



FOR LEASE

TWO NEWLY CONSTRUCTED FLEX BUILDINGS ±14,400 & ±11,200 SF WITH OUTDOOR STORAGE, MINIMUM 1-YEAR LEASE

3828 N Highway 101,
Greer, SC 29651



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PRICING/RATE:

**\$16/SF
FOR SHELL
\$18/SF WITH
RESTROOM &
OFFICE**



DRIVE-IN DOORS
12' X 14' Per Suite



CLEAR HEIGHT
15' - 17.5'

- Max Contiguous ±11,200 SF
- \$18/SF MG with Office & Bathroom Buildout (four (4) suites)
- \$16/SF MG - Shell
- Flexible Suite Options from ±1,200 - ±16,000 SF
- Estimated Q2 2026 Delivery



RESTROOM + OFFICE
Office and Restroom in Four (4)
±1,200 SF Suites

PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	3828 N Hwy 101
TYPE	Flex
TOTAL AVAILABLE SF	±16,000 SF
TOTAL BUILDING SF	±25,600 SF
TAX MAP #	0634010101400
COUNTY	Greenville
CITY LIMITS	No
ZONING	Unzoned
YEAR BUILT	Under Construction
WAREHOUSE SF	±25,600 SF
OFFICE SF	±100 SF (For Spec Suites)
CLEAR HEIGHT	15'-17.5'
DRIVE-IN DOORS	12'x14' (One (1) per Suite)
LIGHTING	LED
POWER	200 Amps per Suite Currently (Can Be Upgraded to 400 Amps)



LOCATION OVERVIEW



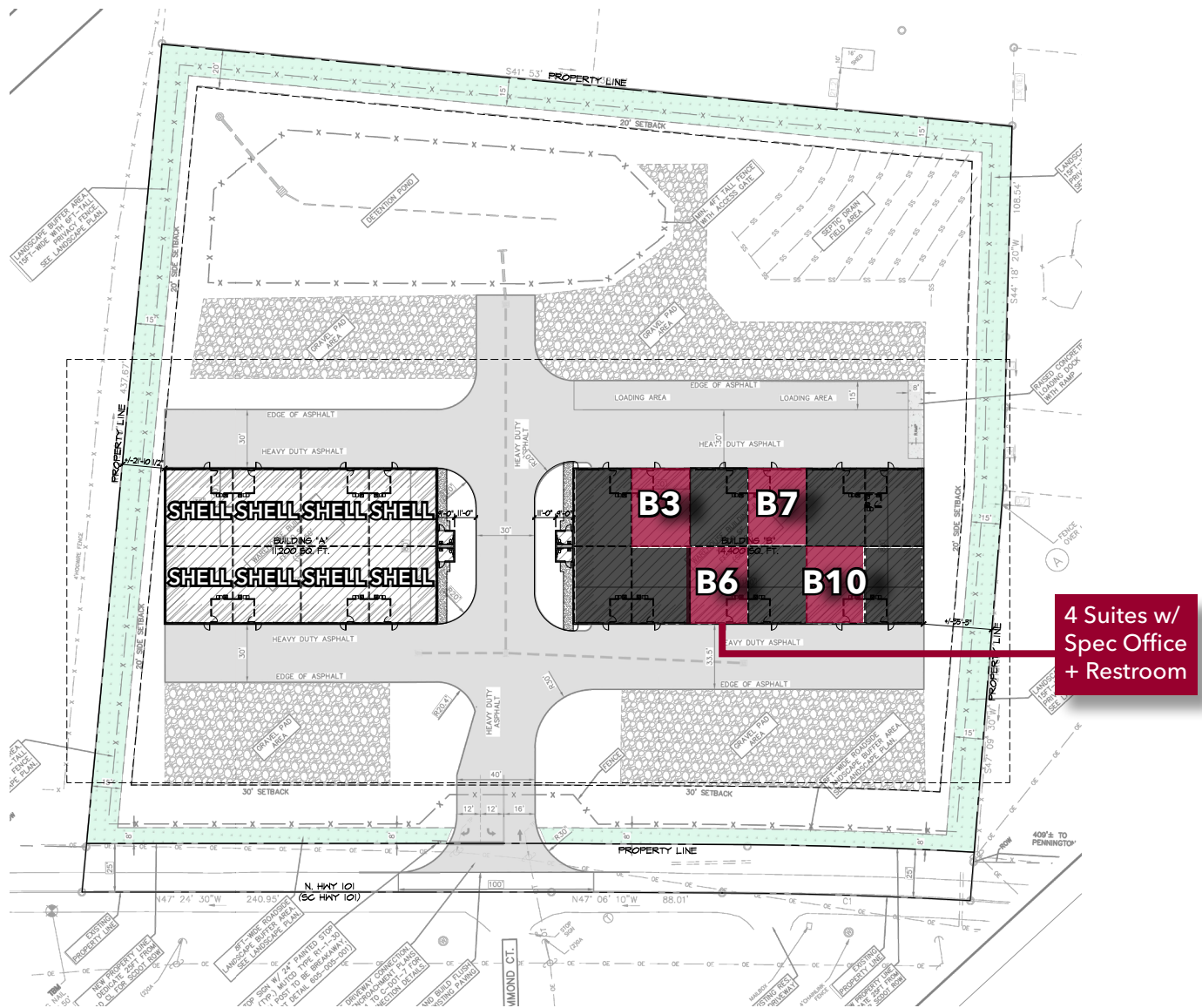
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the Interactive Map

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201 W. McBee Ave, Suite 400, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302

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SITE PLAN





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LEARN MORE CALL TODAY



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SPARTANBURG OFFICE

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