

FOR SALE & LEASE

121 Osage Dr | Greenville, SC 29605

Available For Lease: $\pm$ 6,400 - 25,600 SF



121 Osage Drive

Greenville, SC 29605

Property Highlights:

- **Building Size:** ±25,600 SF (80' x 320')
- **Available For Lease:** ±6,400 - 25,600 SF
- **Office Size:** ±780 SF Spec & BTS
- **Lot Size:** ±4.29 acres
- **Year Built:** 2026
- **Ceiling Heights:** 20' Eaves and 24' Center
- **Fully Sprinkled**
- **Flooring:** 6" Slab
- **Roof:** Standing Seam Metal
- **Dock Doors:** 8 (9' x 10')
- **Drive-in Doors:** 4 (12' x 14')
- **Parking (Auto):** ±30 spaces
- **Zoning:** I-1
- Adjacent to Donaldson Airport and SCTAC

Offering Summary

Building Size: ±25,600 SF

Available For Lease: ±6,400 - 25,600 SF

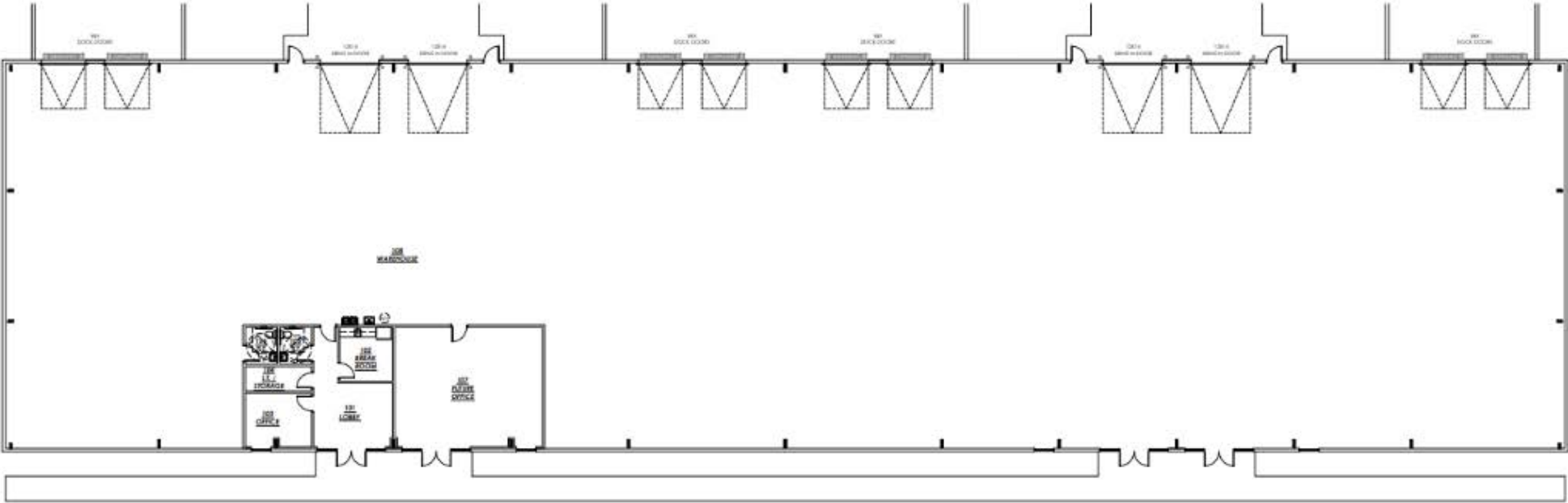
Lease Rate: \$11.25/SF (NNN)

Sale Price: \$4,250,000

Acreage, square footage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyer's agent.



Floorplan



Parcel Overview



Property Photos



Property Photos



Surrounding Tenants



Labor & Demographics

LOCATION		DISTANCE
	Donaldson Airport	±1.1 Miles
	I-185	±1.5 Miles
	I-385	±11 Miles
	I-85	±4 Miles
	Downtown Greenville	±10 Miles
	GSP Airport	±17 Miles

	5 MILES	10 MILES	15 MILES
 POPULATION	76,887	357,256	613,699
 HOUSEHOLDS	30,649	150,159	252,298
 BUSINESSES	1,876	15,000	21,500
 LABOR FORCE	24,200	173,000	241,000
 BACHELOR'S DEGREE OR HIGHER	31.5%	42.1%	42%
 AVERAGE HH INCOME	\$41,957	\$87,012	\$87,891

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

Contact Information

Reedy Commercial

WE KNOW THE MARKET

BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion – turning real estate investments into legacies.



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