

AVISON
YOUNG

GRANT STATION



325

NEW NEELY FERRY ROAD

MAULDIN, SC 29662

FLEX SPACE FOR LEASE

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- New flex redevelopment located in Mauldin
- Great visibility/exposure from Hwy 276 and New Neely Ferry Road
- Over +/- 740 feet of frontage on Hwy 276 & New Neely Ferry Road
- More than 19,900 VPD on Hwy 276
- Upgraded site plan to include new hardscaping/landscaping
- Ample on-site parking available
- Potential for patio/outdoor space located behind Unit F
- Ideal use for gym, brewery, warehouse, showroom, office, storage and more
- Laydown yard available
- "Warm vanilla shell" delivery

Lease Information

Unit	Size	Lease Rate	Max Cont sf	Available
A	1,798 sf	\$7-8/sf/yr NNN	4,473 sf	LEASED
B	2,675 sf	\$7-8/sf/yr NNN	4,473 sf	LEASED
C	2,661 sf	\$7-8/sf/yr NNN	2,661 sf	LEASED
D	2,212 sf	\$7-8/sf/yr NNN	4,911 sf	Immediately
E	1,790 sf	\$7-8/sf/yr NNN	5,473 sf	LEASED
E2	1,822 sf	\$7-8/sf/yr NNN	1,822 sf	LEASED
F	3,348 sf	\$7-8/sf/yr NNN	3,348 sf	Immediately

Snapshot

Tax Map	M006020103002
Acres	1.56 acres
GLA	21,000 sf
Zoning	S-1
County	Greenville
Municipality	Mauldin

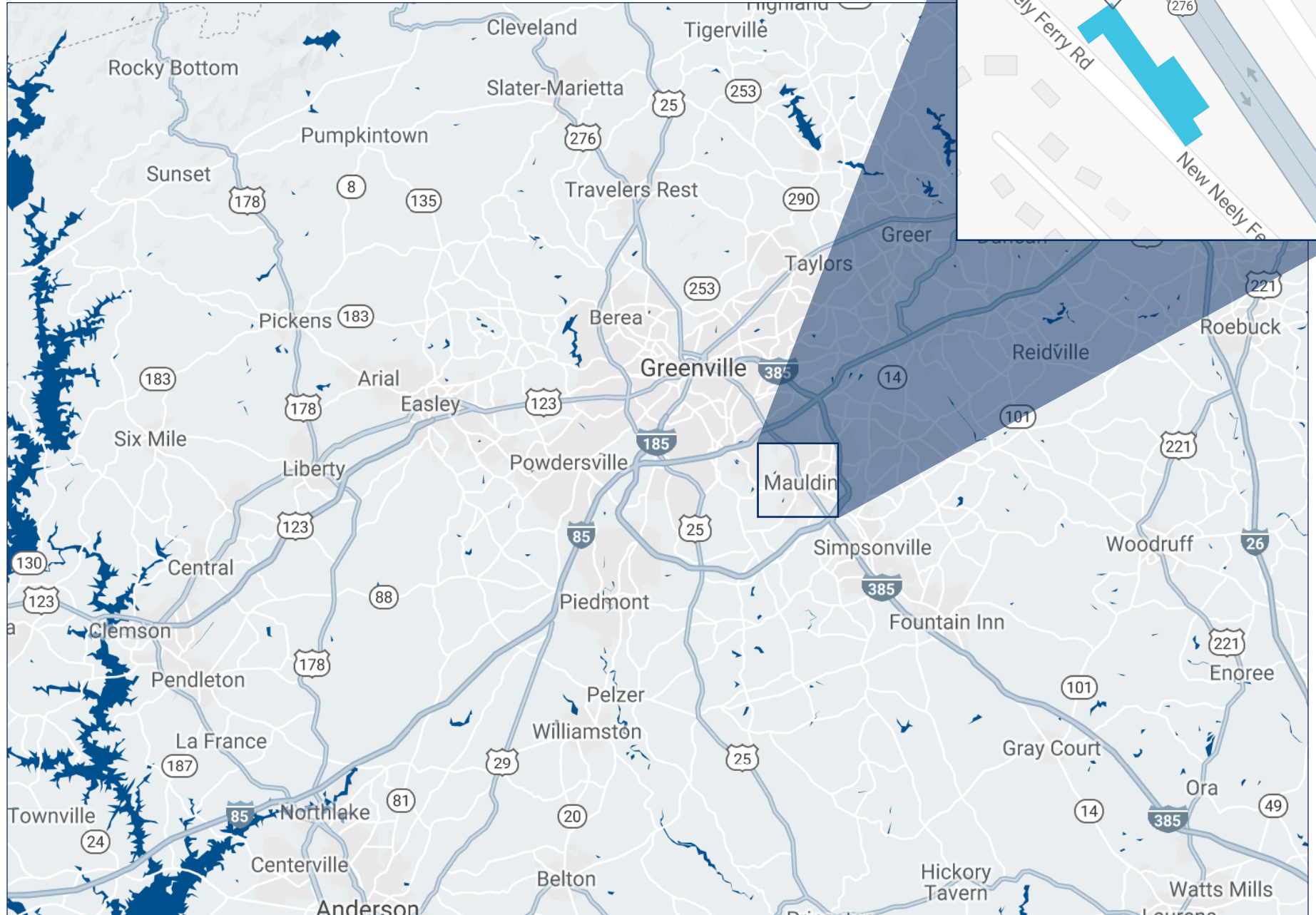
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Building Specifications

Parking On-Site	Yes
Number of Spaces	30-35 parking spaces
Number of Stories	One (1)
Clearance Height	10'5" - 17'3"
Columns	No
Fenced Yard	Yes
Rail Access	No
Sprinklers	No
Roof Insulated	Yes
Walls Insulated	Yes
Wall Type	Brick
Grade Level	1-2
Utilites	Tenant Responsibility
Garabage Removal	Tenant Responsibility

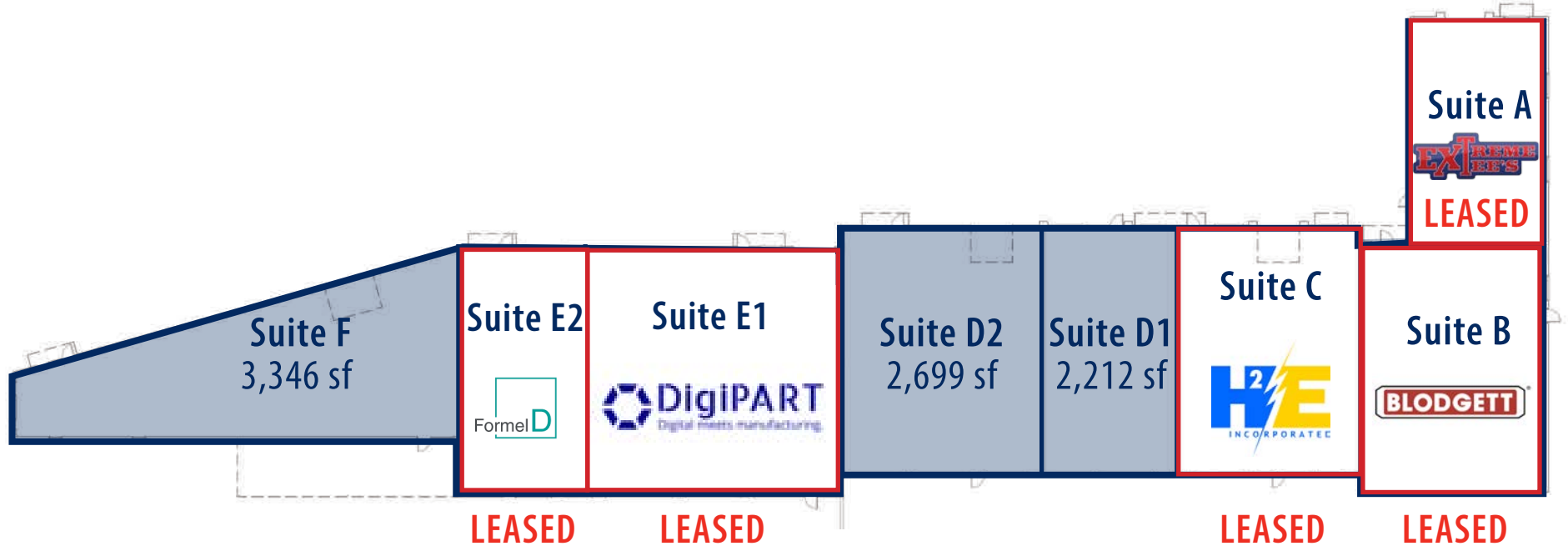
If coming from Downtown Greenville, head south US Hwy-276/Laurens Road for approximately 7.2 miles. The destination will be on the right side of the road.



Elevation

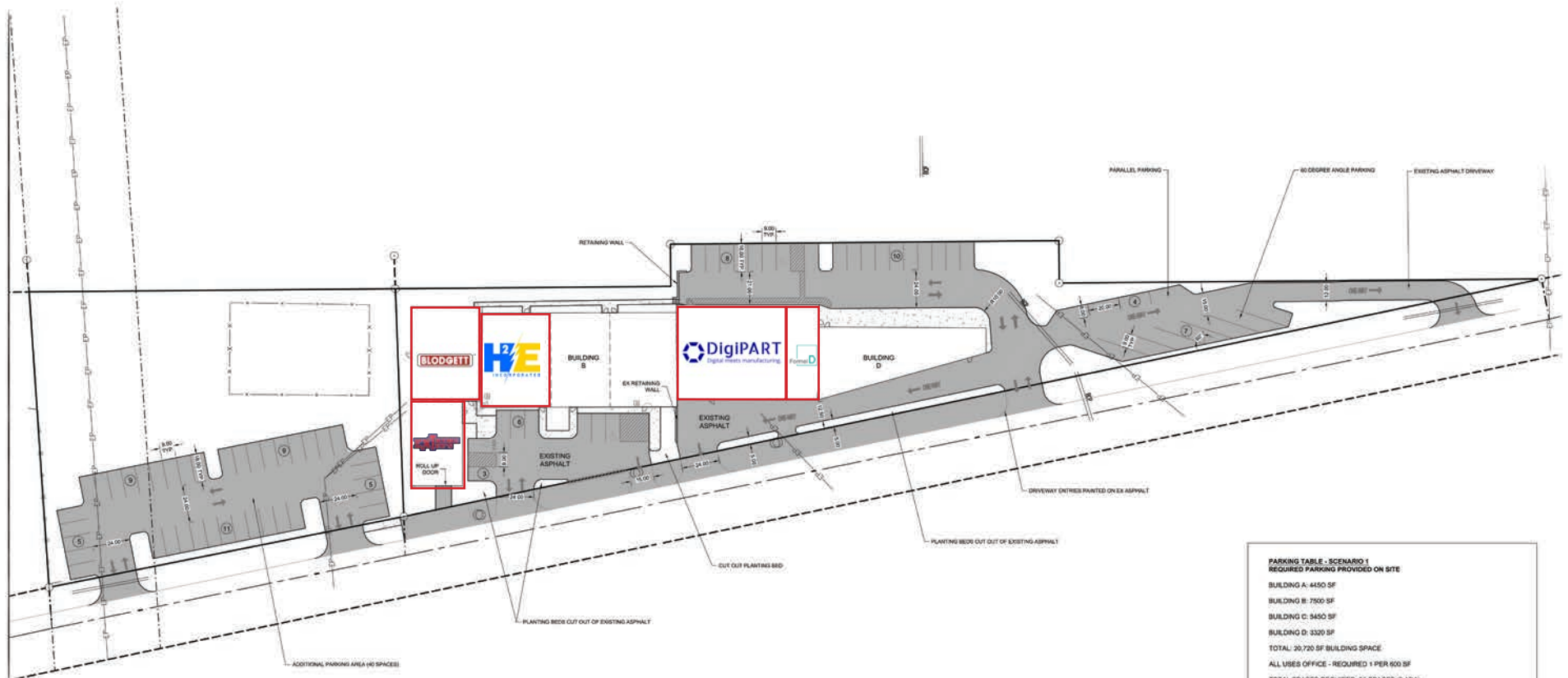


Available Suites



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GRANT STATION

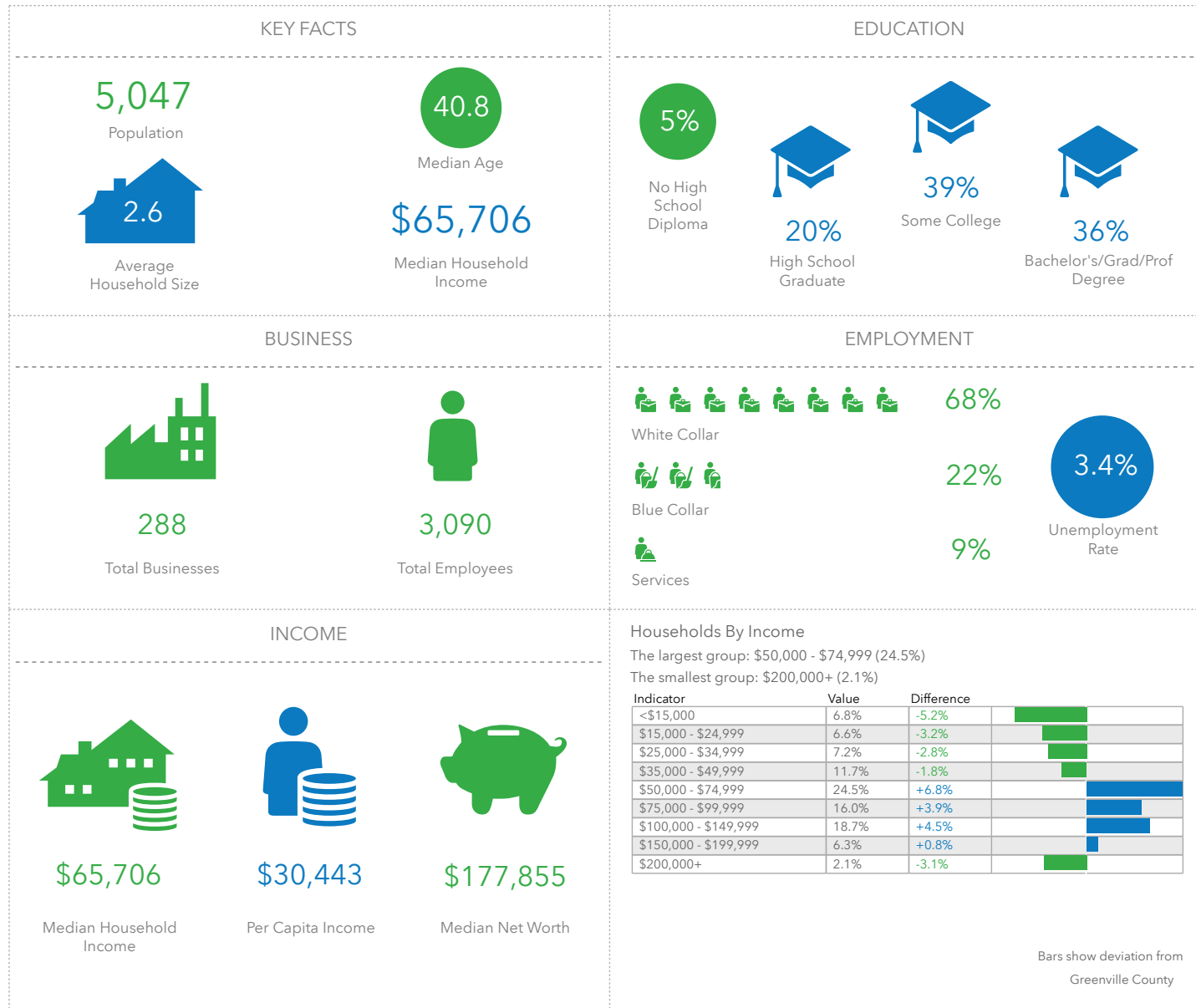


PARKING TABLE - SCENARIO 1 REQUIRED PARKING PROVIDED ON SITE	
BUILDING A:	4150 SF
BUILDING B:	7500 SF
BUILDING C:	5450 SF
BUILDING D:	3320 SF
TOTAL:	20,720 SF BUILDING SPACE
ALL USES OFFICE - REQUIRED 1 SPACE PER 600 SF	
TOTAL SPACES REQUIRED: 35 SPACES (2 ADA)	
PROVIDED: 37 SPACES (2 ADA)	
PARKING TABLE - SCENARIO 2 REQUIRED PARKING PROVIDED ON SITE AND IN OVERFLOW AREA	
BUILDING A:	4150 SF
USE: OYM - REQUIRED 1 SPACE PER 250 SF - 18 SPACES NEEDED	
BUILDING B:	7500 SF
USE: RETAIL - REQUIRED 1 SPACE PER 500 SF - 15 SPACES NEEDED	
BUILDING C:	5450 SF
USE: OFFICE - REQUIRED 1 SPACE PER 600 SF - 9 SPACES NEEDED	
BUILDING D:	3320 SF
USE: RESTAURANT - REQUIRED 1 SPACE PER 100 SF - 34 SPACES NEEDED	
TOTAL SPACES REQUIRED:	76 (4 ADA)
PROVIDED:	76 (4 ADA)



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1 Mile Demographics



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Thank you.

**AVISON
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