

AVAILABLE FOR SALE OR LEASE

FLEX INDUSTRIAL FACILITY

HEAVY PROFESSIONAL OFFICE BUILDOUT



120-122 Smith Hines Road, Greenville, SC
AVAILABLE FOR OCCUPANCY Q1 2027


PINTAIL
REALTYLINK
LLC

SALES + LEASING *contacts*



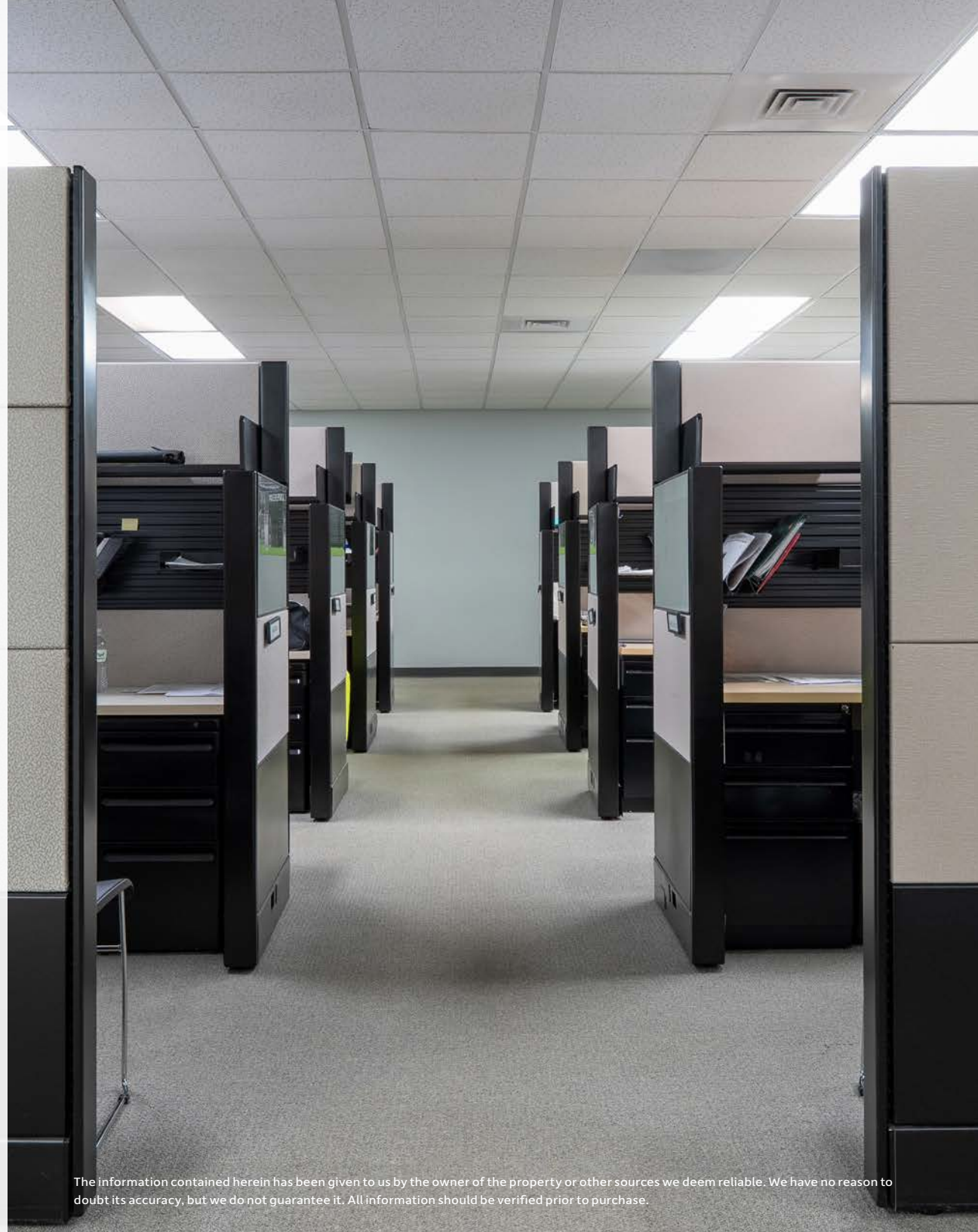
Josh Tew, CCIM

PARTNER, BROKER
josh@pintailcre.com
864.663.3410



James McAden

DEVELOPMENT PARTNER
jmcaden@realtylinkdev.com
864.283.1481



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 *overview*

120-122 Smith Hines Road offers a $\pm 16,160$ SF flex-industrial opportunity in Greenville's Woodruff Road / I-385 corridor, one of the Upstate's most active office and industrial submarkets. The building pairs a professional $\pm 11,400$ SF office buildout — finished with open work stations, private offices, and conference/ break-out space — with a $\pm 4,760$ SF conditioned warehouse component served by two dock-high doors. A drive-in door can also be added on the office side, giving a future owner or tenant the flexibility to reconfigure the space for light industrial, showroom, or distribution use. With 75+ surface parking spaces and immediate access to I-385, the property is available for sale or lease and well positioned for an owner-user or tenant seeking flexible, move-in-ready space in Greenville.

highlights

- **16,160 SF currently devided into two units** - potential to occupy one unit, with additional space for rental income or expansion
- **$\pm 11,380$ SF professional office** and **$\pm 4,780$ SF conditioned warehouse** over two existing units
- Two (2) **dock-high doors**, additional drive-in door can be added
- **75+** surface parking spaces with **immediate access to I-385 and I-85**
- Site suitable for **potential laydown** area behind building



PROPERTY + PRICING *details*

ADDRESS	120-122 Smith Hines Road, Greenville, SC 29607
ZONING	City of Greenville - IX
PARCEL ID #	Partial 0547030103703, subdivision in progress
TOTAL PROPERTY SIZE	±16,160 SF
LOT SIZE	±2.5 AC

BUILDING SPECIFICS

120 SMITH HINES ±6,060 SF - *currently occupied by Cintas*
(1,280 SF office, 4,780 conditioned warehouse)

122 SMITH HINES ±10,100 SF - *currently occupied by KCI*

DOCK DOORS 2

DRIVE-IN DOORS Potential to add as noted

WAREHOUSE CLEAR HEIGHTS

18' to clear to structure

13' to clear to HVAC equipment

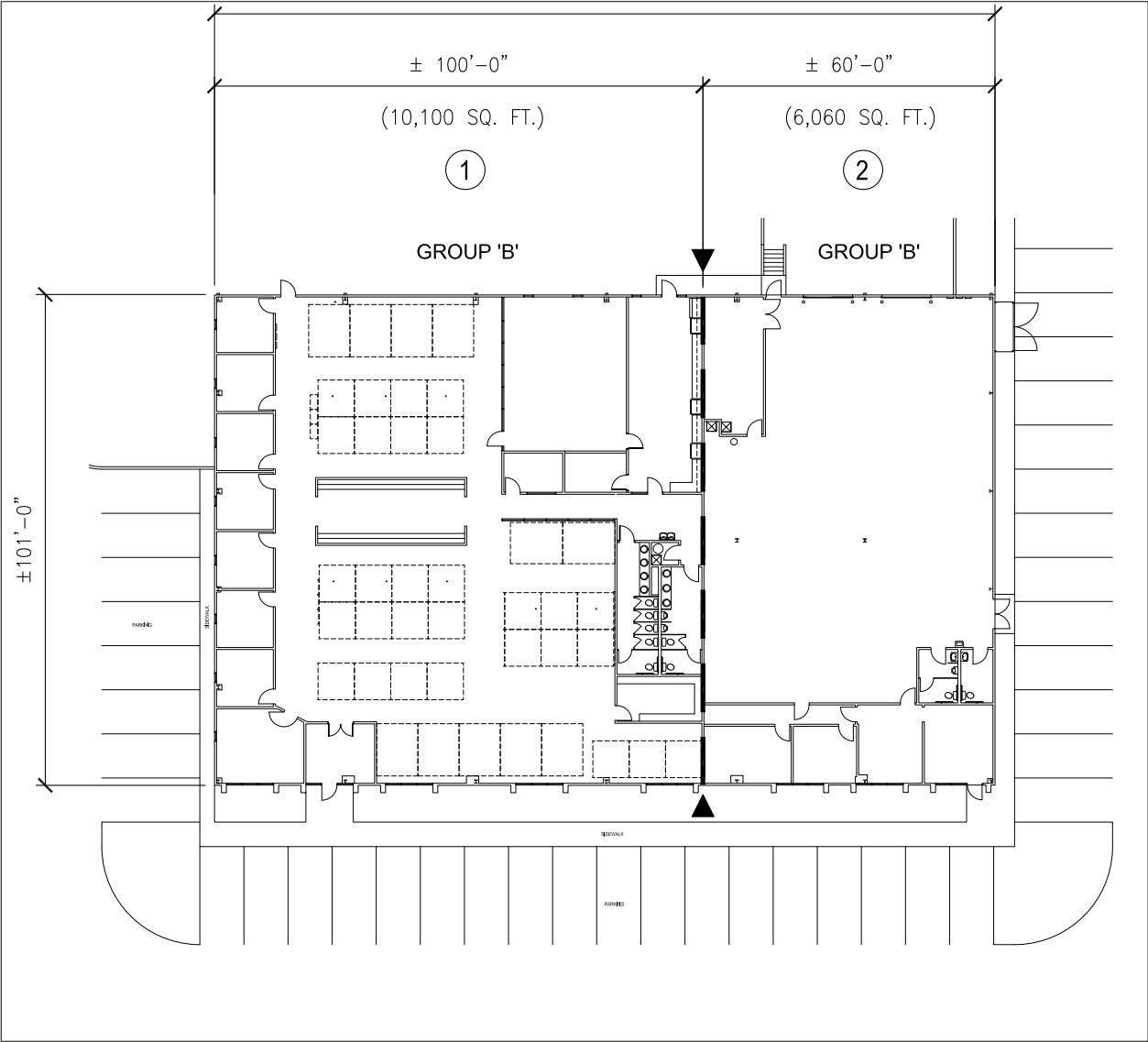
pricing

SALE PRICE \$3,750,000

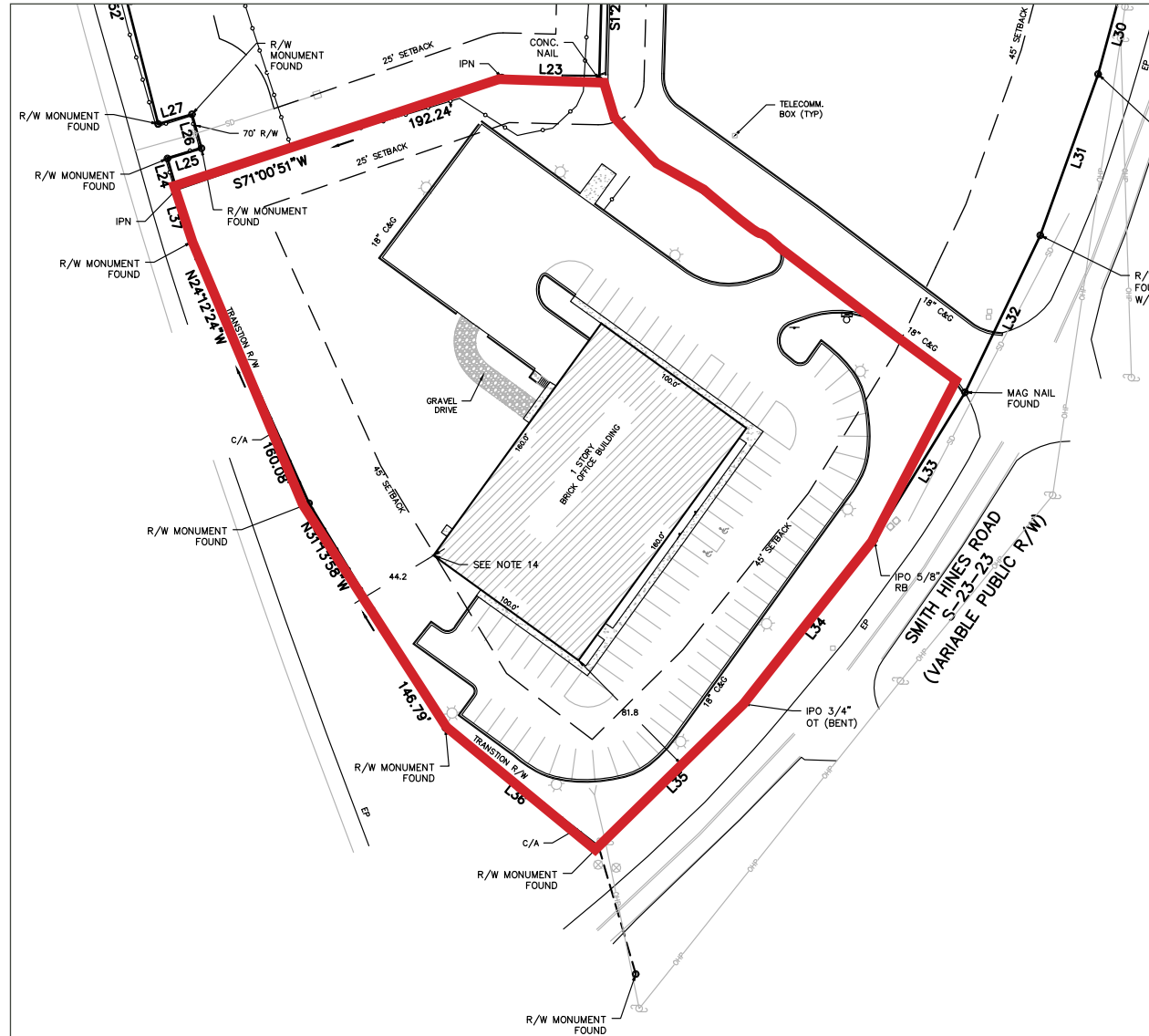
LEASE RATE \$17.00 PSF NNN



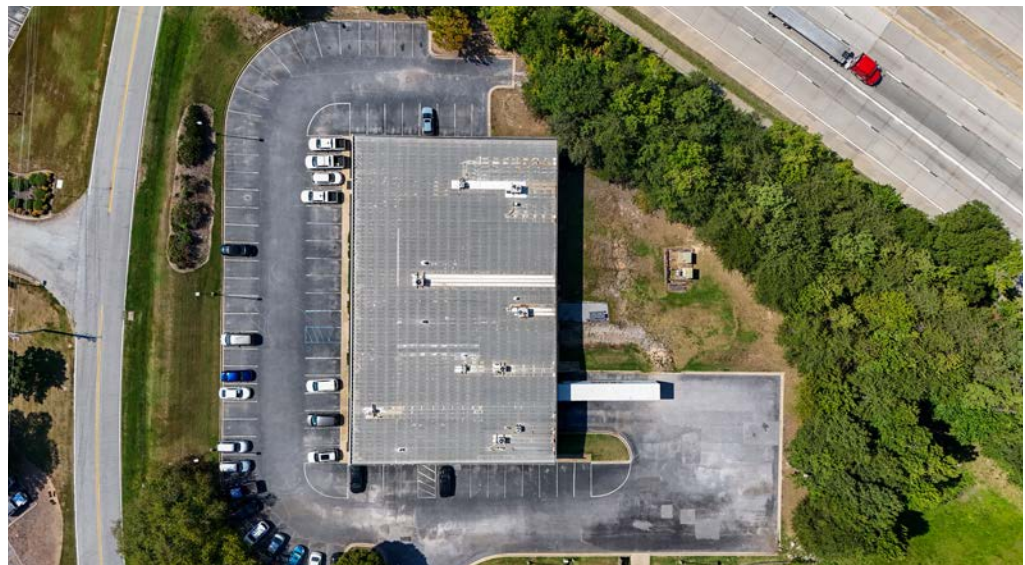
PROPERTY *layout*



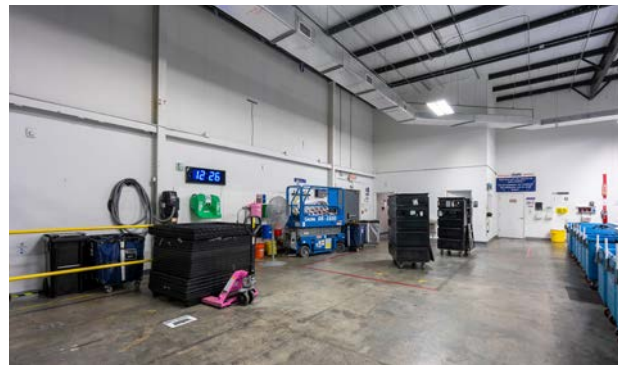
PROPERTY *survey*



EXTERIOR *images*



INTERIOR *images*



PROPERTY *location*



Key Distances

I-385	0.1 miles
I-85	0.9 miles
Downtown Mauldin	4.0 miles
Downtown Greenville	8.1 miles
Downtown Simpsonville	8.1 miles
Downtown Greer	11.3 miles
Downtown Fountain Inn	13.3 miles

MARKET OVERVIEW

ABOUT SOUTH CAROLINA'S UPSTATE REGION*

South Carolina's 10-county Upstate region is located at the heart of one of **America's fastest-growing megaregions**, flanked by Charlotte, NC, 92 miles to the north and Atlanta, GA, 145 miles to the south.

Anchored by the cities of Greenville, Spartanburg and Anderson, nearly **1.6 million people choose to call the Upstate home**. It's a region where **more than 575 international companies** thrive, where ideas are engineered and brought to life, where educators and industries collaborate to cultivate tomorrow's talent, and a place with a **net migration of 82 people each day**.

Upstate South Carolina is served by a network of major highways, the Greenville-Spartanburg International Airport and several smaller airports.



AREA DEMOGRAPHICS: 1242-1298 WOODRUFF RD., GREENVILLE, SC**

2024 ACTUAL	POPULATION	MEDIAN HH INCOME	AVERAGE HH INCOME
1 Mile	4,289	\$91,066	\$112,854
3 Mile	54,767	\$88,099	\$117,959
5 Mile	153,261	\$85,772	\$117,784

2029 ESTIMATE	POPULATION	MEDIAN HH INCOME	AVERAGE HH INCOME
1 Mile	4,631	\$103,194	\$130,113
3 Mile	58,236	\$100,357	\$135,453
5 Mile	160,350	\$98,625	\$135,497

*Source: Upstate Alliance

**Source: ESRI



for more information, please contact:

JOSH TEW, CCIM, PARTNER, BROKER

JAMES MCADEN, DEVELOPMENT PARTNER

josh@pintailcre.com | 864.414.6778

jmcaden@realtylinkdev.com | 864.283.1481

