



**COLDWELL
BANKER
COMMERCIAL**

CAINE

FOR LEASE

GLOBAL BUSINESS PARK

28 Global Drive
Greenville, SC 29607

OFFICE/WAREHOUSE

AVAILABLE SPACE

5,000 - 200,000 SF

LEASE RATE

\$4.00 - 10.00 SF/yr (NNN)



CONTACT

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**COLDWELL BANKER COMMERCIAL
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OFFERING SUMMARY

Available SF: 5,000 - 200,000 SF

Lease Rate: \$4.00 - 10.00 SF/yr (NNN)

PROPERTY OVERVIEW

Office or warehouse space for lease

PROPERTY HIGHLIGHTS

- Located in master planned Global Business Park
- Perfect for call center, data center, office space or warehouse
- Ceiling Height: 18' 0"
- 5 dock doors, 3 drive-in doors
- 8 fiber optic providers on-site
- High capacity electric available (12,470V electric service line feeding 2 2,500 KVA transformers)
- Over 300 parking spaces available
- Sprinkled throughout
- Portions of building are unfinished (\$4/SF), +/-20,000 SF open office space (\$8/SF) and +/-5,000 SF finished office space (\$10/SF)
- Located on I-85, 1/2 mile from Laurens Rd. (Hwy. 276), 1/2 mile from Mauldin Rd., 1/2 mile from I-85

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Google

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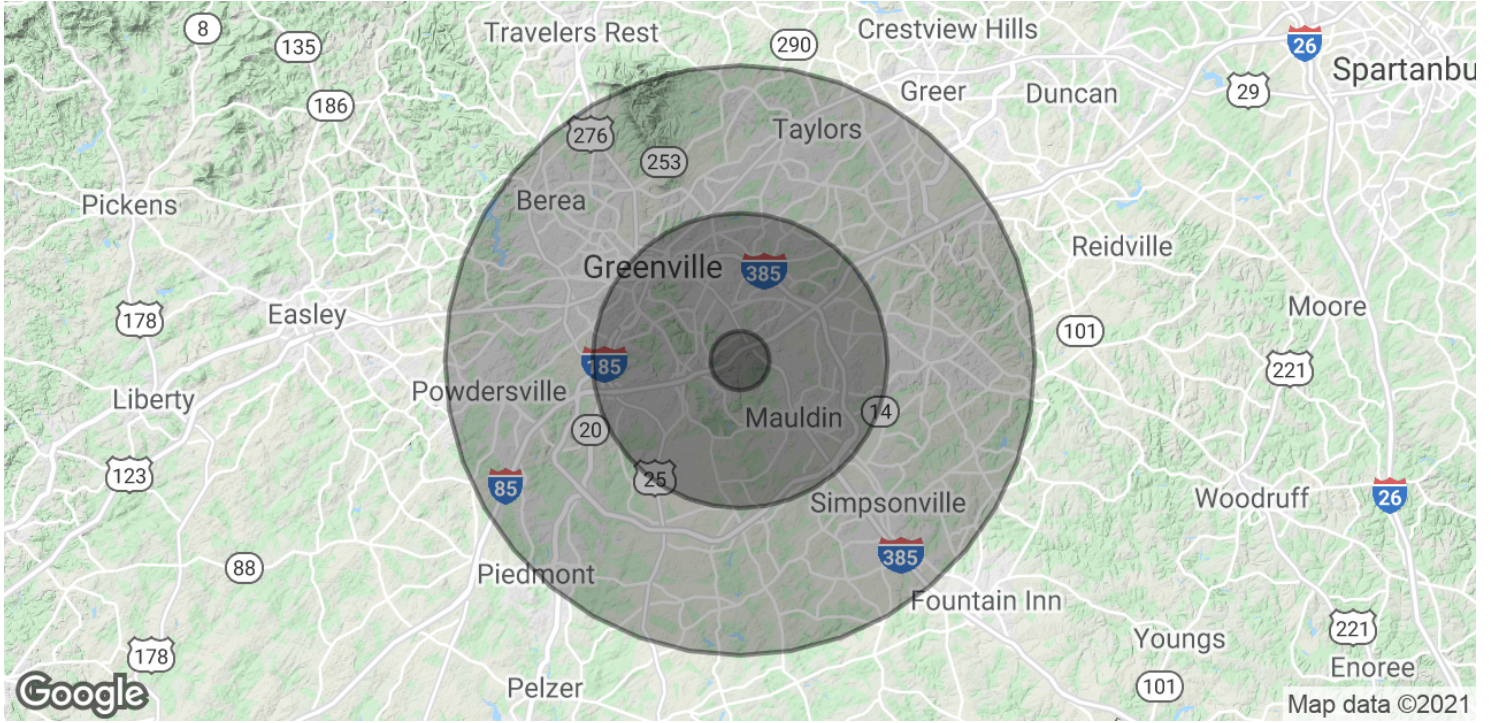
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,854	119,306	388,378
Average age	34.4	36.9	37.2
Average age (Male)	34.8	35.4	35.7
Average age (Female)	33.9	38.6	38.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,127	50,840	155,448
# of persons per HH	2.5	2.3	2.5
Average HH income	\$87,113	\$67,405	\$65,578
Average house value	\$281,065	\$221,382	\$220,757

* Demographic data derived from 2010 US Census

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