



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**±9,600 SF FLEX BUILDING FOR LEASE**

**565 WOODRUFF ROAD  
GREENVILLE, SC 29607**

**LEASE RATE:  
\$10.00 / SF NNN**

- 20' - 26' Clear height
- 3 Phase 120/208V, 200 Amp
- ±1 AC Land
- Zoning; S-1 Greenville County
- 15 Parking Spaces



**INTERSTATE ACCESS**

±2.3 MILES TO I-385 & ±1.7 MILES TO I-85



**AVAILABLE SF**

±9,600 SF



**OFFICE SF**

±3,200 SF



**DOCK DOORS**

ONE (1) DHD (12' X 12')



**DRIVE IN DOORS**

ONE (1) GLD (10' X 10')

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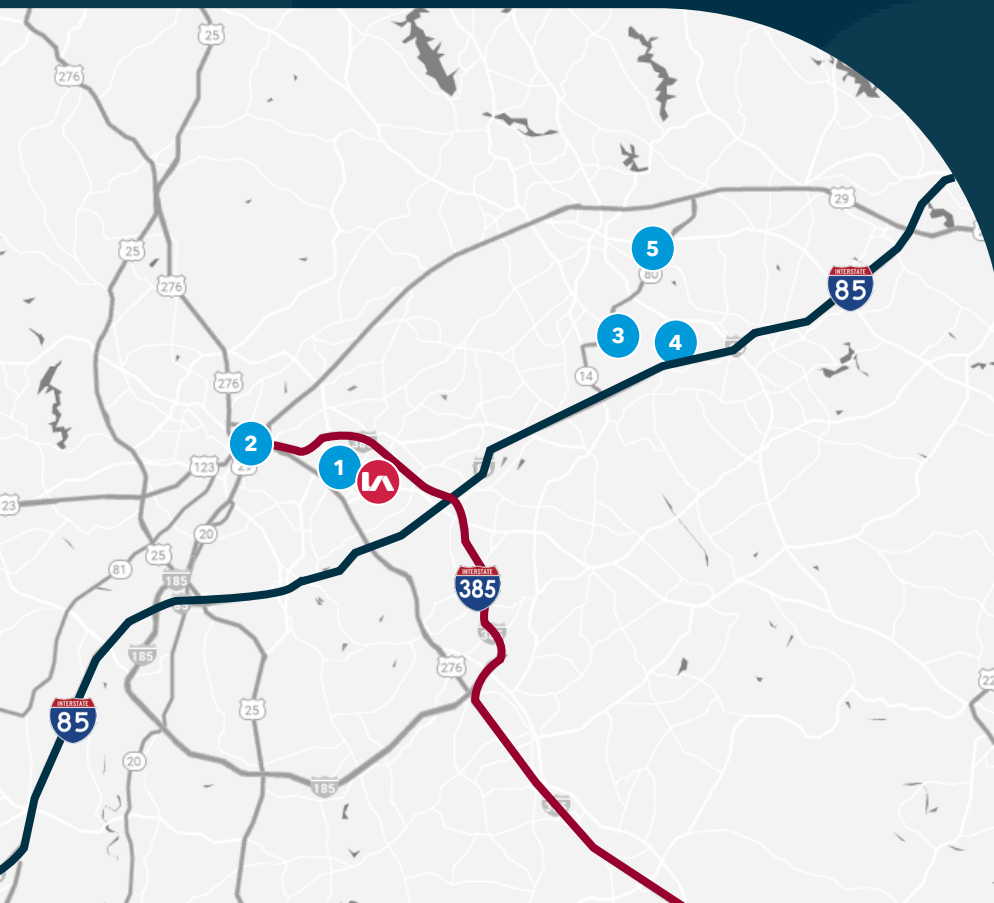
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# PROPERTY OVERVIEW



|                   |                                         |
|-------------------|-----------------------------------------|
| PROPERTY ADDRESS  | 565 Woodruff Road, Greenville, SC 29650 |
| TYPE              | Flex                                    |
| TOTAL BUILDING SF | 9,600 SF                                |
| TOTAL OFFICE SF   | 3,200 SF                                |
| TAX MAP #         | 0260.00-01-016.13                       |
| COUNTY            | Greenville                              |
| ZONING            | S-1 Greenville County                   |
| YEAR BUILT        | 1990                                    |
| CONSTRUCTION TYPE | Metal                                   |
| EXTERIOR          | Stucco                                  |
| FLOORS            | Concrete / Tile                         |

|                  |                                        |
|------------------|----------------------------------------|
| CEILING HEIGHT   | 20' - 26'                              |
| DOCKS            | One (1) 12' x 12'                      |
| DRIVE-IN         | One (1) 10' x 10'                      |
| LIGHTING         | Florescent                             |
| SPRINKLERS       | None                                   |
| PARKING          | 15 Spaces                              |
| AIR CONDITIONING | Office                                 |
| GAS              | Piedmont Natural Gas                   |
| WATER            | Greenville Water System                |
| SEWER            | Metropolitan Sewer District            |
| POWER            | 3 Phase 120/208V, 200 Amp, 42 Breakers |



- 1 Greenville Downtown Airport
- 2 Downtown Greenville
- 3 GSP International Airport
- 4 BMW
- 5 Inland Port Greer

# LEARN MORE. GIVE US A CALL.



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## WISE GUIDANCE, LOYAL TO YOU

864.704.1040 | [leegreenville.com](http://leegreenville.com)

### GREENVILLE OFFICE

101 W. Court Street, Suite A  
Greenville, SC 29601

### SPARTANBURG OFFICE

320 E. Main Street, Suite 430  
Spartanburg, SC 29302



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