

**FOR LEASE**

±6,475-Square-Foot Flex Facility

1 N Kings Road, Greenville, SC

1 N Kings Road offers a ±6,475-SF industrial opportunity featuring ±2,000 SF of counter sales and office space and ±4,475 SF of warehouse space. The property also includes a fenced, paved and level rear area suitable for outdoor storage, fleet parking or equipment staging.

This property provides flexibility for a range of industrial users. Its functional layout combines office, counter sales and warehouse space within a single facility, creating an efficient environment for contractors, service-oriented businesses and distributors.

Property Features

- ±6,475 total SF
- ±2,000-SF counter sales
- ±4,475-SF warehouse
- 10' x 10' roll-up door
- Van height covered loading dock
- 12' clear ceiling height
- Zoning: S-1, outside city limits
- Taxes and insurance: est. at \$1.10/SF

Lease Rate:

\$12.50

PER SF NNN

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Property Location



