

# 400

SOUTH MAIN STREET

**FOR LEASE**

SHORT TERM  
12-18 MONTHS

**\$4.50/SF (NNN)**



**AVAILABLE 1/1/2026**  
**864.704.1040**  
**LeeGreenville.com**



201 W McBee Ave., Suite 400 | Greenville, SC 29601

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## BUILDING DETAILS

Building Size	109,683 SF
Main/Addition Warehouse	99,304 SF
Climate Control	Fully Air Conditioned Warehouse Space (70,000 SF)
Main & Warehouse Office	10,379 SF
Docks	14 Loading Docks
Grade Level	2 Grade Level Doors (12' x 14')
Column Spacing	50' x 32'
Power	4,000 amps, 480v
Restrooms	Mens and Womens Warehouse Restrooms
Other	Small Shipping Office in the Warehouse



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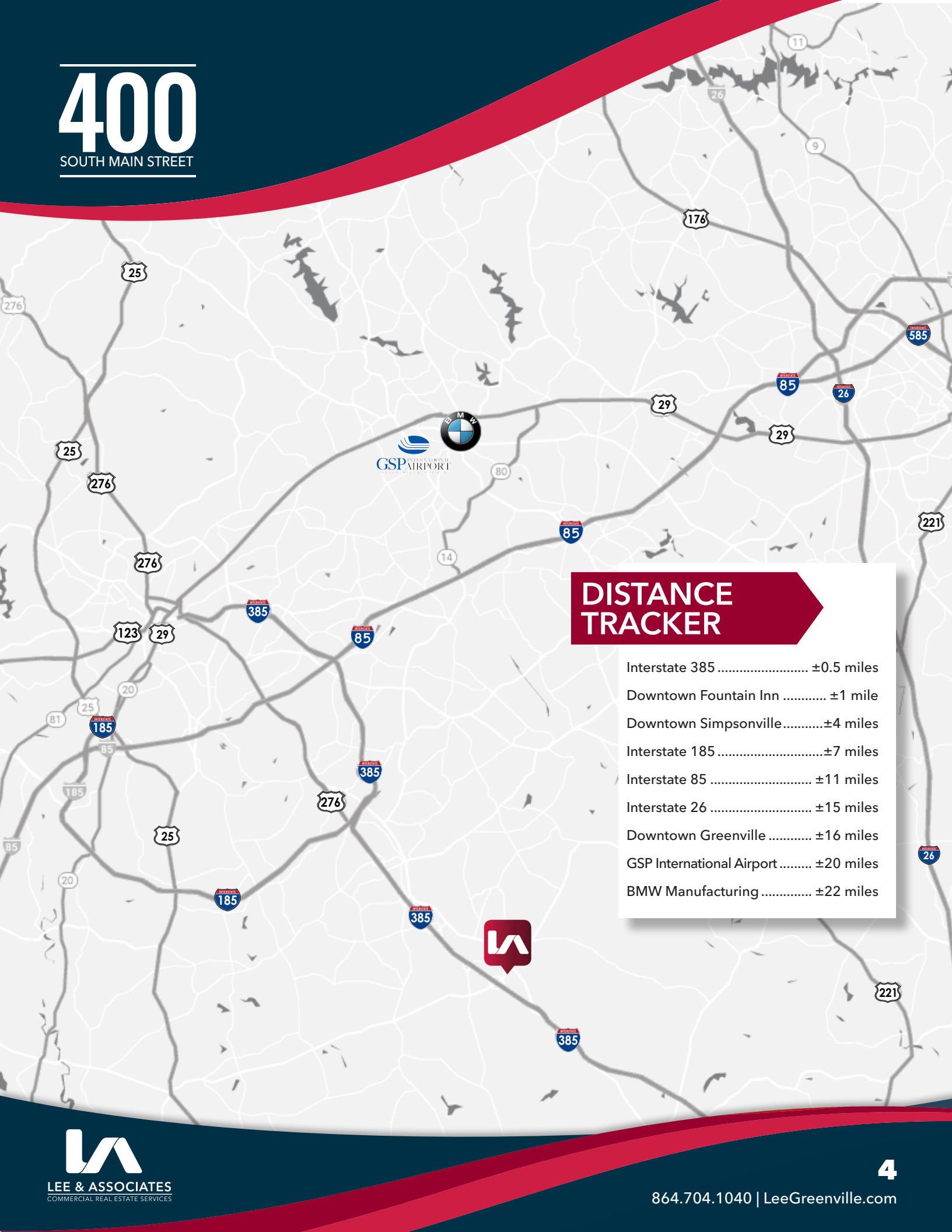
SOUTH MAIN STREET



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

# 400

SOUTH MAIN STREET



## DISTANCE TRACKER

- Interstate 385 ..... ±0.5 miles
- Downtown Fountain Inn ..... ±1 mile
- Downtown Simpsonville ..... ±4 miles
- Interstate 185 ..... ±7 miles
- Interstate 85 ..... ±11 miles
- Interstate 26 ..... ±15 miles
- Downtown Greenville ..... ±16 miles
- GSP International Airport ..... ±20 miles
- BMW Manufacturing ..... ±22 miles

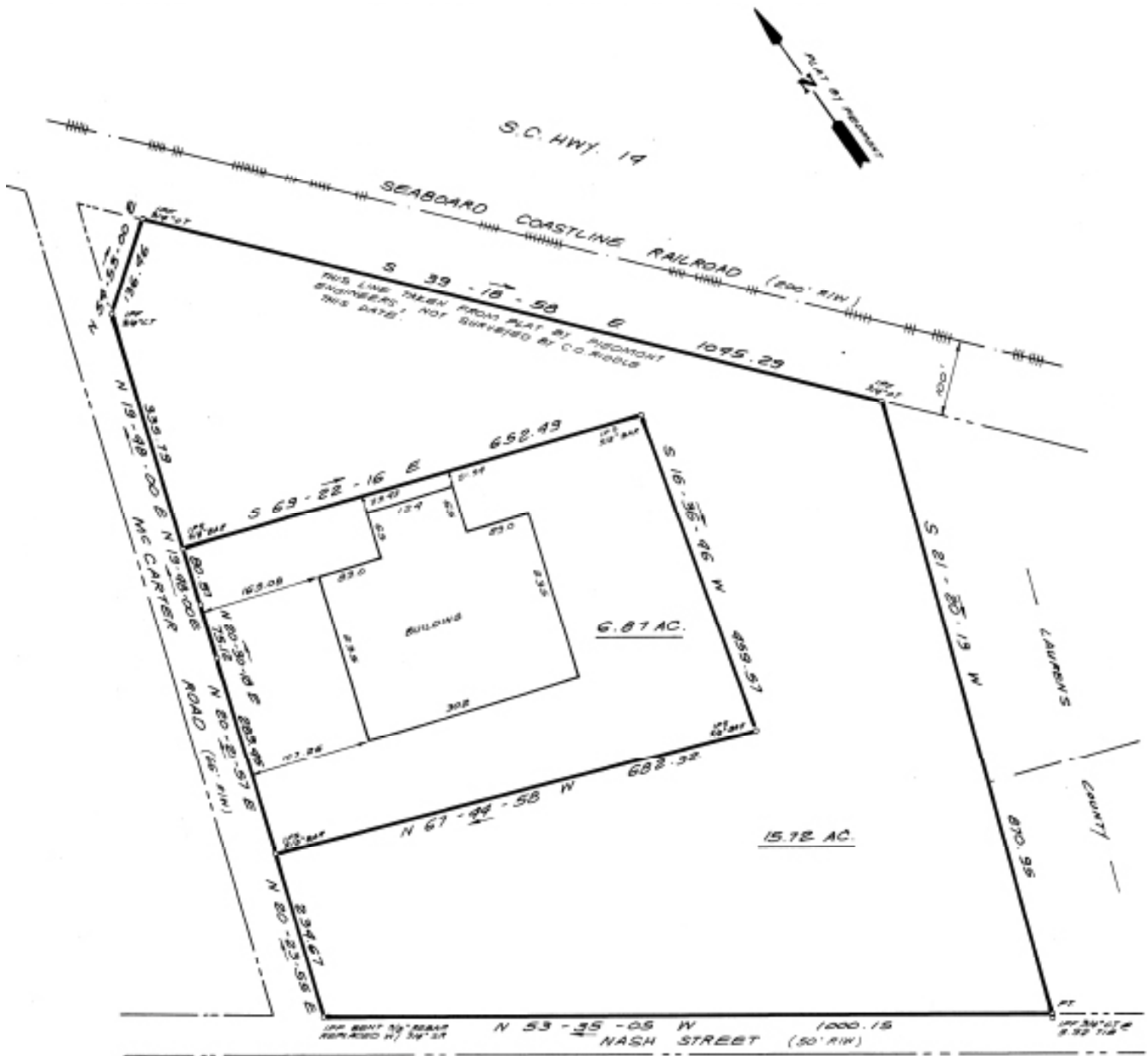


	1 Mile	3 Miles	5 Miles
2023 Total Population	4,236	16,924	45,905
2028 Population	4,406	17,681	48,080
Pop Growth 2023-2028	+4.01%	+4.47%	+4.74%
Average Age	37	39	39
2023 Total Households	1,608	6,393	17,395
HH Growth 2023-2028	+4.29%	+4.63%	+4.85%
Median Household Income	\$54,496	\$63,002	\$73,823
Average Household Size	2.60	2.60	2.60
2023 Average HH Vehicles	2.00	2.00	2.00
Median Home Value	\$152,159	\$178,459	\$210,535
Median Year Built	1995	1995	1997

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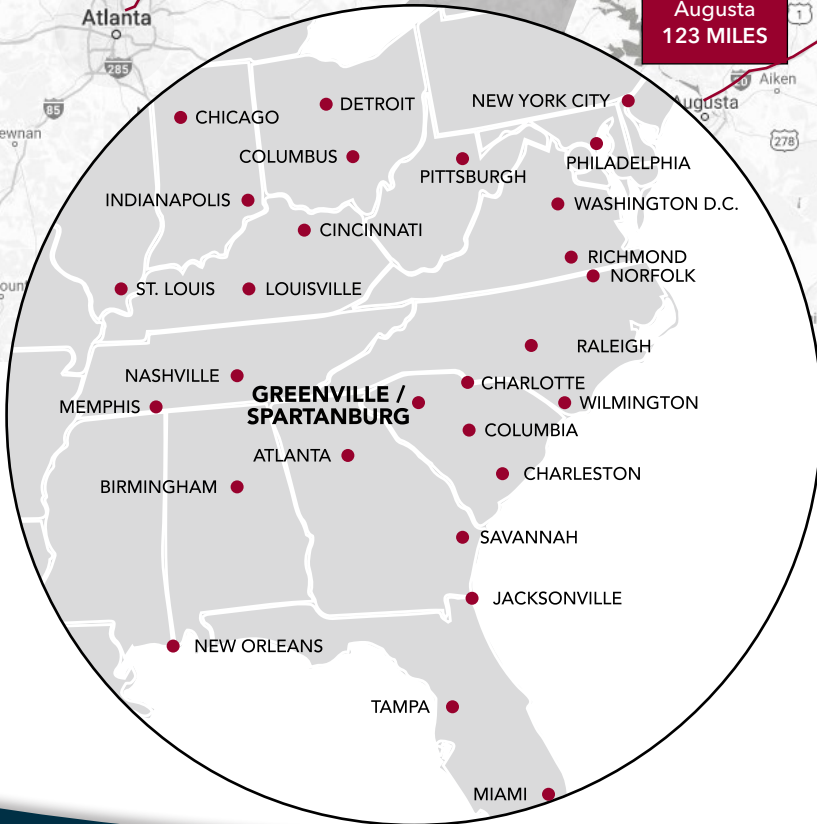
SOUTH MAIN STREET

± 10.69  
ACRES



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SOUTH MAIN STREET



**100 MILLION  
CONSUMERS  
WITHIN A  
ONE-DAY DRIVE**

**400**  
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