



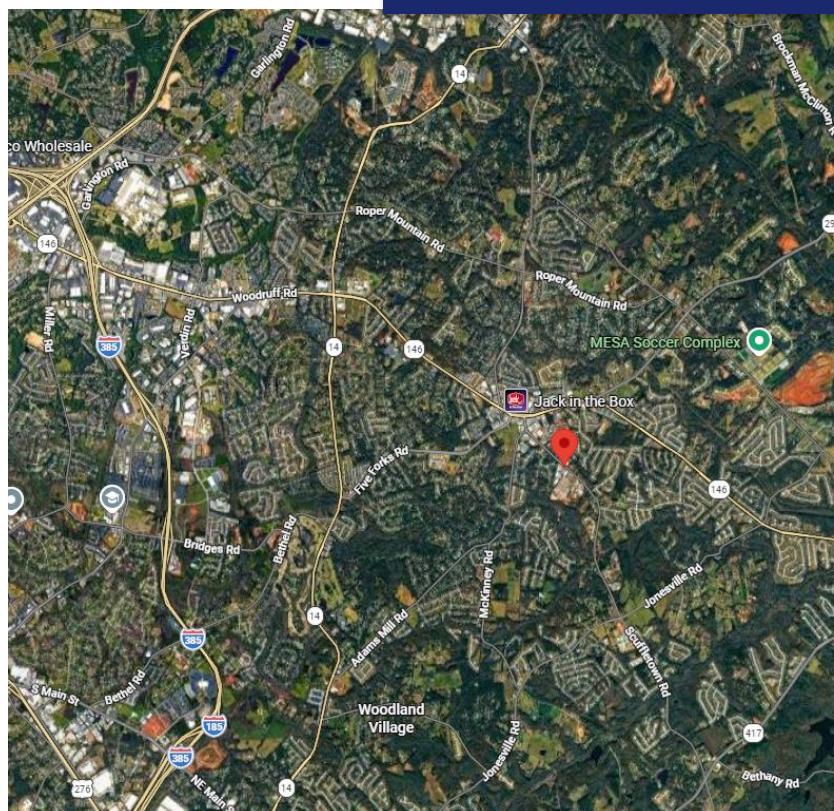
Great Location In High Traffic Five Forks Area

FOR LEASE:

\$26.00/SF NNN

409 Scuffletown Road

- 4 Suites available for lease (building layout and details on next page)
- Conveniently located new construction close to Woodruff Rd in prime Five Forks area
- Ample on-site parking (94 spaces)
- Anchor tenants – Five Forks Athletics, Creekside Veterinary Care
- Zoned FRD, Greenville County
- Suites to be provided in warm vanilla shell condition with 1 ADA bathroom
- Potential for Tenant Improvement Allowance



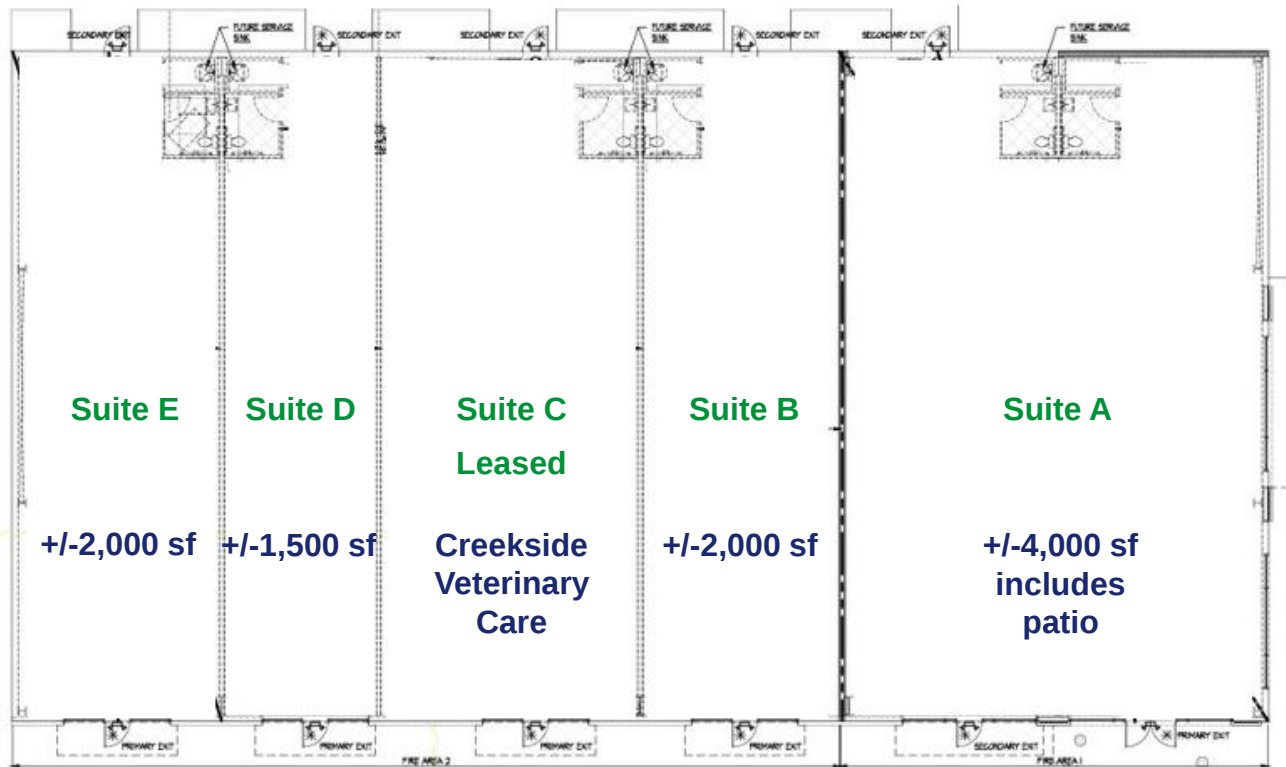
CONTACT

BOBBY HINES | (864) 313-4815
BOBBYHINES@SPENCERHINES.COM

EVAN HINES WILKINS | (864) 616-4900
EVANHINES@SPENCERHINES.COM

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Building Layout



Suite A

- +/-4,000 sf
- Grease trap installed
- 400amp service
- 10 ton HVAC installed
- 2 ADA restrooms

Suite B

- +/-2,000 sf
- 5 ton HVAC
- 200 amp service

Suite D

- +/-1,500 sf
- 5 ton HVAC
- 200 amp service

Suite E

- +/-2,000 sf
- 5 ton HVAC
- 200 amp service

- Tenant responsible for distribution of ductwork & electrical
- Water & sewer lines are stubbed and capped
- Concrete floors
- Possibility for owner to subdivide Suite A with approved terms

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