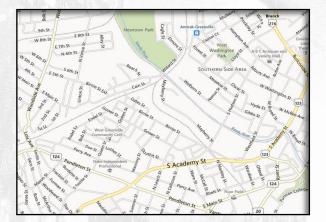
## SPACE FOR LEASE











## NEXT Manufacturing: 400 Birnie St. Greenville, SC 29611

SQUARE FEET:

LEASE

RATE:

29,717 +/- (GLA)

COUNTY: GREENVILLE (City of Greenville)

> \$12.50/sf NNN (\$5.20/sf)

-One – 1,328+/- sf suite available for lease.

•Suites range from 100+/- sf up to 11,000+/-sf.

•Multi-tenant warehouse/manufacturing facility positioned on 3.25+/- acres.

•Less than ½ mile from the Ray and Joan Kroc Community Center & A.J. Whittenberg Elementary School of Engineering. •Clear ceiling heights range from 13' to 17' throughout the warehouse facility with 18' x 18' column spacing. •100% wet sprinkler system, 3-phase 480-volt electrical service, and 100% HVAC.

•Zoned S-1 in the City of Greenville. •8 dock high doors and 1 drive-in door.

•Adjacent to Unity Park.

FOR MORE INFORMATION CONTACT Robert Brissie, CCIM Broker-in-Charge 864-559-8227 rob@cardinalcommercialproperties.net

## CardinalCommercialProperties.net

Information contained in this marketing brochure has been obtained from sources that are deemed reliable. We have no reason to doubt the accuracy contained herein but do not guarantee it. All information should be verified prior to purchase or lease. All properties are subject to change or withdrawal without prior notice.