



FOR LEASE:
CONTACT BROKERS
FOR ASKING RATE

45 BROOKFIELD OAKS DR, STE 100 MAULDIN, SOUTH CAROLINA

BROOKFIELD OAKS INDUSTRIAL PARK
(I-385 CORRIDOR) • +/- 40,000 SF



BUILDING FEATURES

SUITE 100

-  Size: +/- 40,000 SF (160' x 250')
-  Office: +/- 6,615 SF
-  Clear Height: +/- 24'
-  Column Spacing: +/- 40' x 50'
-  Lighting: T-5
-  Sprinkler System: ESFR
-  Suspended Natural Gas Heaters: 4
-  6" Thick Floor Slab

LOADING

SUITE 100

-  Docks: 6 (9'x10")
-  Drive in Doors: 1 (12'x14')

UTILITIES

-  Power: Duke Energy
-  Sewer: Greenville Water
-  Water: Greenville Water
-  Natural Gas: Piedmont Natural Gas
-  Fiber Optics: AT&T

PROXIMITY

-  I-385: 0.5 miles
-  I-85: 2.5 miles
-  Greenville-Spartanburg International Airport: 9 miles
-  BMW: 10 miles
-  Downtown Greenville: 10 miles
-  South Carolina Inland Port: 12.5 miles



BROADSTREET
PARTNERS

RYAN KOOP, SIOR ryan@broadstreetcre.com | 864.200.6527 • **JOHN PARKER** john@broadstreetcre.com | 864.266.3309

148 River Street, Suite 205 | Greenville, SC 29601 | 864.640.6440 | www.broadstreetcre.com

DISCLAIMER: This information is believed to be accurate but no warranties are implied or given. It is for reference purposes only.



FUNCTIONAL OVERVIEW



Prime location along I-385
corridor



Immediate access to I-385
at E Butler Road



Park setting

AVAILABLE SPACE

SUITE 100 +/- 40,000 SF || Office: +/- 6,615 SF

RYAN KOOP, SIOR ryan@broadstreetcre.com | 864.200.6527 • **JOHN PARKER** john@broadstreetcre.com | 864.266.3309

148 River Street, Suite 205 | Greenville, SC 29601 | 864.640.6440 | www.broadstreetcre.com

DISCLAIMER: This information is believed to be accurate but no warranties are implied or given. It is for reference purposes only.



BROADSTREET
PARTNERS



TO GREENVILLE

PRISMA HEALTH

Jacobs



MTECK

KOOPS
AUTOMATION SYSTEMS

Piedmont Plastics
where solutions take shape

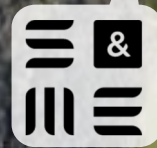


TRUIST



45 BROOKFIELD OAKS DR
SUITE 100

90b&m
1932-2022



Eberspächer

Comfort
STORAGE

NHC
NATIONAL HEALTHCARE CORPORATION

daltile

TO SIMPSONVILLE

RITERUG
FLOORING



RYAN KOOP, SIOR ryan@broadstreetcre.com | 864.200.6527 • JOHN PARKER john@broadstreetcre.com | 864.266.3309

148 River Street, Suite 205 | Greenville, SC 29601 | 864.640.6440 | www.broadstreetcre.com

DISCLAIMER: This information is believed to be accurate but no warranties are implied or given. It is for reference purposes only.



BROADSTREET
PARTNERS