

Downtown Greenville Infill Commercial Space

Available for Lease

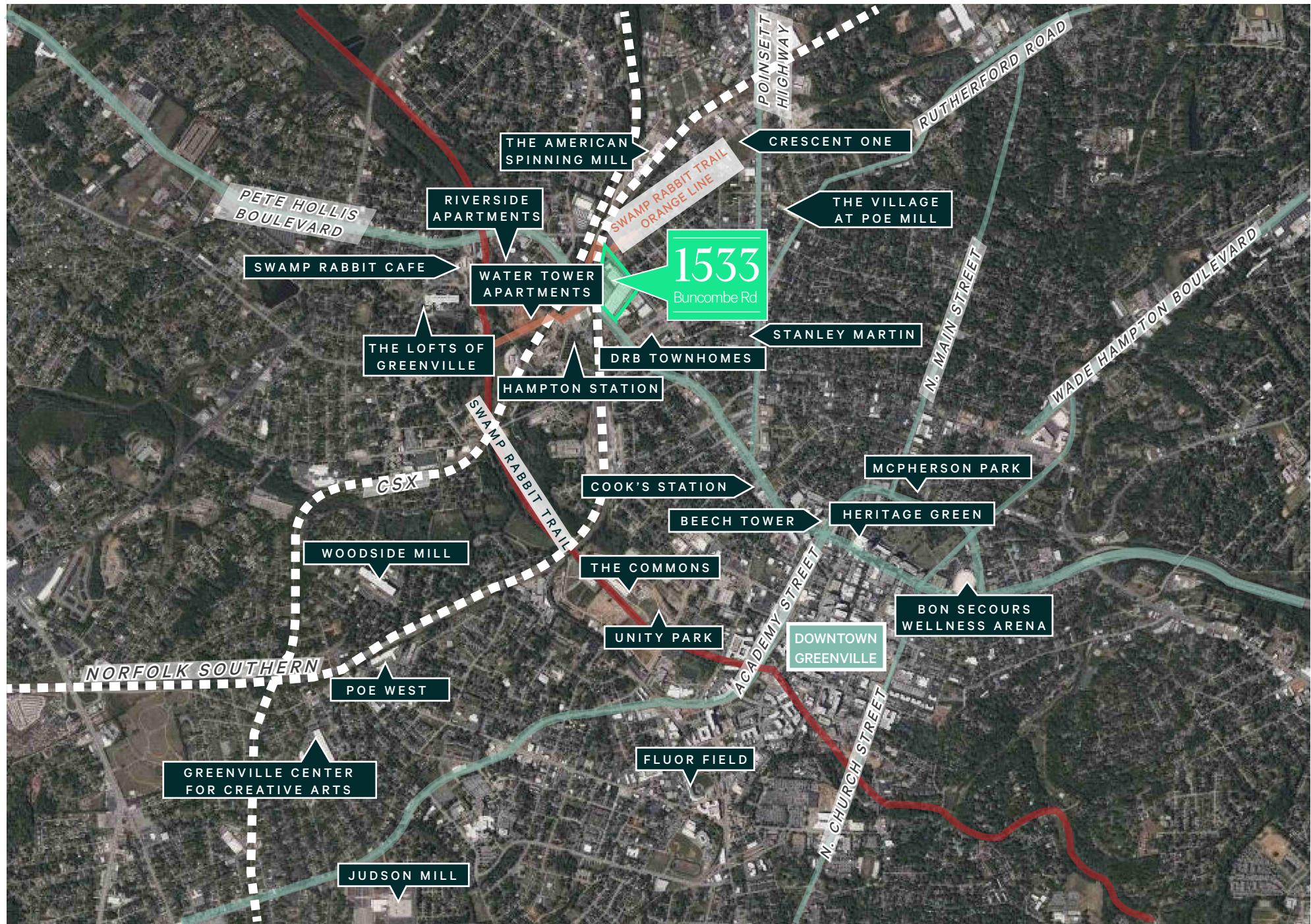
1533 Buncombe Road
Greenville, SC 29601
Site #2510

±10,228 up to ±228,836 SF



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Property Details

- + 10,228 SF up to 228,836 SF Available
- + 21 Bays from \pm 10,228 to \pm 10,488 SF per bay
- + Clear span in each bay
- + \pm 2,142 SF Covered staging area per bay
- + 6 Dock doors, 5 with levelers + room to add more
- + 2 Drive-in doors
- + Office: Up to \pm 12,000 SF
- + Clear Height: 15'5" - 17'5"
- + Sprinkler: Ordinary Hazard - Dry
- + Potential Uses: Flex/warehouse, creative office, destination/experiential retail, personal storage unit
- + Site is fully fenced and secured
- + Property Size: 9.48 Acres
- + Zoned: Greenville County | I-1
- + Parcel ID: 0150000100100
- + Located in an Opportunity Zone
- + ***New Ownership- functional and cosmetic improvements complete***

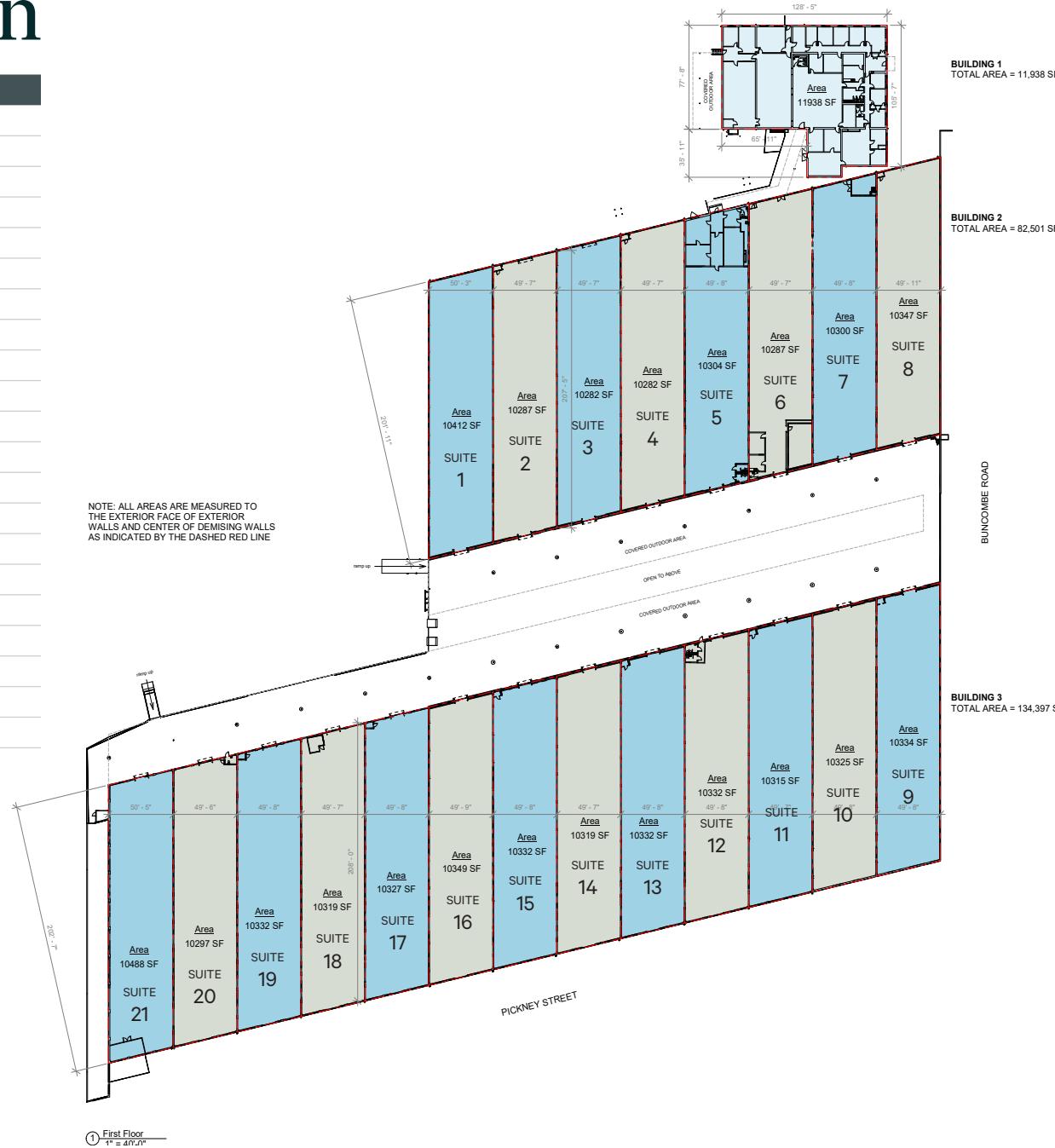
Contact Broker for Lease Rate &
Additional Property Information



Floor Plan

Suite	SF
1	10,412 SF
2	10,287 SF
3	10,282 SF
4	10,262 SF
5	10,304 SF
6	10,287 SF
7	10,300 SF
8	10,347 SF
9	10,334 SF
10	10,325 SF
11	10,315 SF
12	10,332 SF
13	10,332 SF
14	10,319 SF
15	10,332 SF
16	10,349 SF
17	10,327 SF
18	10,319 SF
19	10,332 SF
20	10,297 SF
21	10,488 SF

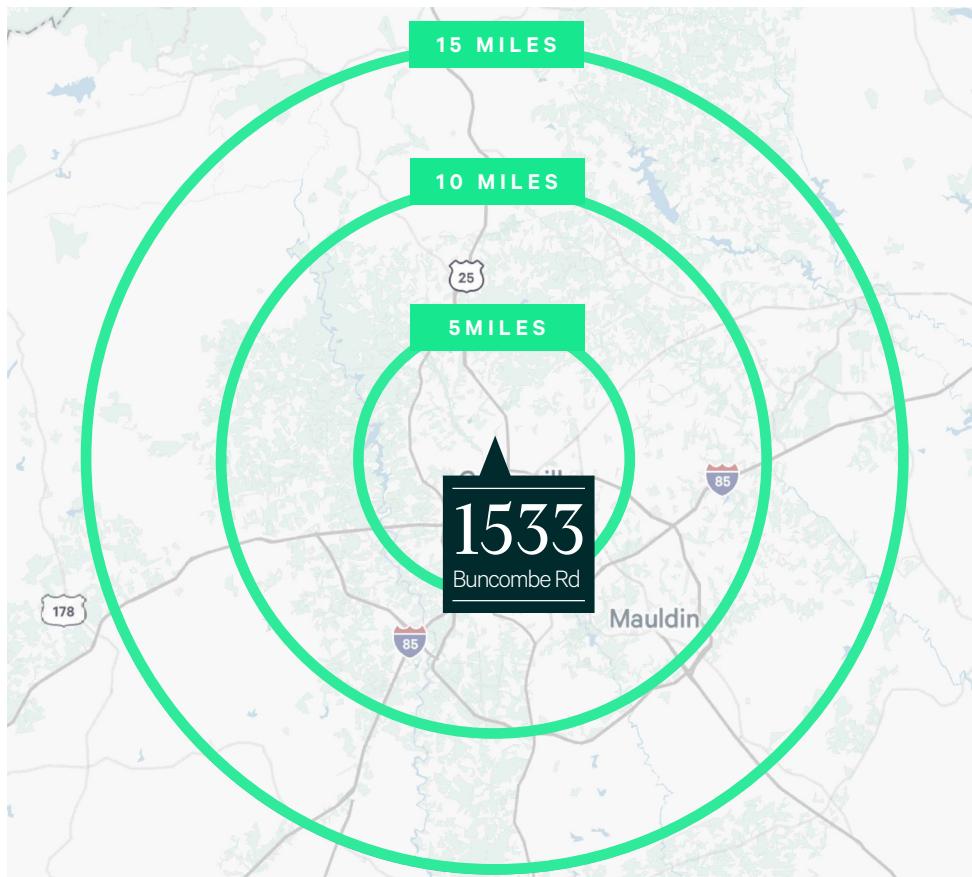
NOTE: ALL AREAS ARE MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND CENTER OF DEMISING WALLS AS INDICATED BY THE DASHED RED LINE



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For Lease



Contact Us

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www.cbre.com/greenville

DEMOGRAPHIC COMPREHENSIVE	5 MILES	10 MILES	15 MILES
POPULATION			
2024 Population	163,198	396,344	640,788
5-Yr Projected Population Growth Rate	1.19%	1.10%	1.09%
Daytime Population	209,973	464,318	682,606
Businesses	9,293	18,266	24,319
HOUSEHOLD INCOME			
Avg HH Income	\$95,634	\$99,238	\$101,902
Median HH Income	\$60,736	\$69,982	\$74,434
EDUCATION			
Bachelor's Degree or Higher	28,518	71,267	111,559
Labor Force	81,625	200,120	321,540
LOCATION		DISTANCE	
Downtown Greenville		1.4 Miles	
I-385		2.3 Miles	
I-185		4.4 Miles	
I-85		6.9 Miles	
GSP International Airport		14.6 Miles	
BMW		15.8 Miles	
Inland Port Greer		18.0 Miles	
Downtown Spartanburg		31.8 Miles	
Downtown Charlotte		104 Miles	
Port of Charleston		215 Miles	

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