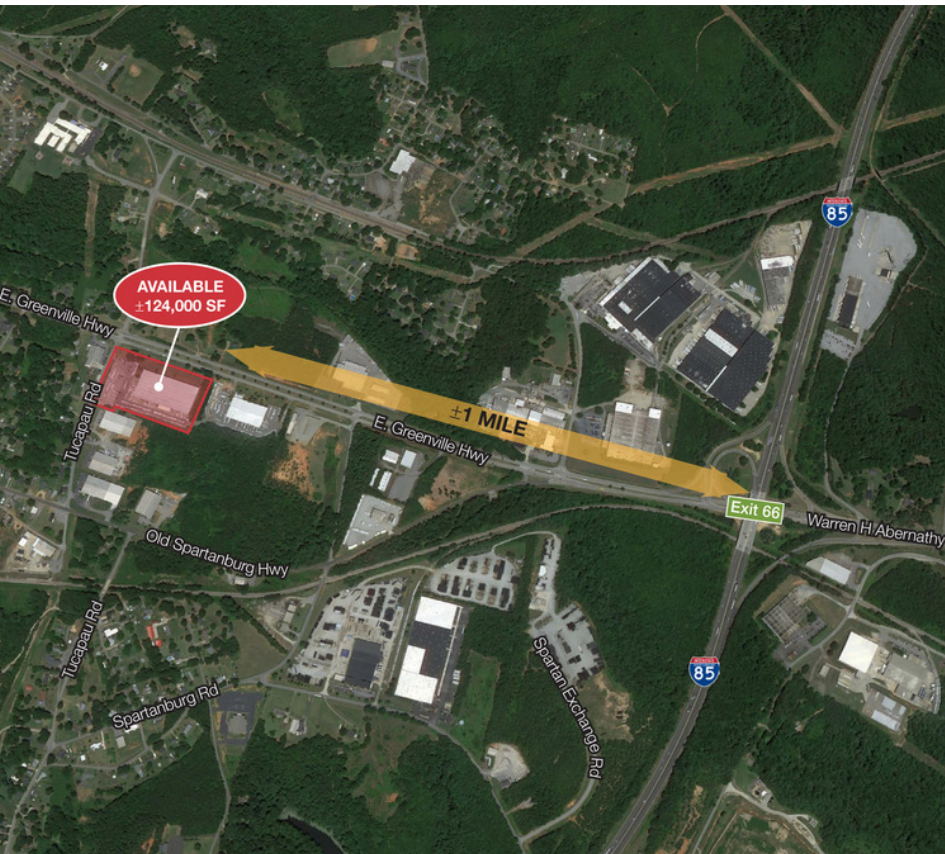


FOR LEASE

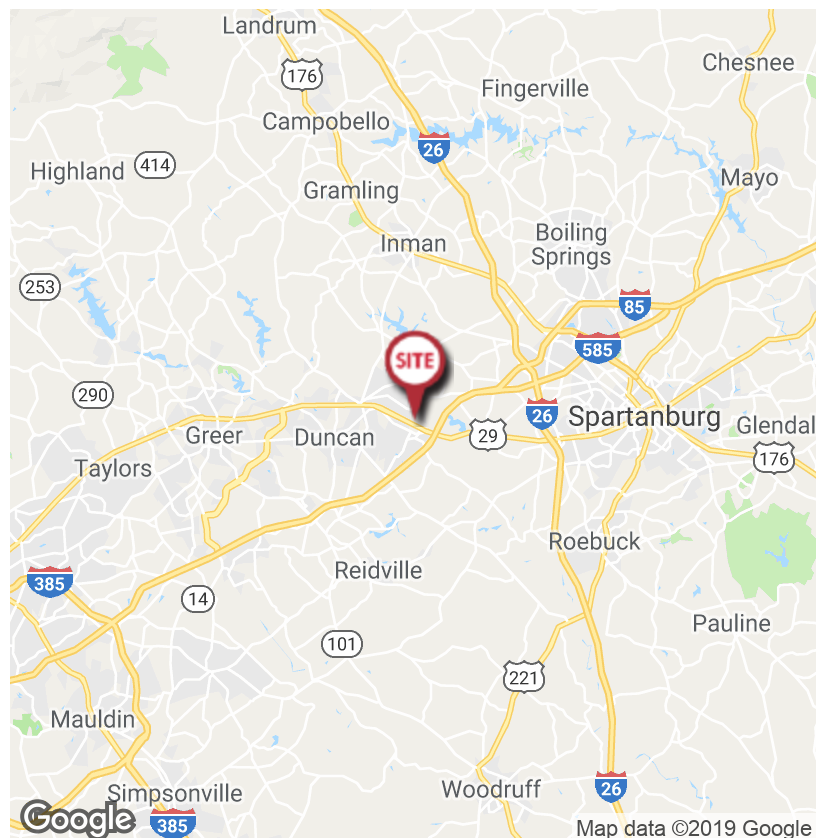
10395 E. Greenville Hwy, Wellford, SC

NAI Earle Furman



Lease Rate: \$3.60/SF NNN

- ±124,000 SF warehouse with 8,000 SF office space
- Available June 1, 2019
- Pre-cast concrete construction with metal roof
- 6" Reinforced concrete slab
- 4 Drive-in doors (14' x 24')
- 12 Dock doors with EOD levelers (8' x 10')
- 25' x 40' Column spacing | 18' to 27' Ceiling heights
- Ordinary hazard sprinklers
- 277/480 3-Phase power
- LED lights, suspended gas heaters, and skylights
- Laydown yard, vehicle parking & trailer storage



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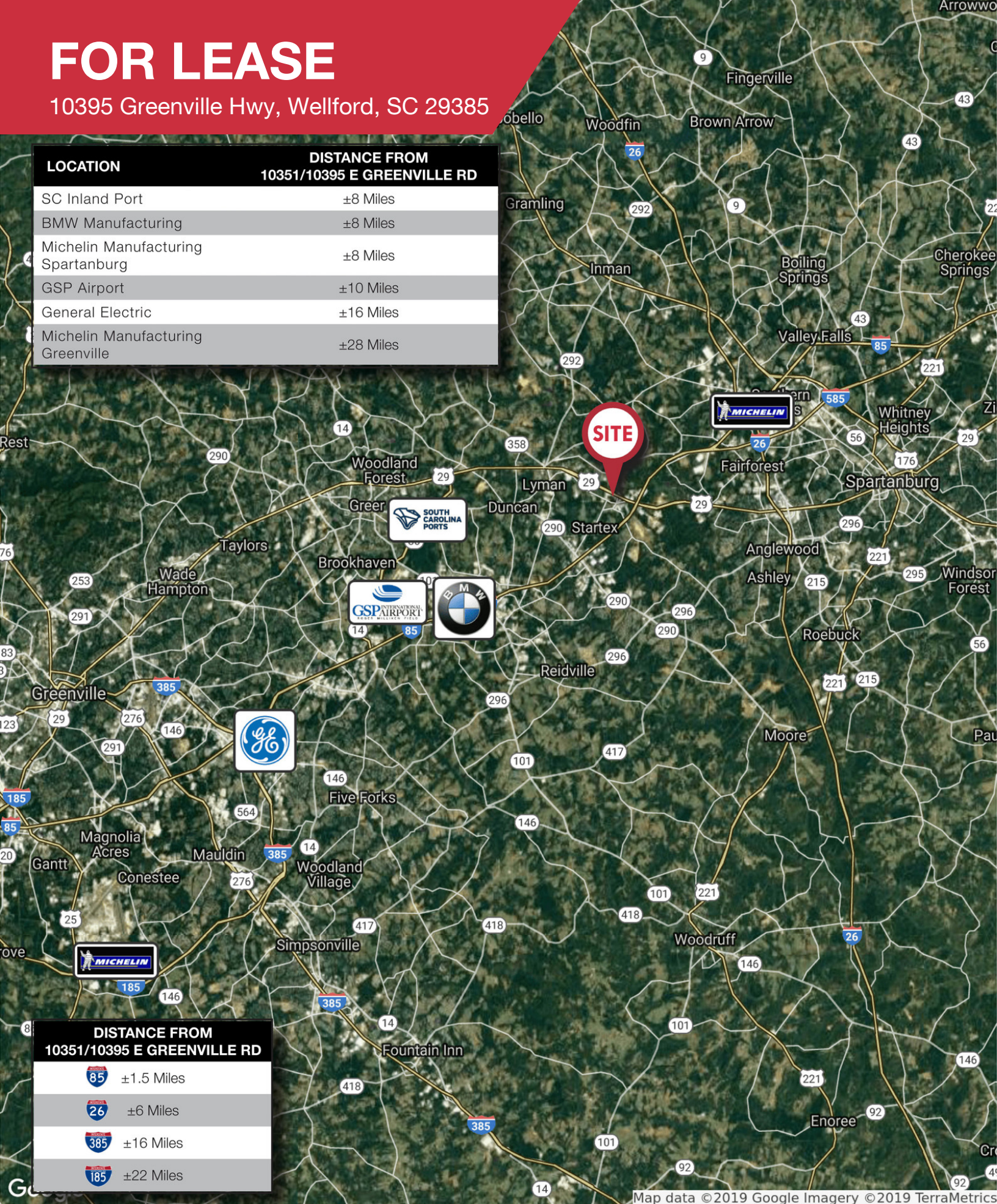
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FOR LEASE

10395 Greenville Hwy, Wellford, SC 29385

| LOCATION | DISTANCE FROM 10351/10395 E GREENVILLE RD |
|---------------------------------------|----------------------------------------------|
| SC Inland Port | ±8 Miles |
| BMW Manufacturing | ±8 Miles |
| Michelin Manufacturing Spartanburg | ±8 Miles |
| GSP Airport | ±10 Miles |
| General Electric | ±16 Miles |
| Michelin Manufacturing Greenville | ±28 Miles |



| DISTANCE FROM 10351/10395 E GREENVILLE RD | |
|-------------------------------------------------------------------------------------|------------|
|  | ±1.5 Miles |
|  | ±6 Miles |
|  | ±16 Miles |
|  | ±22 Miles |

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