



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



±15,127 SF OF INDUSTRIAL SPACE FOR LEASE

1025 LOWNDES HILL ROAD GREENVILLE, SC 29607

LEASE RATE: CALL FOR PRICING

- ±15,127 SF Industrial Facility
- ±4,337 SF Office / Showroom Space
- Close proximity to Greenville Downtown Airport, I-385, & Downtown Greenville
- Electrical Drops and Compressed Air throughout Warehouse
- Ideal for Contractor / Building Supplies Company
- Fiber Optic Telecommunications



INTERSTATE ACCESS

±0.4 MILE TO 385, NEAR DOWNTOWN GREENVILLE



DOORS

THREE DOCKS, (2) (8' X 8'), (1) (10' X 10'), ONE GLD (10' X 12')



RENOVATIONS (2019)

RECENT RENOVATIONS TO OFFICE & WAREHOUSE



LIGHTING

LED LIGHTING



CEILING HEIGHT

16' - 20'

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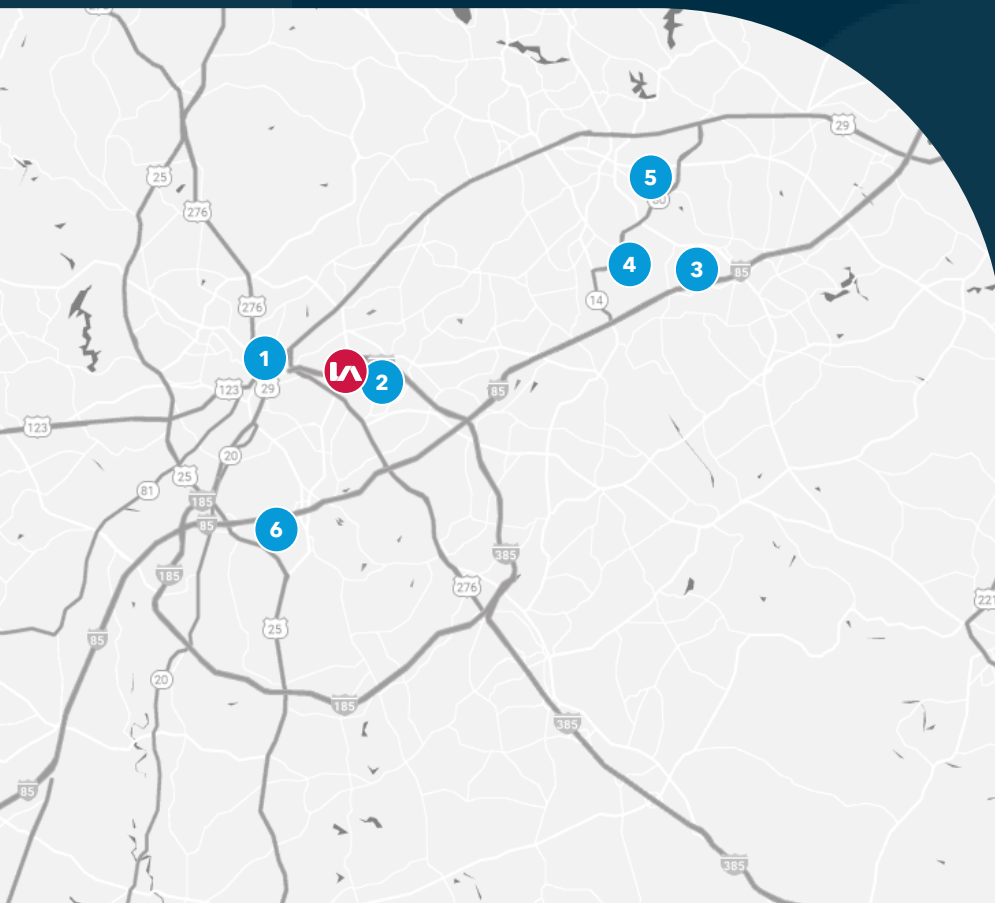
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PROPERTY OVERVIEW



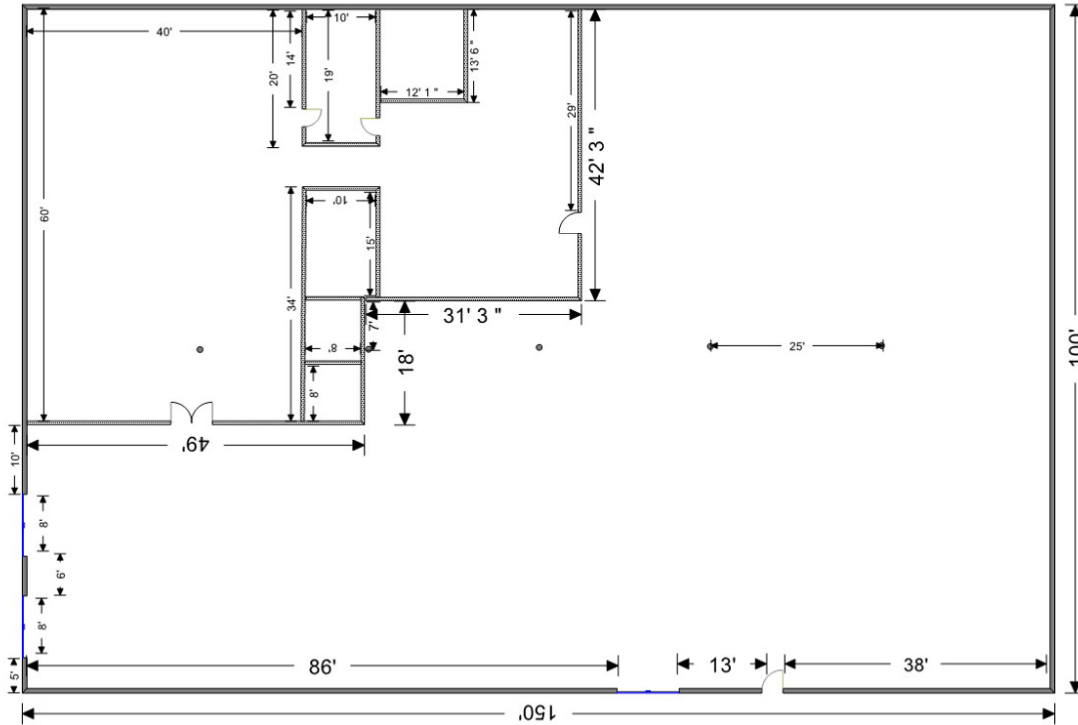
PROPERTY NAME	1025 Lowndes Hill Road
TYPE	Industrial / Flex
TOTAL AVAILABLE SF	±15,127 SF
TOTAL BUILDING SF	±15,127 SF
TAX MAP #	0282.00-01-004.07
COUNTY	Greenville
CITY LIMITS	Yes
ZONING	C-3: Regional Commercial District
YEAR RENOVATED	2019
CONSTRUCTION TYPE	Masonry / PEMB
CONDITION	Very Good

ROOF	Metal Gable
WAREHOUSE SF	±10,790 SF
OFFICE SF	±4,337 SF
CEILING HEIGHT	16' - 20'
DOCKS	Three (3) - 2 (8' x 8'), 1 (10' x 10')
DRIVE-IN	One (1) (10' x 12')
COLUMN SPACING	50' x 25'
LIGHTING	LED in Office / LED & Fluorescent in Warehouse
SPRINKLERS	No
PARKING	24 Spaces
POWER	120/208V, 3-Phase, 200 Amps



- 1** Greenville
- 2** Greenville Downtown Airport
- 3** BMW Manufacturing
- 4** GSP Airport
- 5** Inland Port Greer
- 6** FedEx Ground

PROPERTY DETAILS



LEARN MORE. GIVE US A CALL.



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WISE GUIDANCE, LOYAL TO YOU

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