

LEASE

GLOBAL BUSINESS PARK

28 Global Drive Greenville, SC 29607



OFFICE/WAREHOUSE

AVAILABLE SPACE	5,000 - 200,000 SF
LEASE RATE	\$4.00 - \$10.00/SF NNN

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OFFERING SUMMARY

Lease Rate:	\$4.00 - 10.00/SF (NNN)
Building Size:	200,000 SF
Available SF:	5,000 - 200,000 SF
Market:	Greenville/Spartanburg
Submarket:	I-85/Wenwood/ICAR

PROPERTY OVERVIEW

Office or Warehouse Space for Lease

PROPERTY HIGHLIGHTS

- Located in master planned Global Business Park
- Perfect for call center, data center, office space or warehouse
- Ceiling Height: 18' 0"
- 5 dock doors, 3 drive-in doors
- 8 fiber optic providers on-site
- High capacity electric available (12,470V electric service line feeding two 2,500 KVA transformers)
- Over 300 parking spaces available
- Sprinkled throughout
- Portions of building are unfinished (\$4/SF), +/-20,000 SF open office space (\$8/SF) and +/-5,000 SF finished office space (\$10/SF)
- Located on I-85, 1/2 mile from Laurens Rd. (Hwy. 276), 1/2 mile from Mauldin Rd., 1/2 mile from I-85

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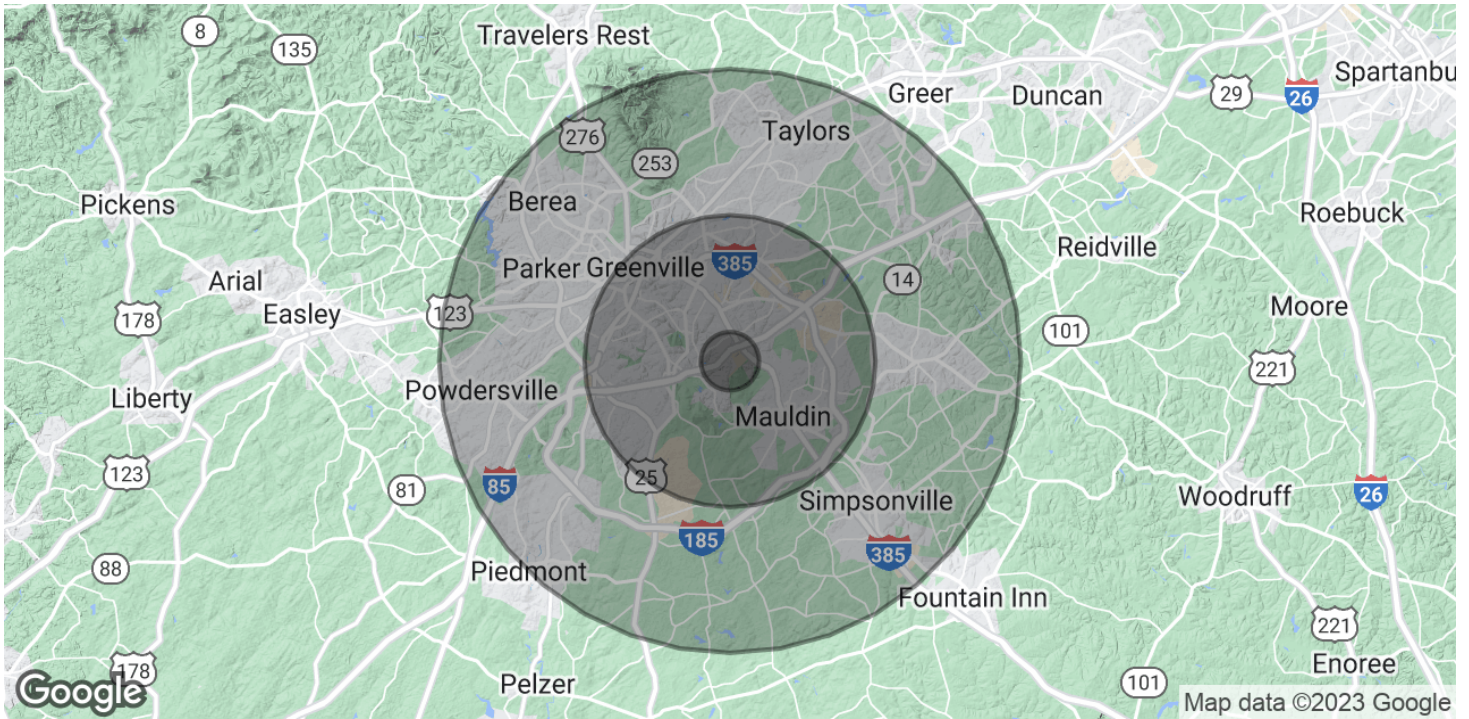


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,854	119,306	388,378
Average Age	34.4	36.9	37.2
Average Age (Male)	34.8	35.4	35.7
Average Age (Female)	33.9	38.6	38.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,127	50,840	155,448
# of Persons per HH	2.5	2.3	2.5
Average HH Income	\$87,113	\$67,405	\$65,578
Average House Value	\$281,065	\$221,382	\$220,757

* Demographic data derived from 2020 ACS - US Census

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