

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

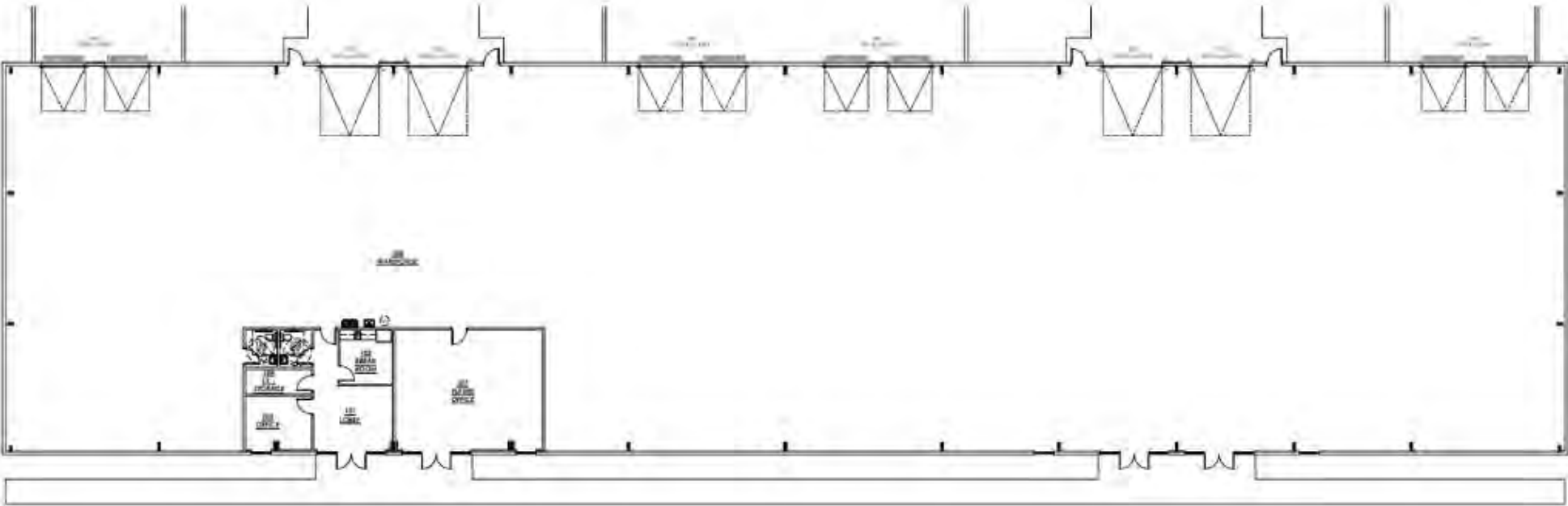
Lease Rate: \$11.25/SF (NNN)

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



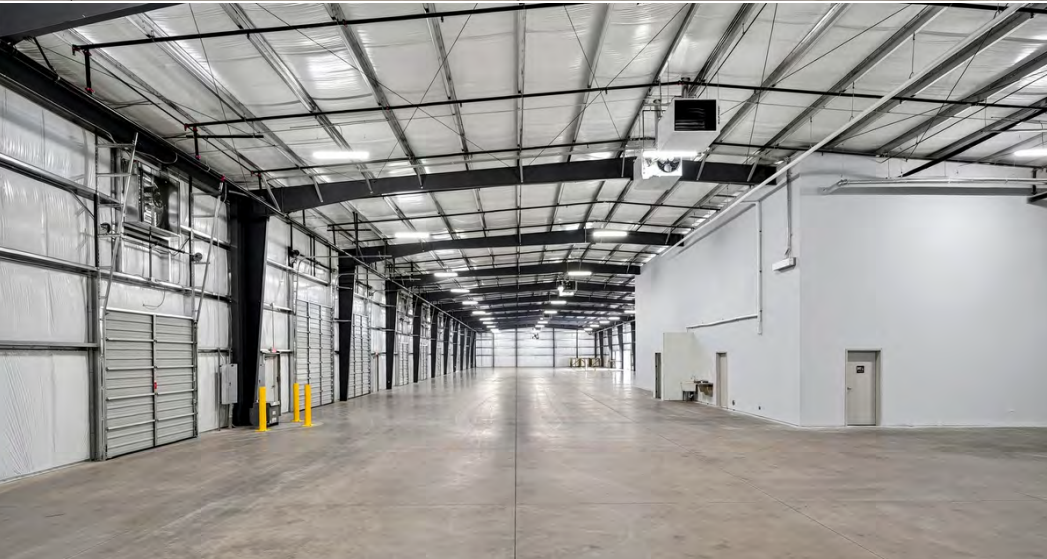
Property Photos



Property Photos



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

Confidentiality & Disclaimer

Reedy Property Group

All materials and information received or derived from Reedy Property Group, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Reedy Property Group, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Reedy Property Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Reedy Property Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Reedy Property Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.



Chandler Ayers

P: 864-201-2221

E: cayers@reedypg.com



Bennett Mahon

P: 864-683-7244

E: bmahon@reedypg.com

