATION OVERVIEW



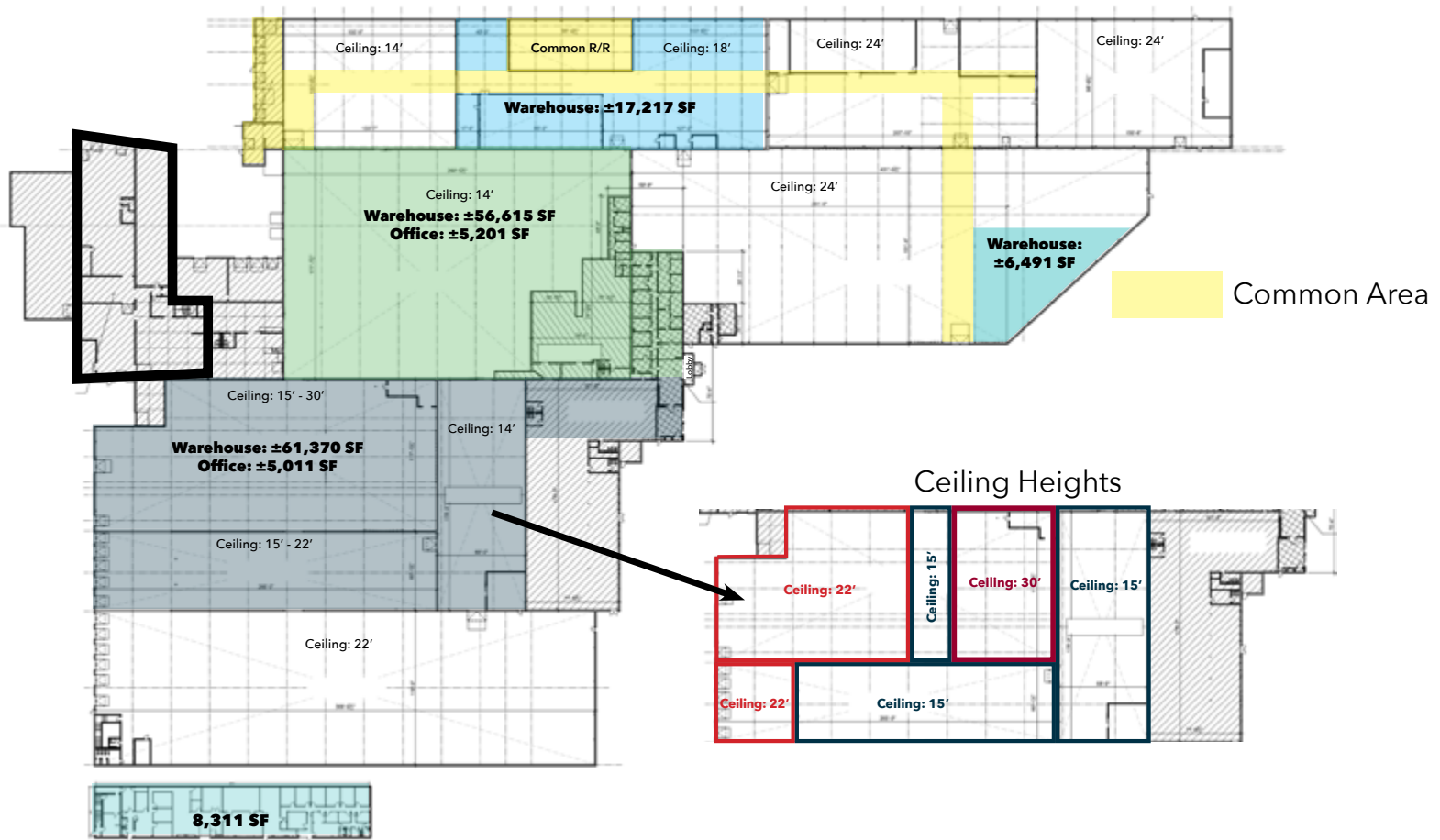
POPULATION	5 MIN	10 MIN	15 MIN
2021 Households	9,071	18,760	153,277
2026 Household Projection	9,675	20,105	164,068
Annual Growth 2010-2021	1.5%	2.0%	1.5%
HOUSEHOLDS	5 MIN	10 MIN	15 MIN
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Annual Growth 2010-2021	1.5%	2.0%	1.5%
Average Household Income	\$85,176	\$91,567	\$93,733
Median Household Income	\$69,062	\$74,440	\$68,741



RAIL ACCESS



FLOOR PLAN





LEARN MORE GIVE US A CALL



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