

**FOR LEASE**

CLOSE TO GREENVILLE MEMORIAL HOSPITAL

1009 GROVE ROAD, BUILDING B, GREENVILLE

12,000+- SF TWO STORY BUILDING



PROPERTY OWNER IS A LICENSED  
REAL ESTATE AGENT

OFFICES ON MAIN FLOOR WITH  
WORK / STORAGE AREAS ON  
LOWER LEVEL WITH DOCK  
HIGH ACCESS AND PARKING LOT



**LEASE RATE: \$12.20/SF NNN**  
NNN ESTIMATED AT \$2.00/SF

FOR MORE INFORMATION CONTACT  
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**Langston Black**  
REAL ESTATE, INC.

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GREER, S.C. 29652  
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417  
B

[www.langston-black.com](http://www.langston-black.com)





## Main level

RECEPTION AREA WITH DESK, LOBBY AND RESTROOM  
THREE OPEN AREAS SUITABLE FOR CUBICLES OR FILES

(1) 19.7' x 22.6' OPEN AREA

(2) 35.3' x 27.1' OPEN AREA

(3) 40.9' x 20.2' OPEN AREA

8 OFFICES

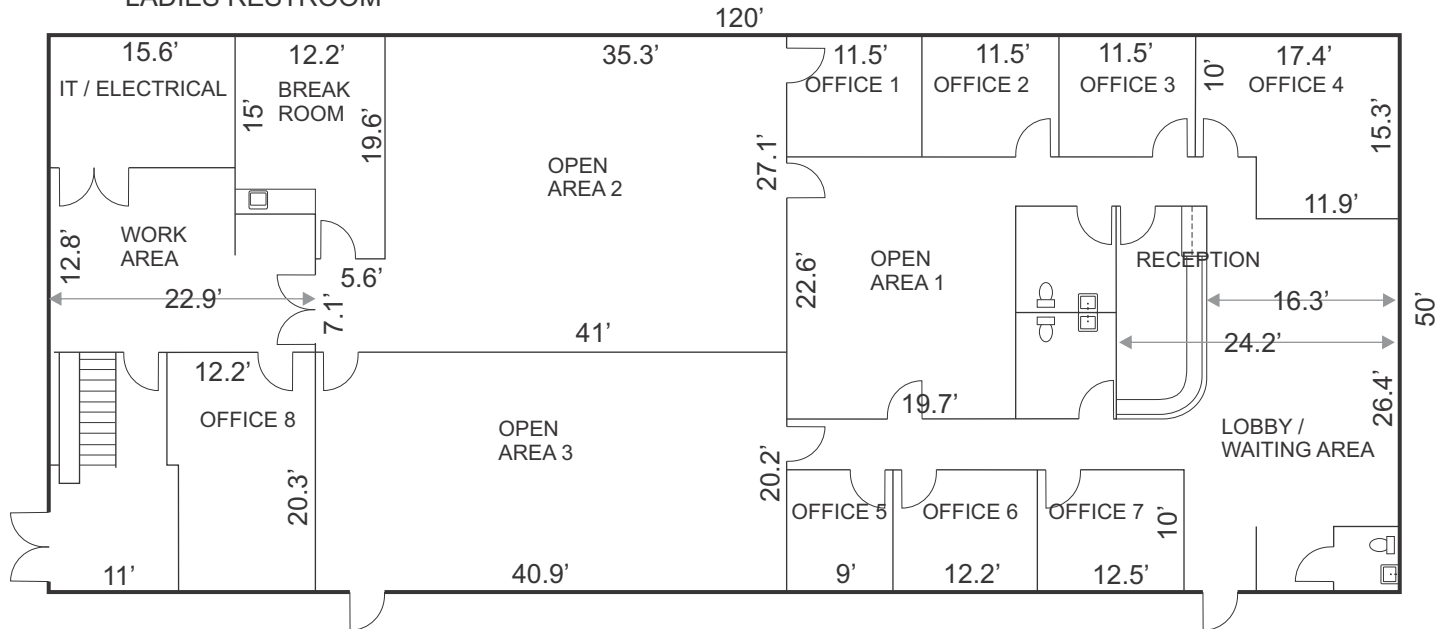
BREAK ROOM

WORK AREA

IT/ELECTRICAL ROOM

MEN'S RESTROOM

LADIES RESTROOM



## Lower level

LOWER LEVEL:

OFFICE

WORK AREA

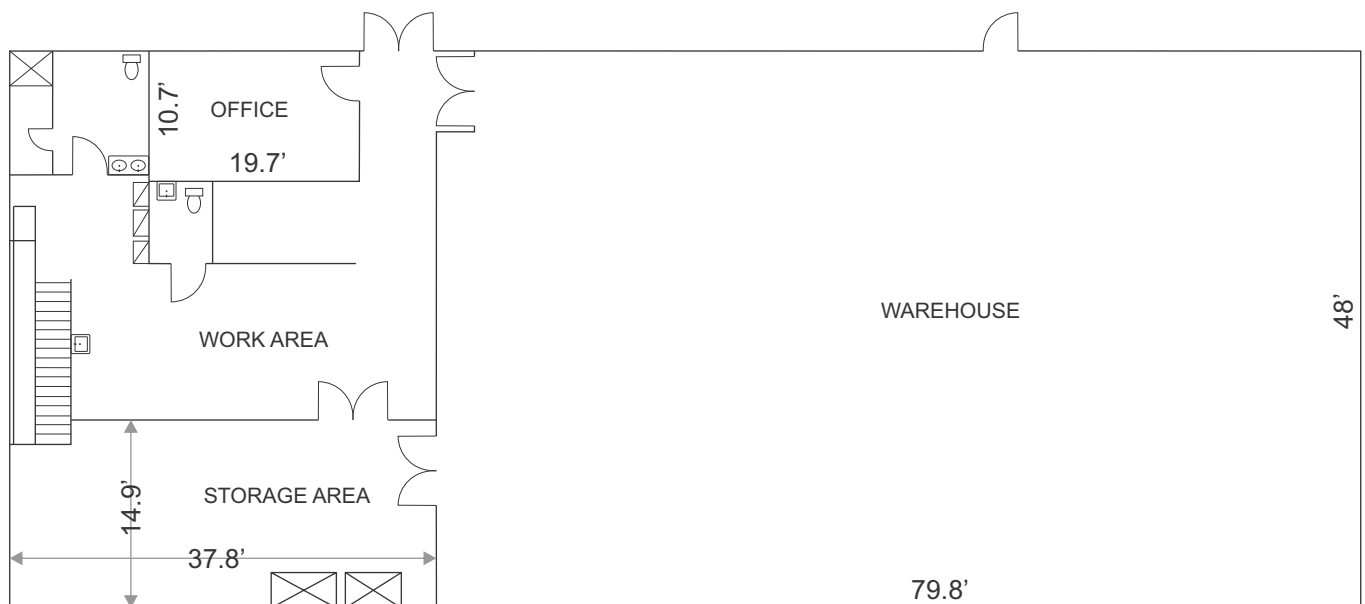
STORAGE AREA

WAREHOUSE AREA

DOCK HIGH DOUBLE DOORS

DOORS OPENING ONTO LARGE PARKING AREA

- TAX MAP 0100.00-01-008.00
- ZONED GREENVILLE COUNTY C2





MAIN LEVEL FRONT ENTRANCE



REAR OF BUILDING



DOCK HIGH ACCESS



LEFT END OF BUILDING



RECEPTION AREA



CORNER OFFICE



OPEN AREA #1



OPEN AREA #2



OPEN AREA #3



MAIN LEVEL - WORK AREA



STAIRCASE WITH CONVEYOR BELT



LOWER LEVEL - WORK AREA



LOWER LEVEL - STORAGE AREA



LOWER LEVEL - WORK AREA



LOWER LEVEL - OFFICE



LOWER LEVEL - WAREHOUSE

