

available for sale

FLEX INDUSTRIAL FACILITY WITH SHOWROOM



2705 POINSETT HWY., GREENVILLE, SC 29609


PINTAIL

PROPERTY OVERVIEW

2705 Poinsett Hwy., Greenville, SC 29609

2705 Poinsett Highway presents an attractive acquisition opportunity for an owner-user seeking a highly visible, infill location with convenient access to Upstate South Carolina and Western North Carolina. Limited inventory, rising construction costs, and the scarcity of comparable infill sites enhance the property's long-term value and make it a compelling alternative to new construction. For established local and regional businesses, ownership offers the potential for favorable financing, tax advantages, equity appreciation, and long-term control over occupancy costs and facility operations. The property is well suited for contractors, service companies, distributors, and other light industrial users seeking a strategic location to support their current operations and future growth.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase





PROPERTY DETAILS

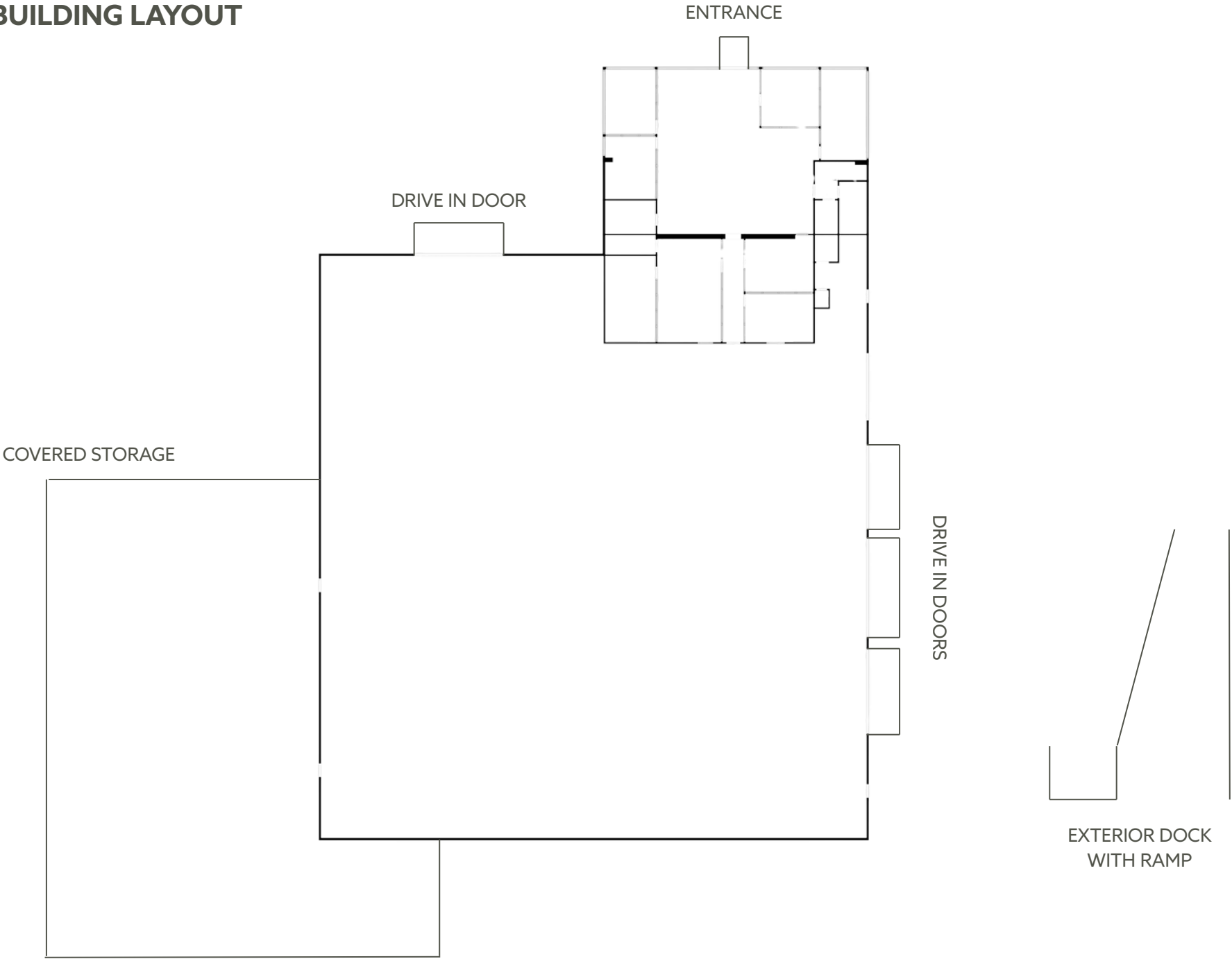
ADDRESS	2705 Poinsett Hwy., Greenville, SC 29609
COUNTY	GREENVILLE
PARCEL ID	0436000301000
BUILDING SIZE	18,312 SF (3,600 - Office, 14,712 - Warehouse)

BUILDING SPECIFICS

- Additional 4,000 SF of covered storage
- Warehouse Ceiling Height: $\pm 19'$ at center; $\pm 16'$ at eaves
- 5 Drive-in Doors (3) 12' x 14' (2) 18' x 24'
- 1 Outside Dock, 4 Drive-In Doors
- 2 Ventilation Fans
- 3-Phase Power with Separate Meter: 220V
- LED Lights in Warehouse
- 6" Floor Thickness
- 2 Restrooms
- Sewer Lift Station
- Ample Onsite Parking

SALE PRICE: \$2,875,000

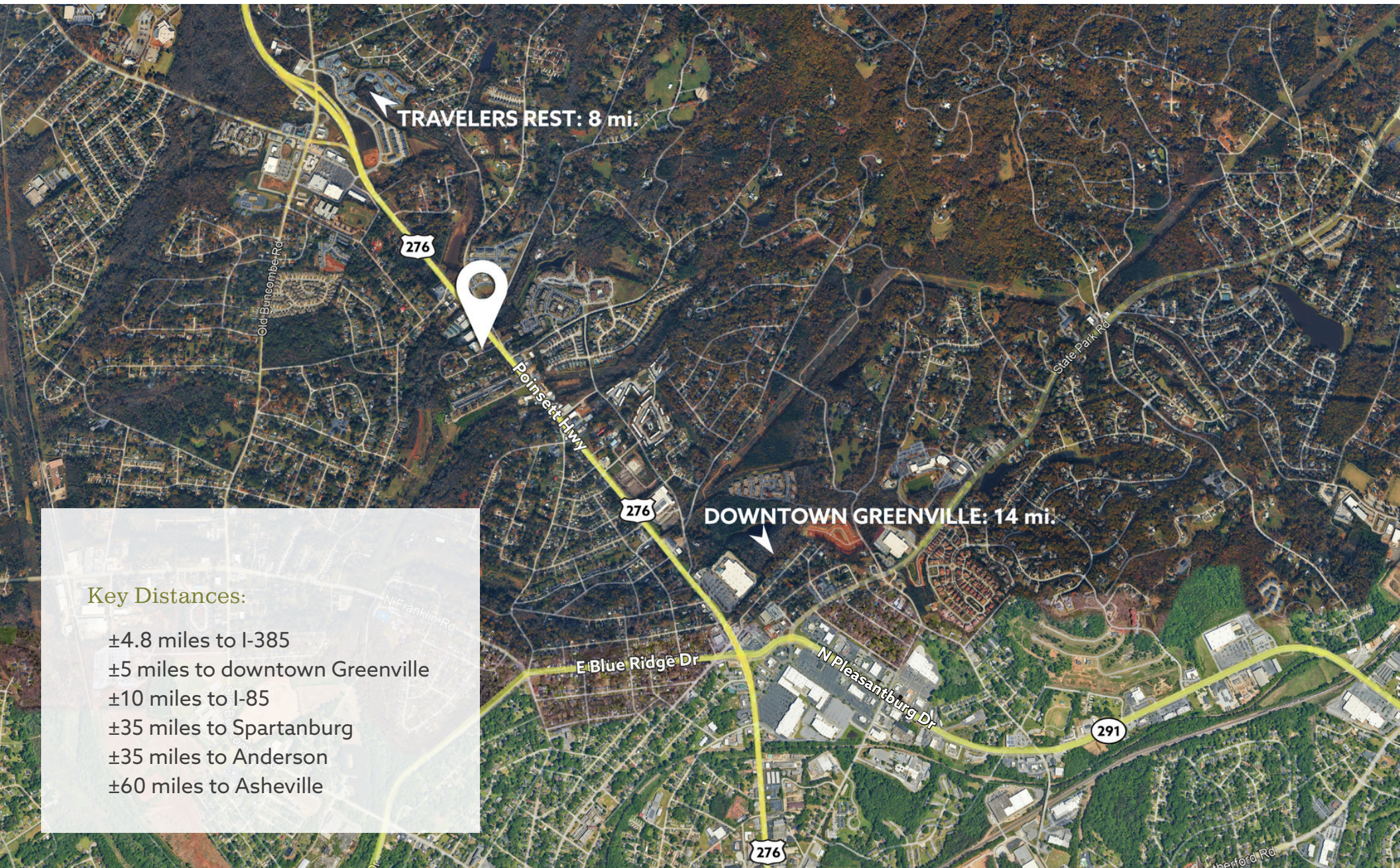
BUILDING LAYOUT



INTERIOR PHOTOS

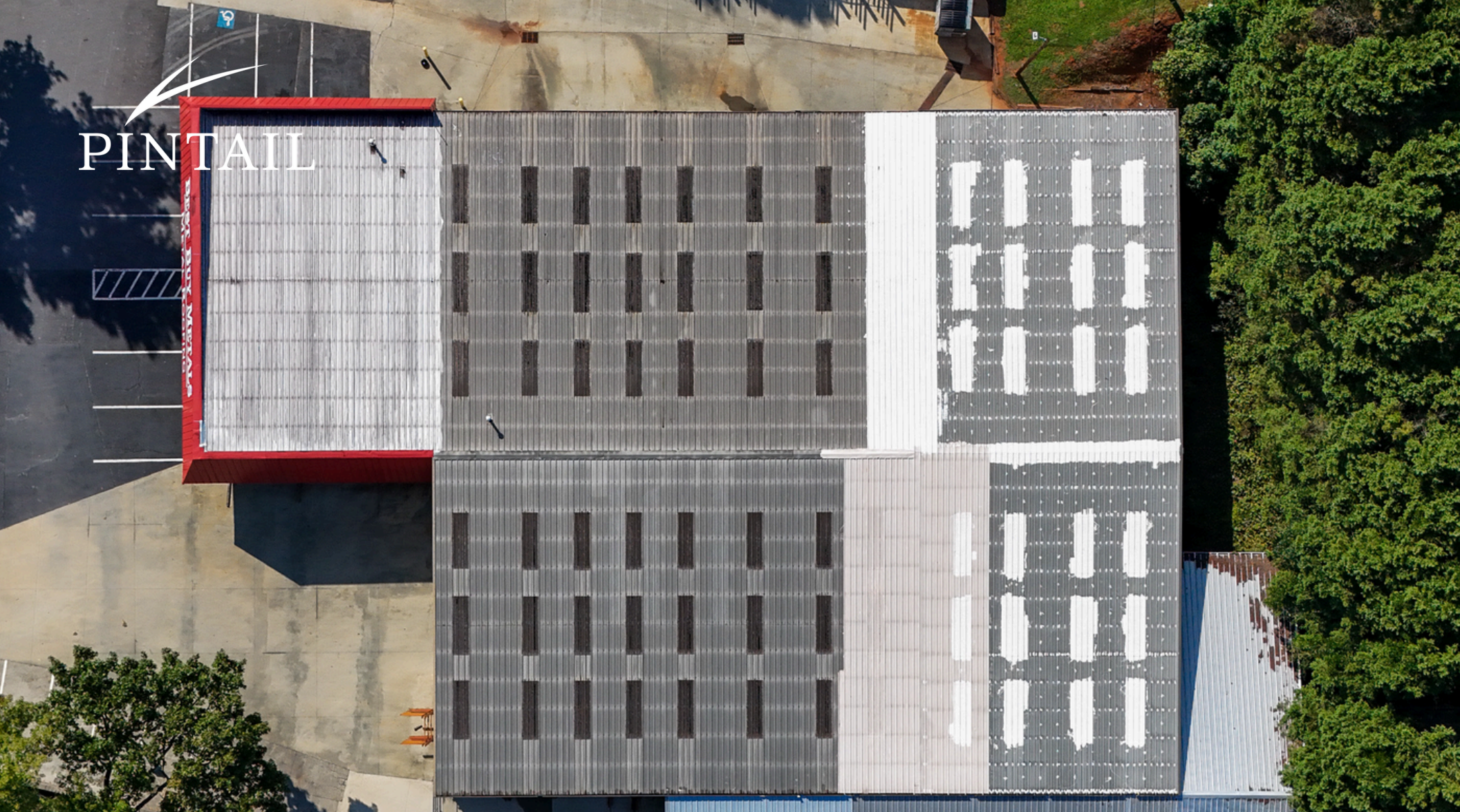


PROPERTY LOCATION



Key Distances:

- ±4.8 miles to I-385
- ±5 miles to downtown Greenville
- ±10 miles to I-85
- ±35 miles to Spartanburg
- ±35 miles to Anderson
- ±60 miles to Asheville



PINTAIL

For more information on 2705 Poinsett Hwy. in Greenville, South Carolina please contact:



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