

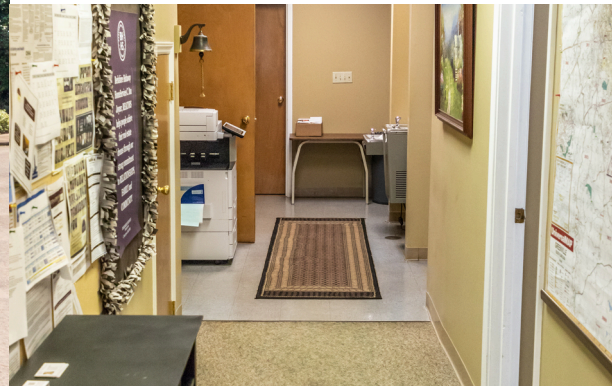
# Office Building

22 Garlington Rd | Greenville, SC 29615

For Sale/ Lease

Price Reduced!

Now \$699,000



Office building is located just off Woodruff Rd and I-385 Interchange and just outside City Limits  
Lease Rate: \$17.50/SF NNN (\$2.33/SF)

- 2-Story Office Building with reception area, 36 private offices, 2 large managers offices, 1 conference room, 4 meeting rooms, and a break room complete with refrigerator, dishwasher and extra storage
- 4 ADA restrooms
- 5,929± SF with 20 Parking Spaces
- Greenville County – Zoned C2  
Tax Map #0547030100135
- 2018 Taxes – \$11,499.85
- Signage facing I-385



**BERKSHIRE  
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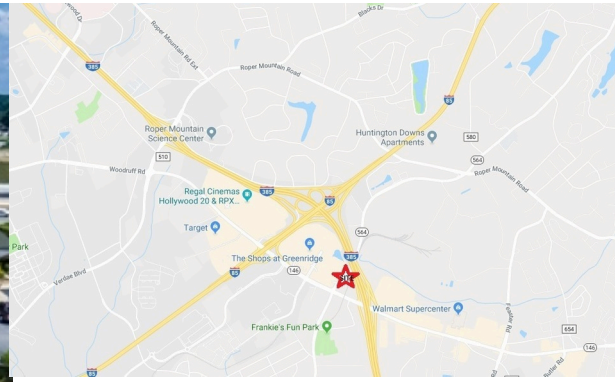
C. Dan Joyner, REALTORS®

COMMERCIAL DIVISION

# Office Building

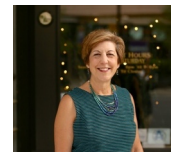
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- [Demographic Report Link](#)
- [Business Summary Link](#)
- [Traffic Count Report Link](#)
- [Plat Link](#)

- Tax Map #0547030100135
- 2018 Taxes – \$11,499.85
- Zoned C2 – Greenville County – Just Outside City Limits
- 2 Story Building
- 0.6± Acre with 20 Parking Spaces
- Traffic Count:
  - 100,200 CPD – Woodruff Rd / Station 2475
  - 111,000 CPD – Woodruff Rd – Station 2299



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**BERKSHIRE  
HATHAWAY**  
HomeServices

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COMMERCIAL DIVISION

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