



**COLDWELL
BANKER
COMMERCIAL**
CAINE

700 RIDGE ROAD

\$5/SF/YR (NNN)

700 Ridge Road
Greenville, SC 29607

AVAILABLE SPACE
12,000 SF

FOR LEASE

CBCCAINE.COM



INDUSTRIAL/WAREHOUSE

Rick Cauthen
864.250.2800
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COLDWELL BANKER COMMERCIAL
CAINE
117 Williams Street, Greenville, South Carolina 29601
864.250.2800



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LEASE



OFFERING SUMMARY

Available SF: 12,000 SF

Lease Rate: \$5/SF/YR (NNN)

Building Size: 12,000 SF

Zoning: S-1 City of Greenville
(Park Restrictions Apply)

PROPERTY HIGHLIGHTS

- Located in master planned Global Business Park
- Located in Foreign Trade Zone 38, Site 1
- Clear ceiling height: 18'0"
- 2 - 8' x 8' dock doors with dock levelers
- 1 - 8' x 8' drive-in door
- Column spacing 37' x 40'
- 600-amp, 3 phase power
- 6 fiber optic providers on site
- 100% HVAC
- Sprinkled throughout
- Located 1/2 mile from I-85, 1/2 mile from Laurens Rd. (Hwy. 276) and 1/2 mile from Mauldin Rd.

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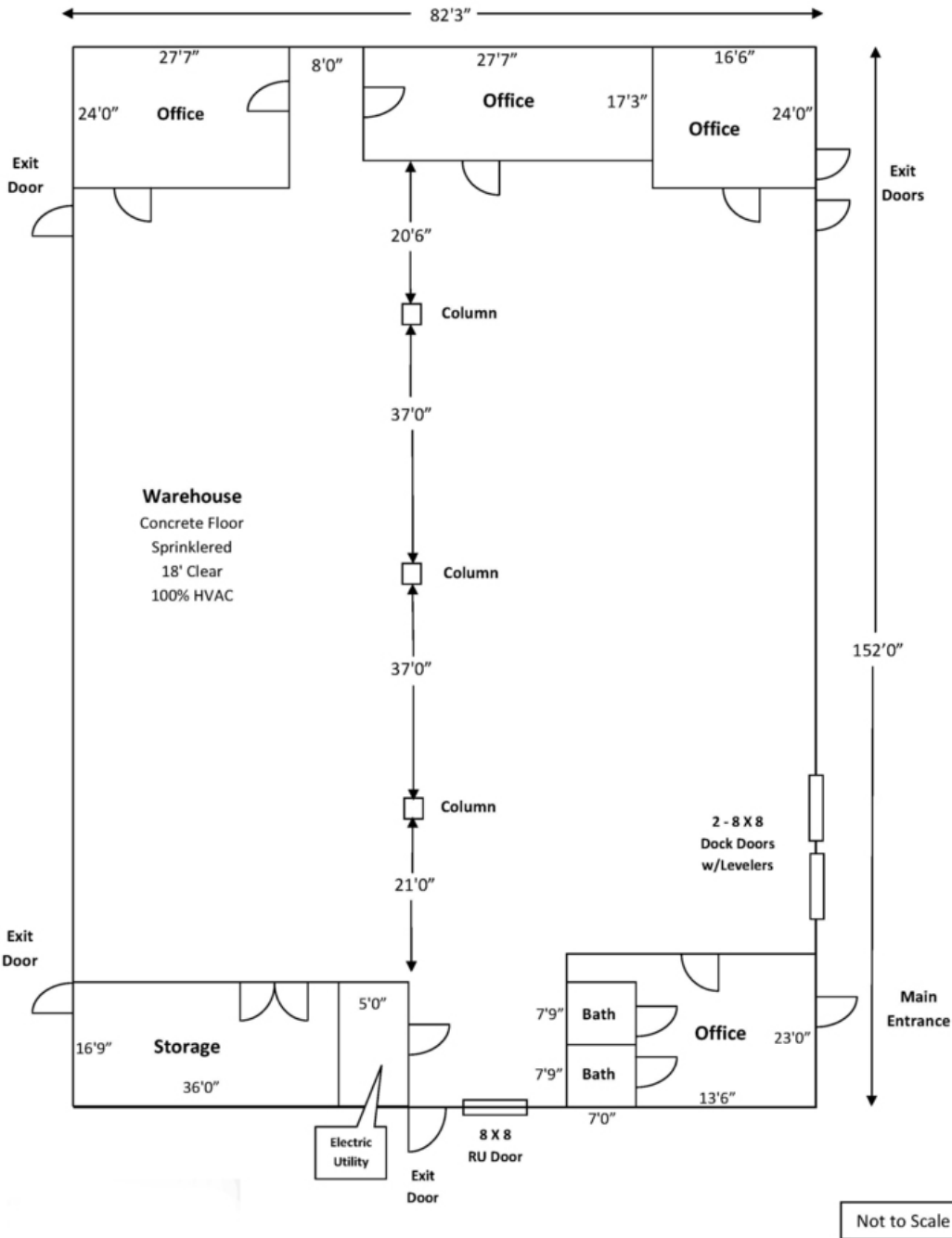
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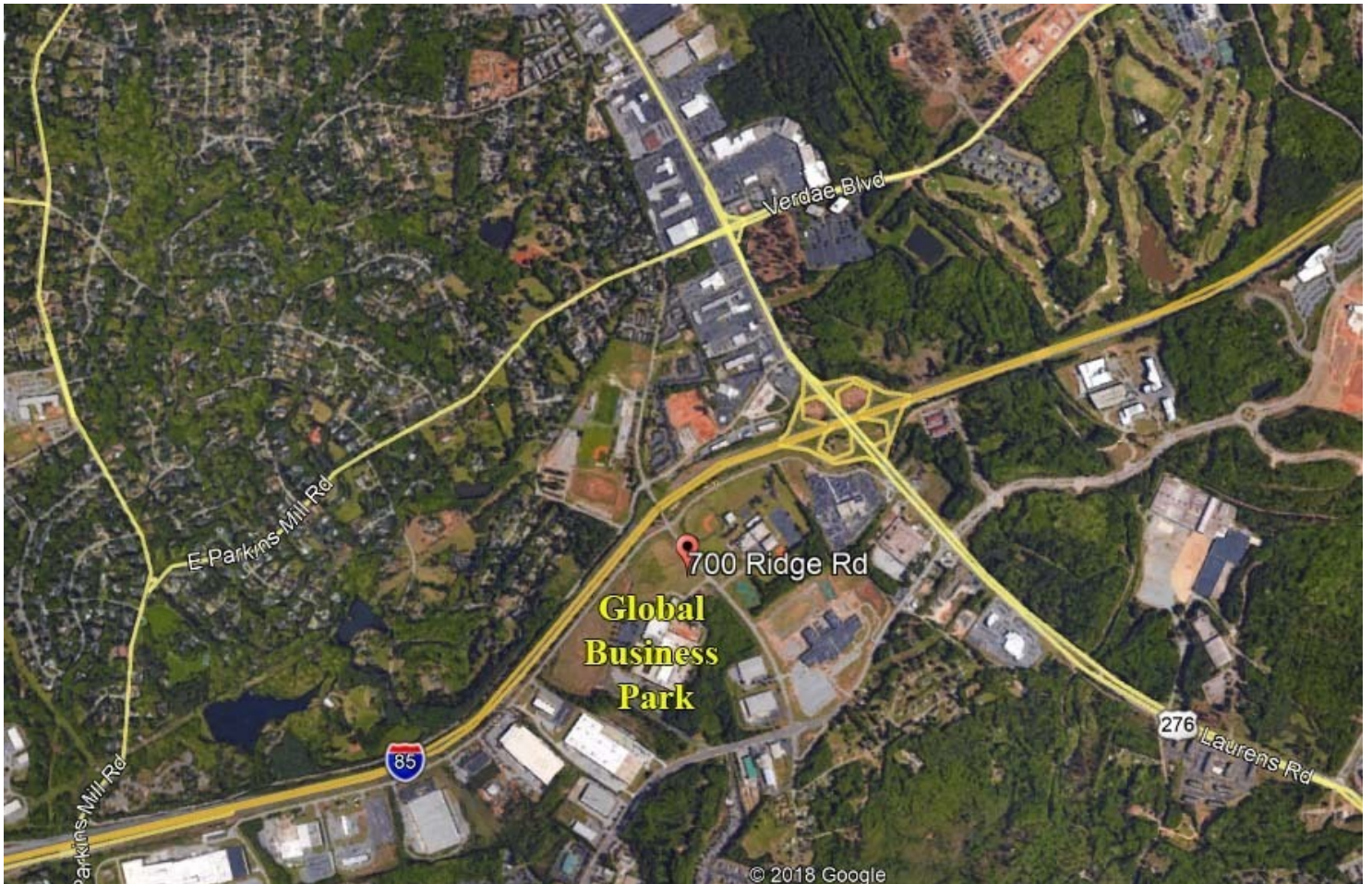
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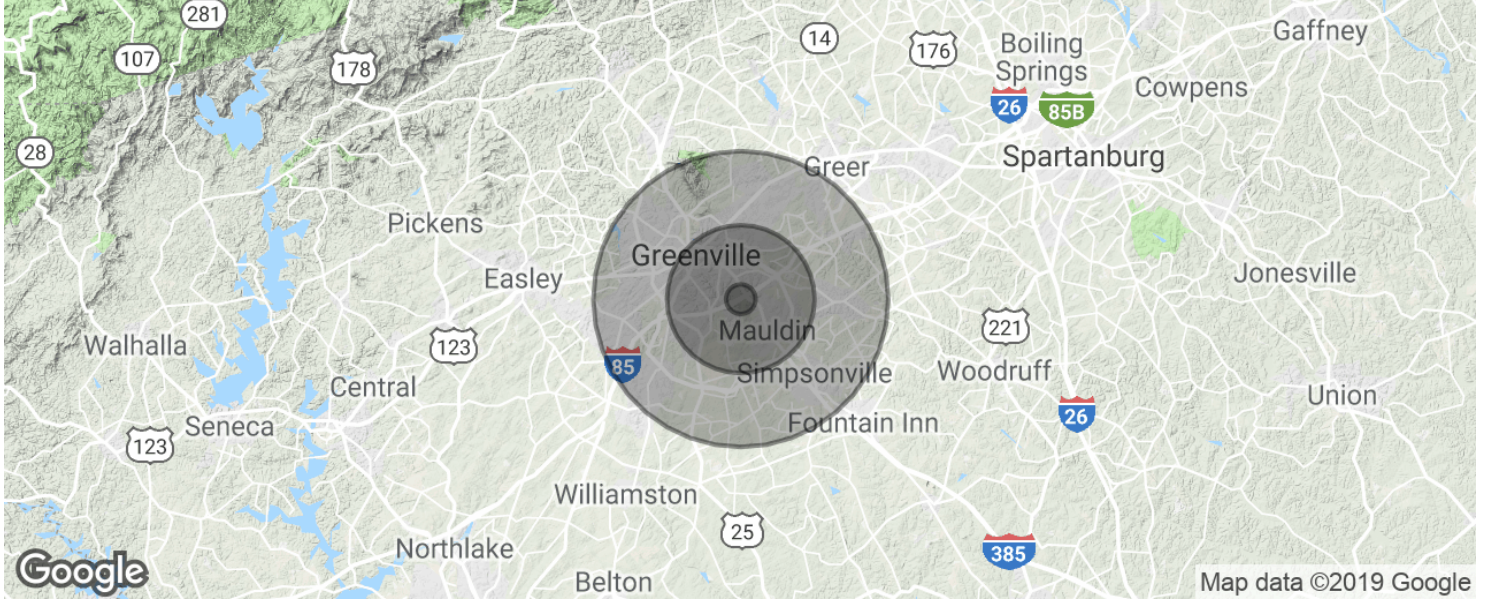
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,921	122,810	390,339
Median age	35.0	37.1	37.1
Median age (Male)	34.9	35.5	35.7
Median age (Female)	34.8	38.8	38.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,139	52,265	156,190
# of persons per HH	2.6	2.3	2.5
Average HH income	\$98,194	\$67,889	\$65,568
Average house value	\$316,227	\$222,354	\$221,494

* Demographic data derived from 2010 US Census

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