

COMPLETION DATE: SEPTEMBER 1, 2025



PROPERTY HIGHLIGHTS

- **Lease Rate: \$11.75/SF NNN**
- ±25,600 proposed warehouse
- Total building footprint: 80' x 320'
- Subdividable into four (4) tenants
- Ideal location adjacent to Donaldson Airport
- Convenient to I-185 and I-85
- Surrounding business includes Lockheed Martin, 3M, and Michelin
- Concrete floor slab: 6" minimum thickness
- Office space build-out: Slab area left open for future development
- (4) 9' x 14' storefront entrance openings
- (4) 4' x 4' windows for future office space
- See broker for pricing guidance

BUILDING SPECS

OSAGE DRIVE | GREENVILLE, SC 29605

EAVE HEIGHT:	24' (1:12 roof pitch)
BAYS	36 (26' 8")
CENTER CEILING HEIGHT:	23' from slab to bottom of structure
LOADING DOCK DOORS:	8 (9' x 10') w dock levelers



DEMOGRAPHIC HIGHLIGHTS

	3 MILE	5 MILE
2024 POPULATION	17,778	68,326
2029 PROJECTED POPULATION	19,108	72,007
2024 HOUSEHOLDS	6,575	26,624
2024 AVG HH INCOME	\$84,154	\$89,670

PROGRESS

Osage Drive Industrial Development

June 25 2025



NAI Earle Furman

Drew Stamm | Shareholder

864 678 5996 | dstamm@naief.com

Ben Duncan | Associate

864 313 3965 | bduncan@naief.com

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

DRAWINGS

Osage Drive Industrial Development

KEEL
ARCHITECTS
1115 OSAGE DRIVE
GREENVILLE, SC 29615
(864) 678-5996



NOT FOR
CONSTRUCTION

CMB CONCRETE SPEC BUILDING
1115 OSAGE DRIVE
GREENVILLE, SC

23120
1 FEB 2024

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

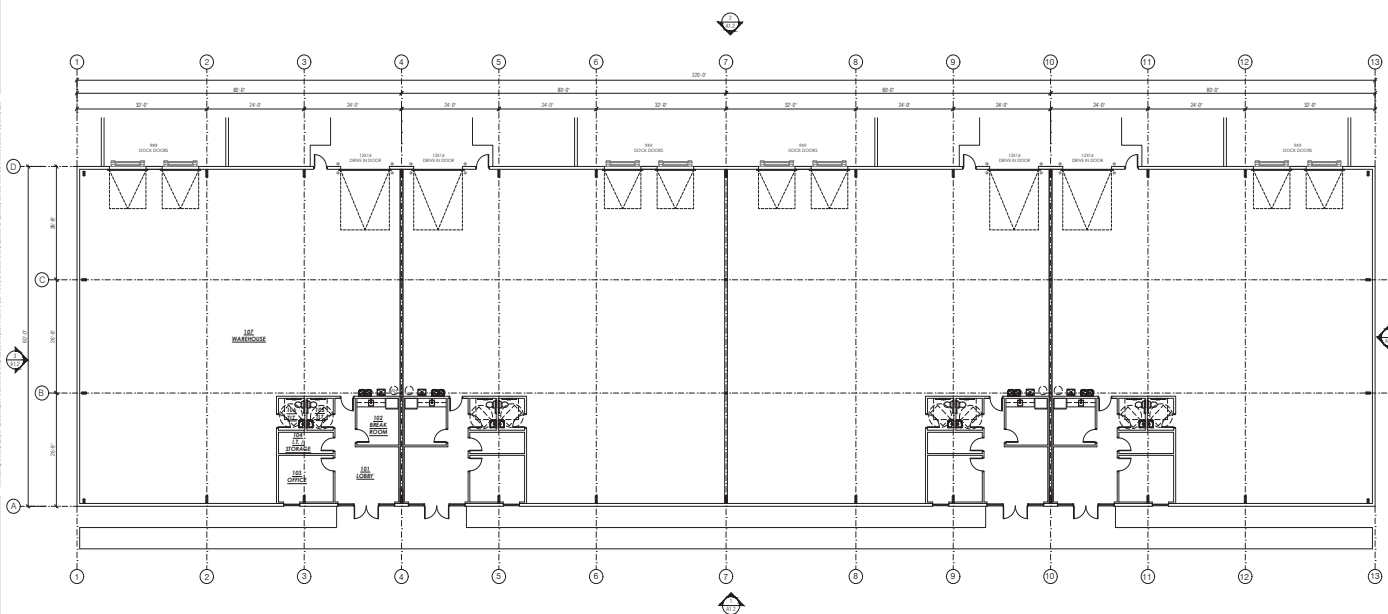
Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]

Revised by: [blank] Date: [blank]



1 PRELIMINARY FLOOR PLAN - 25,600 SF WAREHOUSE
1/2" = 1'-0"



SITE DATA
PLOT # 1234567890
OWNER: ABC DEVELOPMENT LLC
ADDRESS: 12345
TOTAL PLOT AREA: 10.0 ACRES
DIMENSIONS:
FRONT: 50'
SIDE: 25'
REAR: 0'
[ADJACENT TO RAILROAD]