



# FOR LEASE

## ±22,000 SF INDUSTRIAL WAREHOUSE

312 Industrial Drive  
Greenville, SC 29607



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

**Micah Williams**  
Senior Associate  
864.477.0455  
[mwilliams@lee-associates.com](mailto:mwilliams@lee-associates.com)

**Randall Bentley, SIOR, CCIM**  
President/Managing Principal  
864.444.2842  
[rbentley@lee-associates.com](mailto:rbentley@lee-associates.com)

Interactive PDF 

**864.704.1040**  
LeeUpstate.com


RATE:  
**\$4.50/SF**  
**\$0.57 NNN**

- Brand New TPO Roof (2025)
- LED Lighting
- Adjacent to Downtown Airport

 **DOCK HIGH DOORS**  
2 (TWO) 8' X 10'

 **ZONING**  
S-1

 **ROOF**  
BRAND NEW TPO  
METAL ROOF  
(2025)

 **SPRINKLED**  
100%

# PROPERTY OVERVIEW & PHOTOS

TYPE	Industrial
TOTAL AVAILABLE SF	±22,000 SF
TOTAL BUILDING SF	±62,000 SF
TAX MAP #	0258000302200
COUNTY	Greenville
CITY LIMITS	No
ZONING	S1
YEAR BUILT	1980
CONSTRUCTION TYPE	Masonry
ROOF	TPO Metal (New in 2025)
CEILING HEIGHT	15'
DOCK DOORS	2 (8'x10')
LIGHTING	LED
SPRINKLERS	Yes - Dry
PARKING	10 Spaces, Partially Shared
SPECIAL FEATURES	Next to Swamp Rabbit Trail



Interactive PDF 

201 W. McBee Ave, Suite 400, Greenville, SC 29601  
320 E. Main Street, Suite 430, Spartanburg, SC 29302  
[LeeUpstate.com](http://LeeUpstate.com) | 864.704.1040



# LOCATION OVERVIEW



[Click Here to View the Interactive Map](#)

Interactive PDF 

201 W. McBee Ave, Suite 400, Greenville, SC 29601  
320 E. Main Street, Suite 430, Spartanburg, SC 29302  
[LeeUpstate.com](http://LeeUpstate.com) | 864.704.1040



Interactive PDF



# LEARN MORE CALL TODAY



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

**864.704.1040**  
**LeeUpstate.com**

**GREENVILLE OFFICE**  
201 W. McBee Ave, Suite 400  
Greenville, SC 29601

**SPARTANBURG OFFICE**  
320 E. Main Street, Suite 430  
Spartanburg, SC 29302

All information furnished regarding the properties and information in this packet is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



**Micah  
Williams**



**864.477.0455**

Senior Associate  
mwilliams@lee-associates.com



**Randall  
Bentley,  
SIOR, CCIM**



**864.444.2842**

President/Managing Principal  
rbentley@lee-associates.com