

FOR SALE | CONTACT BROKER FOR PRICING

304 Arcadia Drive

Greenville, South Carolina 29609



Downtown
Greenville
3.0 Miles



Now Available For Sale
58,580 SF Infill Industrial/Flex

Space Features

- **Parcel 1: 58,580 SF High Bay Warehouse**
1,628 SF of Updated Office
32 Parking Spaces
2 Dock High Doors
Expandable Dock High and Drive In
Access Easement to Arcadia Drive
- **Parcel 2: 1.41 AC Undeveloped Land**
Parking/Access expansion to support
Parcel 1
Will not be sold separately
- **Parcel 3: 50,682 SF Fully Leased Multi-Tenant**
Not Currently For Sale
- Flexible Review District Zoning (Greenville County) - to include Industrial, Flex, Retail uses - Contact broker for more details
- Quick access to Hwy 276, Hwy 291 and 385
- Close to expanding Swamp Rabbit Trail Orange Line Extension



BROADSTREET
PARTNERS

JOHN PARKER | john@broadstreetcre.com | 864.266.3309

148 River Street, Suite 205 | Greenville, SC 29601 | 864.640.6440 | www.broadstreetcre.com

DISCLAIMER | This information is believed to be accurate but no warranties are implied or given. It is for reference purposes only.



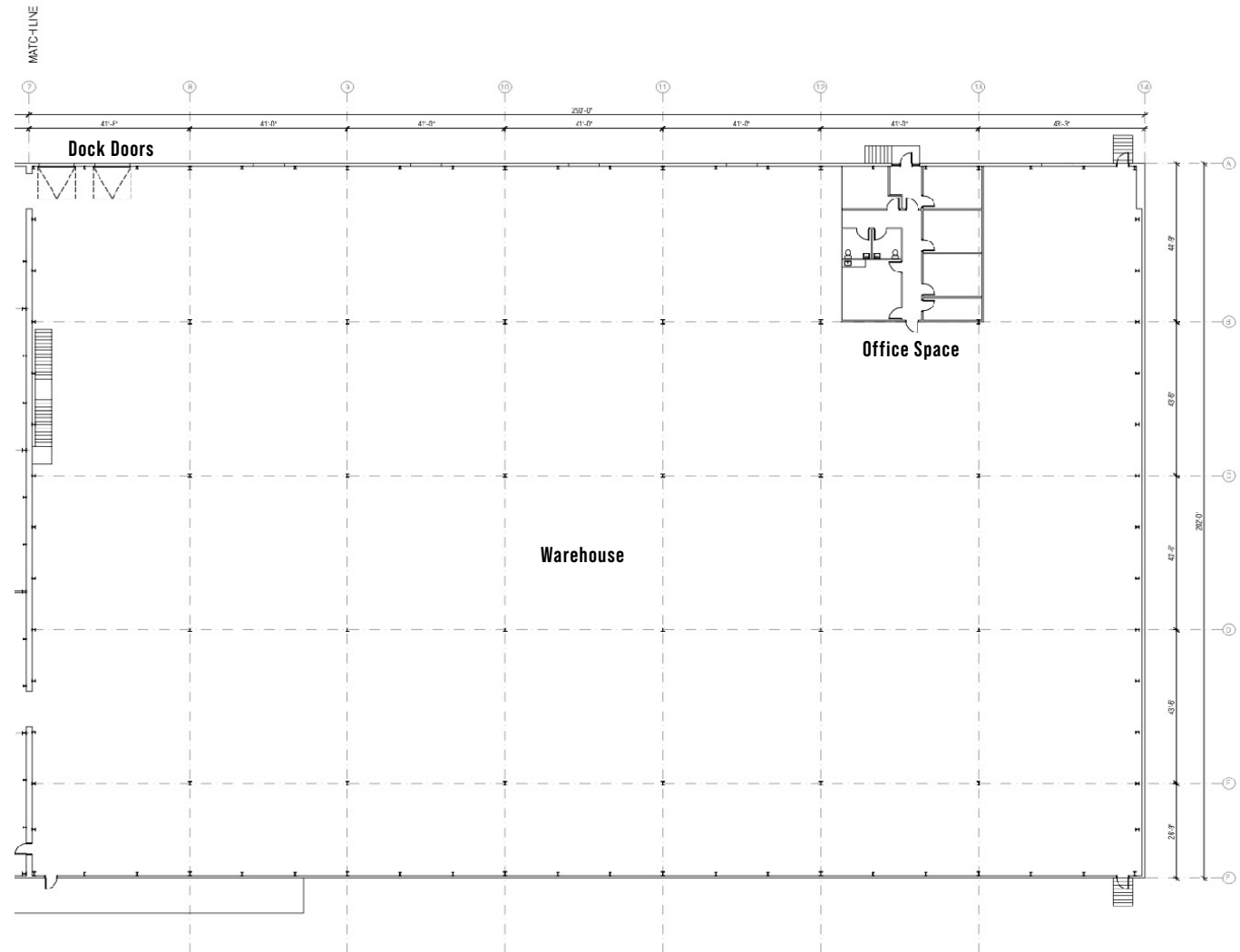
Floor Plan

+/- 58,580 SF
High-Bay Warehouse

Property Highlights

- +/- 1,628 SF Updated Office
- Ceiling Height: +/- 39' Clear
- Power: 3 Phase, 480 Volts
- Wet Sprinklered
- 2 Dock High Doors, Expandable

Located Within 3 Miles
of Downtown Greenville



Parcel 1

+/- 58,580 SF Warehouse
with 1,628 SF of Updated Office

Parcel 2

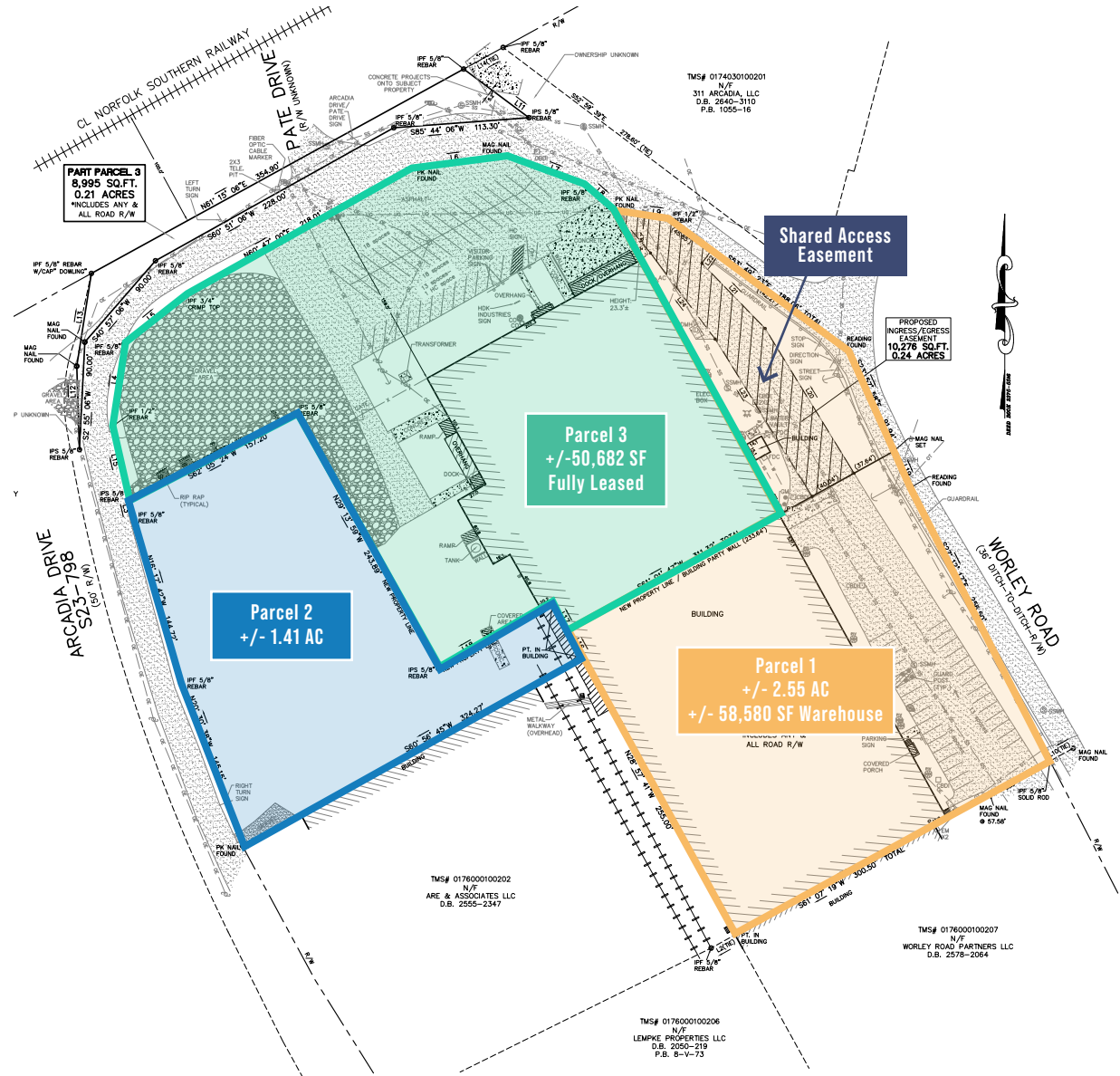
+/- 1.41 AC
Available to acquire for additional parking
or expansion to support Parcel 1, if required

Parcel 3

+/- 50,682 SF Fully Leased
Multi-Tenant

Site Highlights

- Greenville County
- Zoned FRD/Industrial
- Expandable Dock Doors/Drive-In Door





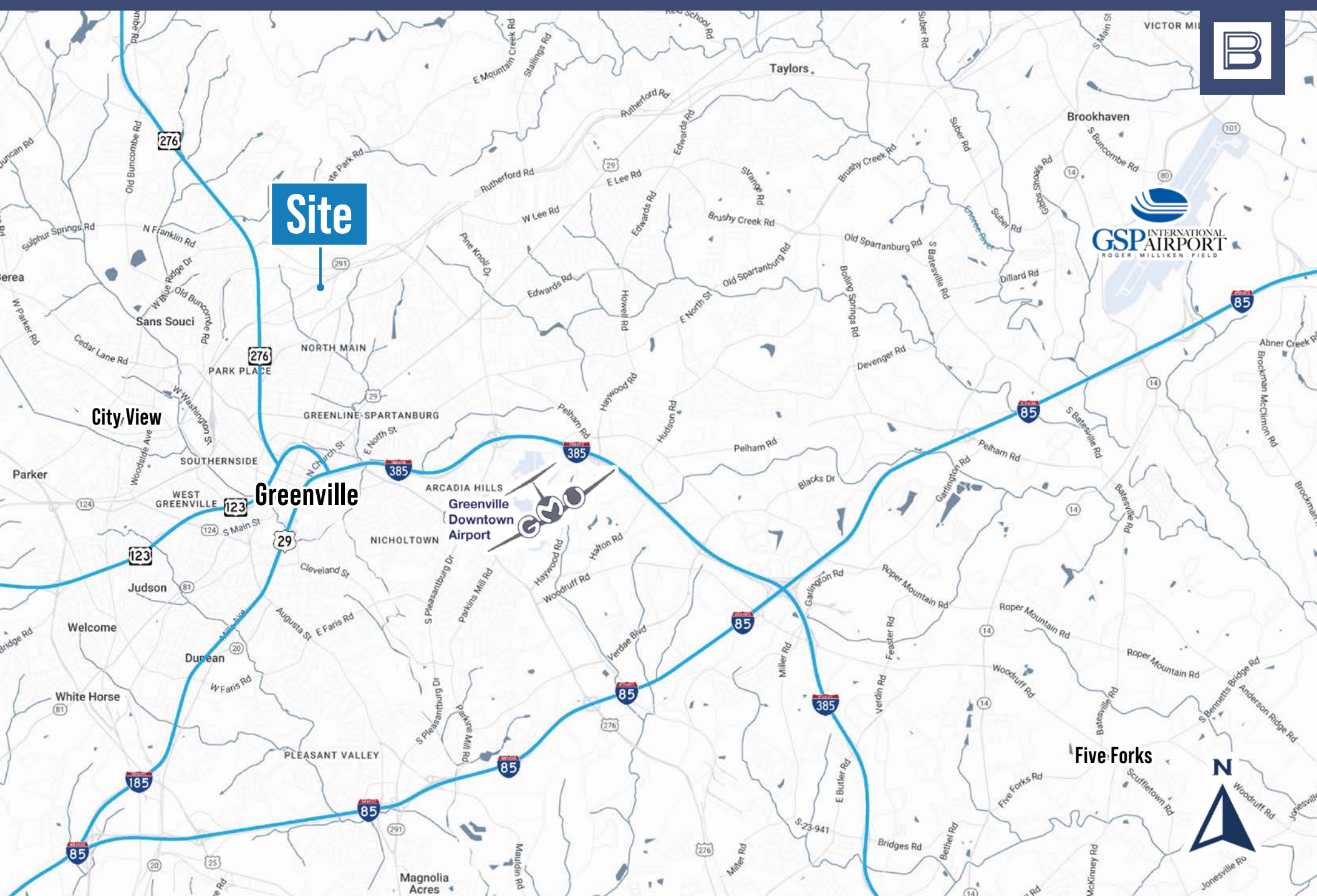
Market Overview

Greenville, South Carolina | Downtown

Greenville, SC is a thriving city nestled in the foothills of the Blue Ridge Mountains, known for its vibrant downtown, diverse culinary scene, and strong community atmosphere. Popular attractions include Falls Park on the Reedy with its iconic Liberty Bridge, the 28-mile Swamp Rabbit Trail, and a wide variety of restaurants and entertainment options. The city also prioritizes accessibility with public transportation, mobility-friendly spaces, and a welcoming atmosphere for all visitors.

Strategically located along the I-85 corridor, Greenville offers easy access to major cities like Atlanta and Charlotte and is served by the Greenville–Spartanburg International Airport. The area has seen consistent economic growth, attracting major companies and capital investments while maintaining its charm and livability. With its mix of outdoor recreation, cultural amenities, and a business-friendly environment, Greenville continues to grow as one of the Southeast's most dynamic cities.





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Demographic Snapshot (2024)



72,926
POPULATION
3-Mile Radius



\$93,461
AVG HH INCOME
3-Mile Radius



50,973
DAYTIME POPULATION
3-Mile Radius



31,922
HOUSEHOLDS
3-Mile Radius



34,500
VEHICLES PER DAY
N Pleasantburg Dr





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