

# ±59,000 SF FOR LEASE

Move-In Ready Industrial Space Available at  
1801 Rutherford Road, Greenville, SC

**Short-Term Leases Available**



# \$3.85/SF

FOR MORE INFORMATION:

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# SITE LAYOUT HEDDLE HILL



## Discover Heddle Hill Business Park

Greenville's Hub for Community, Industry, & Innovation! Spanning 50 acres, Heddle Hill is currently home to over 40 dynamic businesses across eleven buildings. The property totals just over 430,000 square feet and features a balanced split between S-1 services and I-1 industrial zoning, offering flexibility for a wide range of uses. Whether you're in services, manufacturing, logistics, or something unique, we have the space and flexibility to meet your needs.

## Prime Location - Unmatched Connectivity

Strategically located, Heddle Hill is just minutes from major highways: 1.5 miles from US-29 (Wade Hampton Blvd), 1.0 mile from SC-291 (Pleasantburg Drive), and seamless access to I-385 and I-85, connecting you to regional and national markets with ease. The property boasts multiple access points, ample parking for employees, customers, and trucks, as well as fleet parking availability and extensive outdoor storage facilities.

## Support & Collaboration

Tenants benefit from professional support combined with the collaborative energy of the community, making it a prime location for growth-oriented businesses across different industries and services.

- 1** Building 1
- 2** Building 2: ±59,000 SF for Lease
- 3** Building 3
- 4** Building 4
- 5** Building 5
- 6** Building 6
- 7** Building 7
- 8** Building 8
- 9** Building 9
- 10** Building 10
- 11** Building 11
- 12** Front Entry
- 13** CSX Railroad
- 14** Laydown Yard for Lease

# DETAILS BUILDING



<b>TOTAL AVAILABLE SF</b>	±59,000 SF
<b>TOTAL BUILDING SF</b>	±82,300
<b>TAX MAP #</b>	P004000100200
<b>COUNTY</b>	Greenville
<b>ZONING</b>	S-1
<b>CONSTRUCTION TYPE</b>	Metal
<b>OFFICE SF</b>	±300 SF
<b>RESTROOMS</b>	Four (4)
<b>CEILING HEIGHT</b>	See Floor Plan (Page 5)
<b>DOCKS</b>	Three (3) - 8' x 12'
<b>DRIVE-IN</b>	One (1) - 12' x 14'
<b>FIRE SYSTEM</b>	Yes, 100% Wet System
<b>UTILITY SERVICE PROVIDERS</b>	Duke Energy 480v / 220v (3-Phase) Piedmont Natural Gas Greenville Water (Water, Sewer & Fire Loop)

 **LEASE RATE:**  
\$3.85 / SF + NNN



## LOCATION:

Located within Heddle Hill  
right off Rutherford Rd.



**DOCKS & DRIVE-INS:**  
Three (3) Loading Docks  
One (1) Drive-In Door

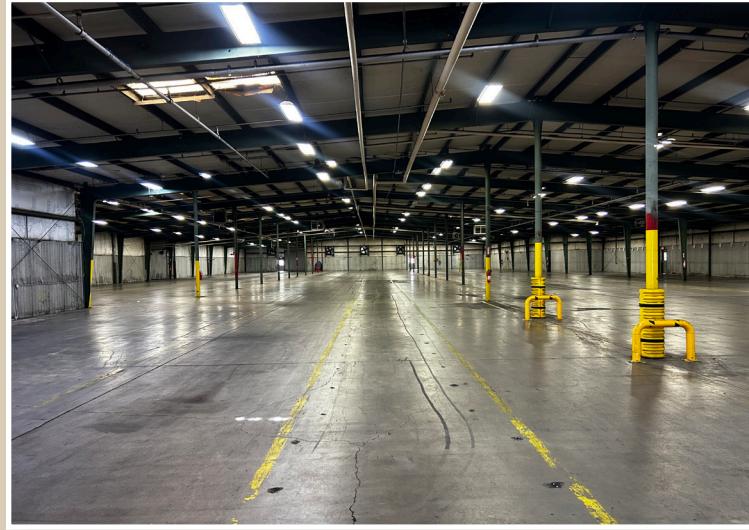
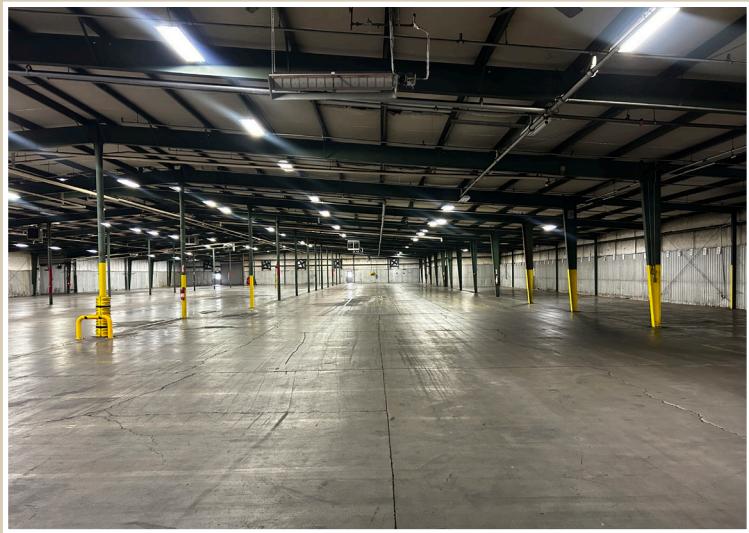
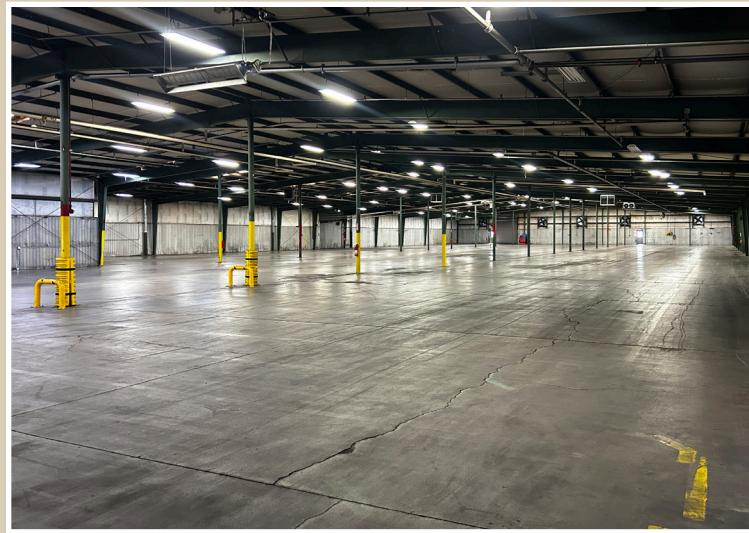


**SPECIAL FEATURES:**  
Potential for 1 Acre  
Outdoor Storage

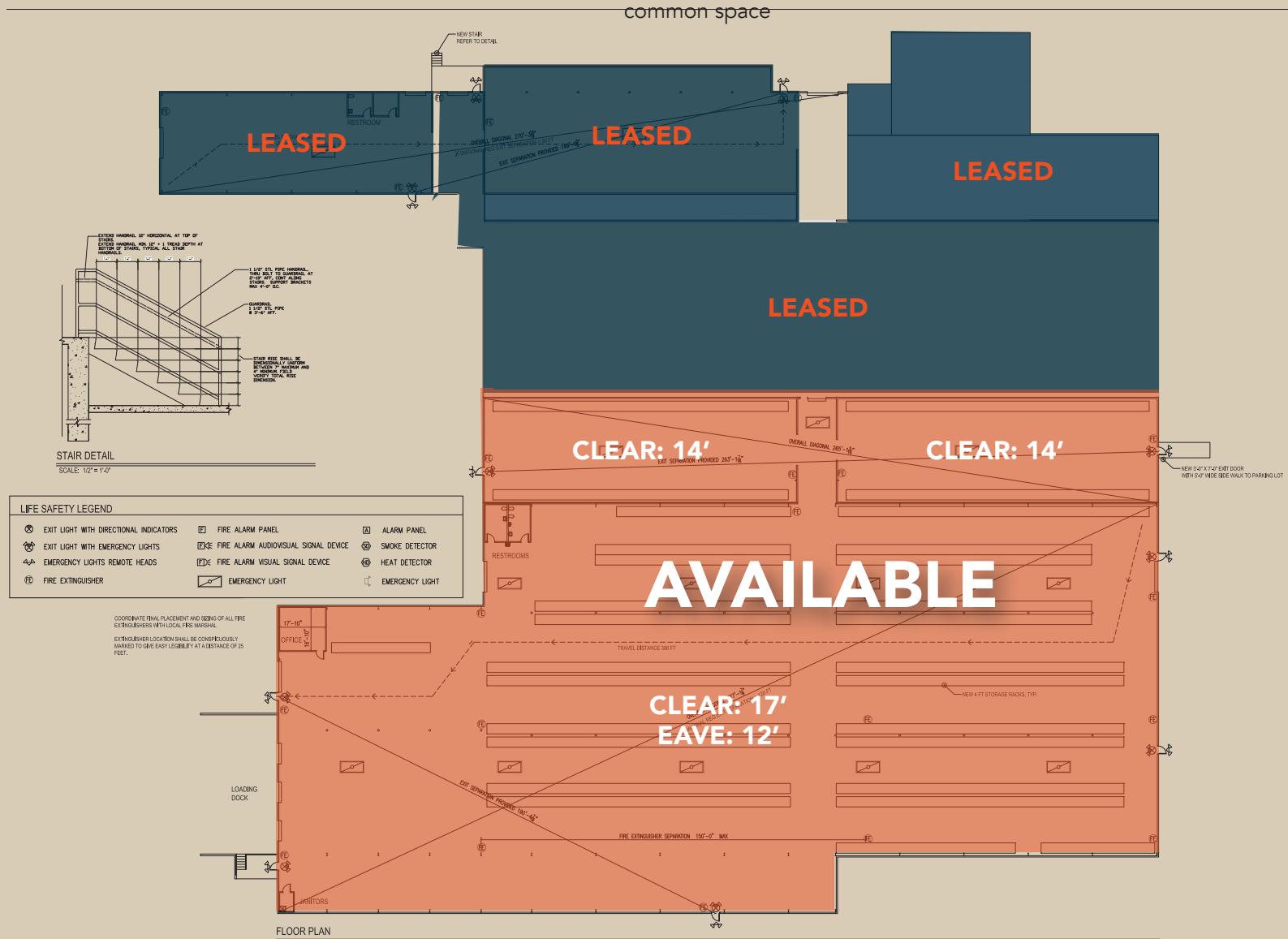


**INTERSTATE ACCESS:**  
±3.0 Miles to I-385 &  
±7.0 Miles to I-85

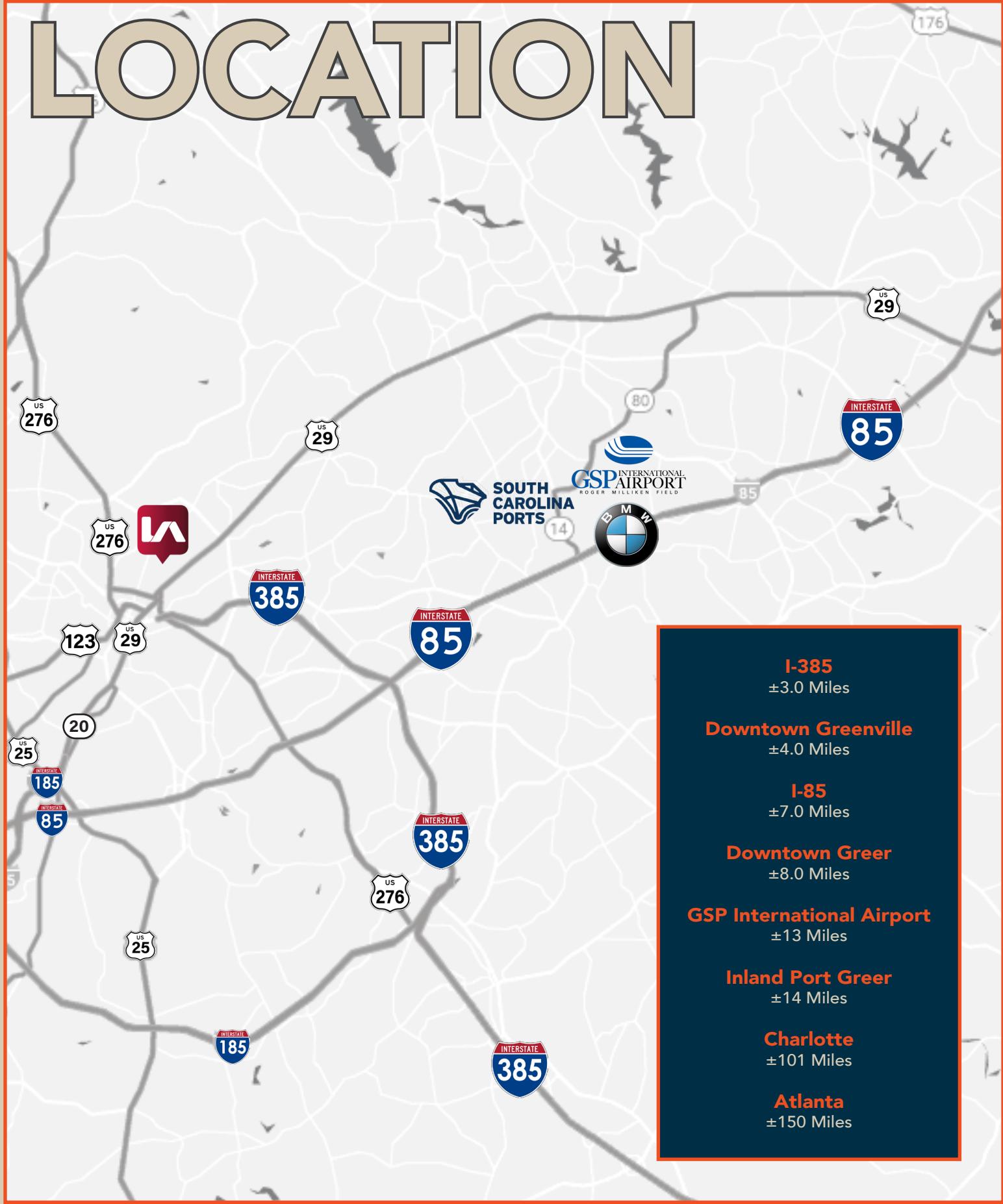
# PHOTOS



# FLOOR PLAN



# LOCATION



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**Space is Move-In Ready**



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