

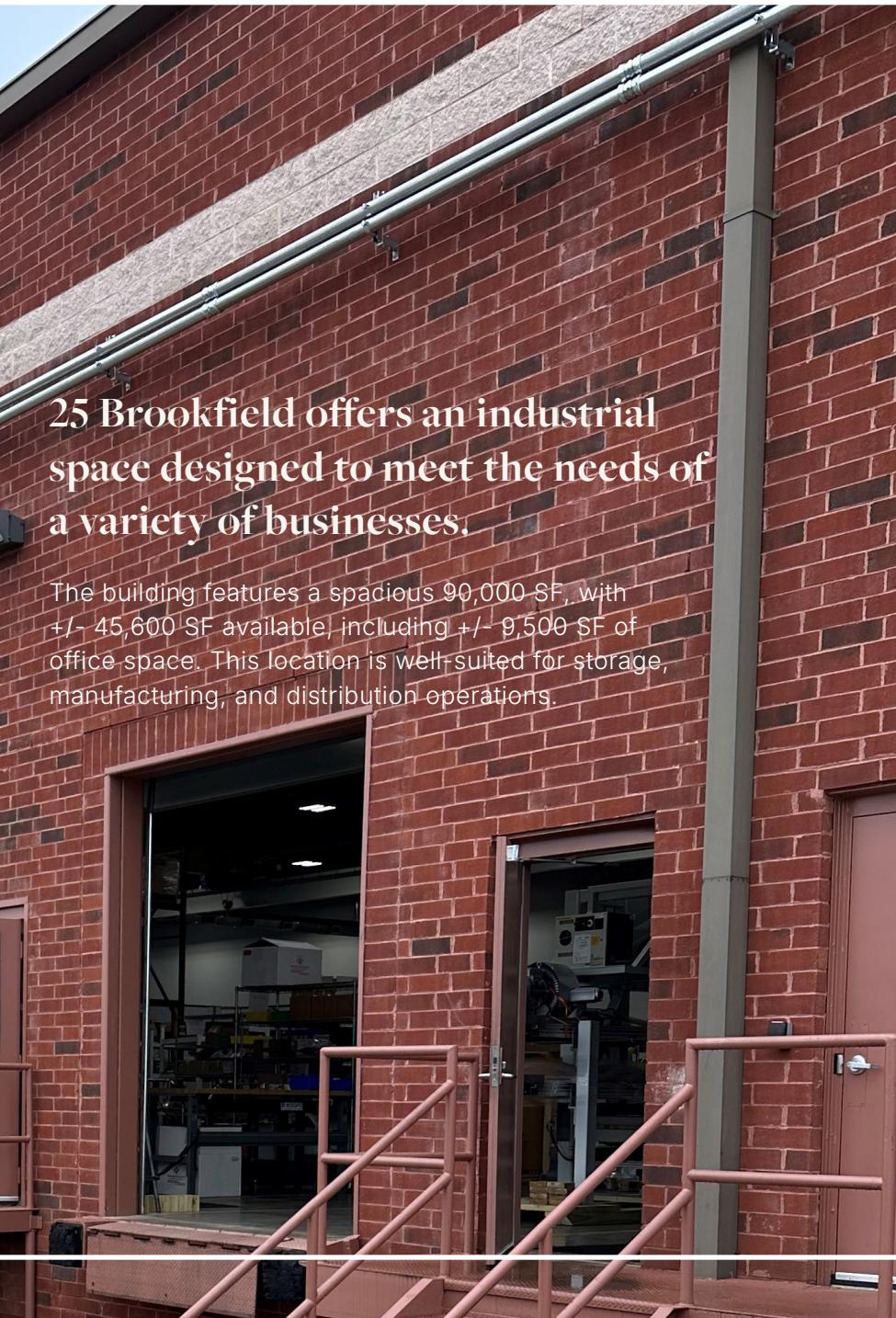


45,600 SF Available for Lease

25 BROOKFIELD OAKS DRIVE, SUITE H | GREENVILLE, SC

BUILDING FEATURES

25 BROOKFIELD OAKS DRIVE | GREENVILLE, SC

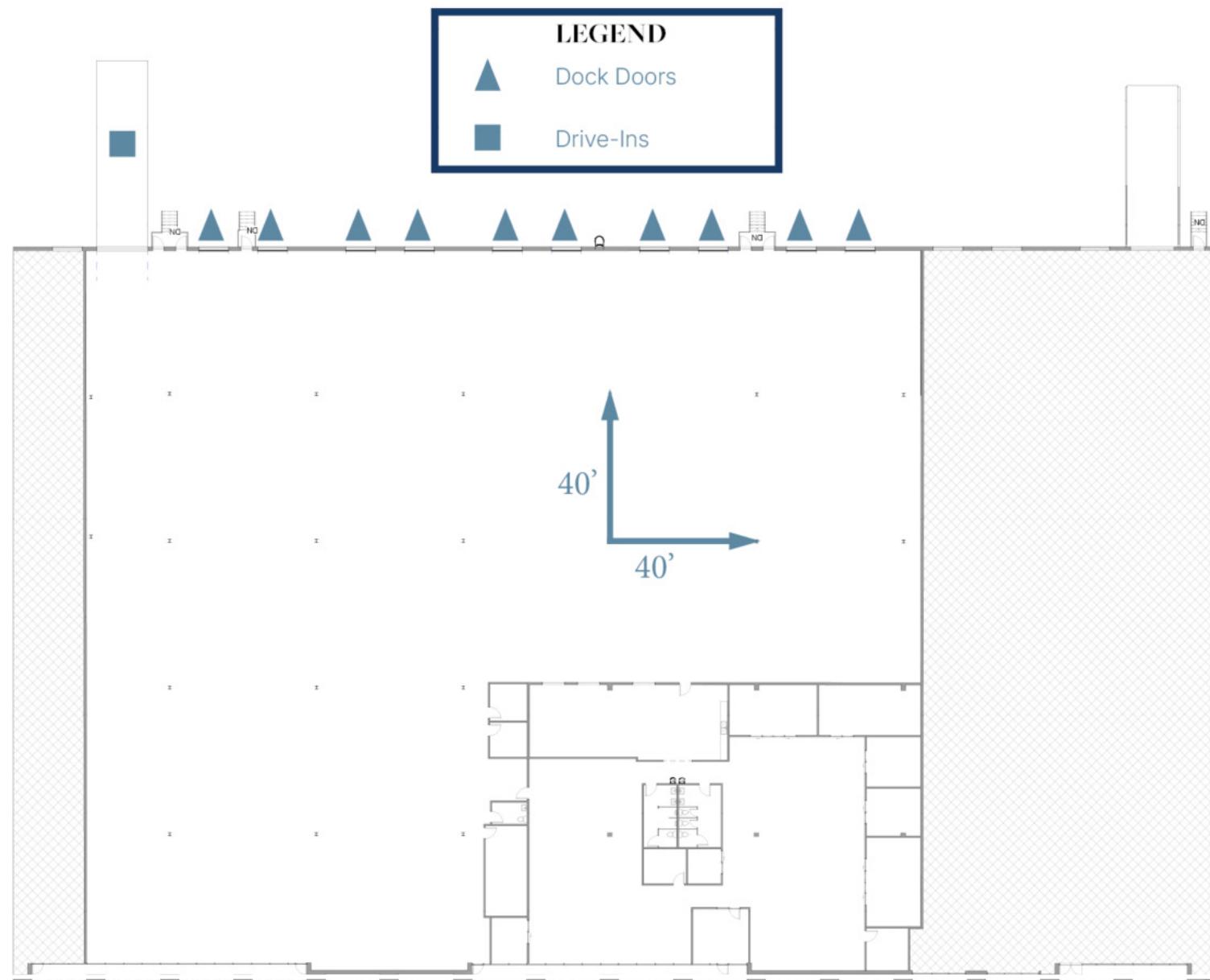


25 Brookfield offers an industrial space designed to meet the needs of a variety of businesses.

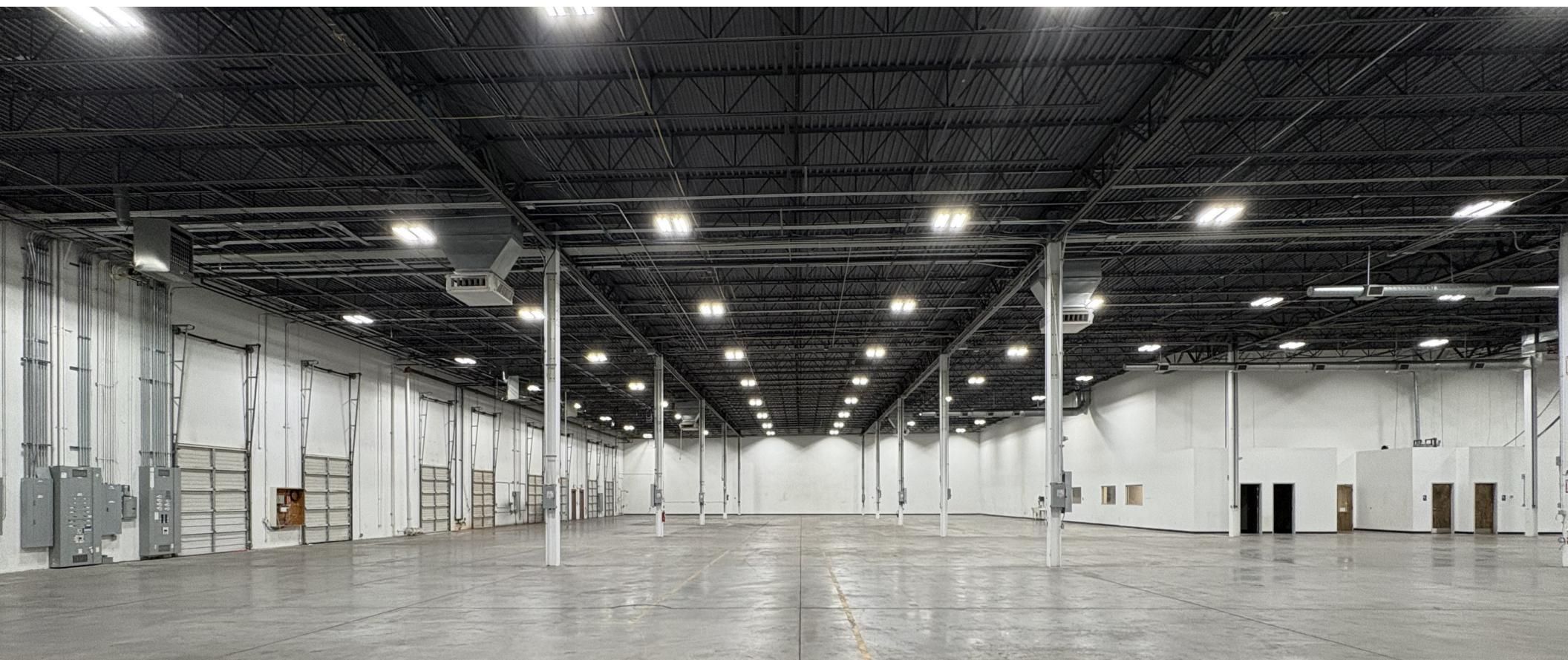
The building features a spacious 90,000 SF, with +/- 45,600 SF available, including +/- 9,500 SF of office space. This location is well-suited for storage, manufacturing, and distribution operations.

	TOTAL SF AVAILABLE: +/- 45,600		FLOOR: 4,000 PSI
	OFFICE SF: +/- 9,500		SPRINKLER: WET PIPE
	CLEAR HEIGHT: 24'		LIGHTING: LED
	COLUMN SPACING: 40' X 40'		POWER: 2000 AMP, 480V, 3-PHASE ELECTRICAL SERVICE
	DRIVE IN DOOR: 1 DOCKS: 10		AUTO PARKING: 1.00/1,000 SF +/- 46 SPACES
	HVAC SYSTEM: FULLY AIR-CONDITIONED		BATHROOMS: OFFICE: MEN'S: 3 STALLS WOMEN'S: 3 STALLS WAREHOUSE: 1 M/F

45,600 SF Available



INTERIOR PHOTOS

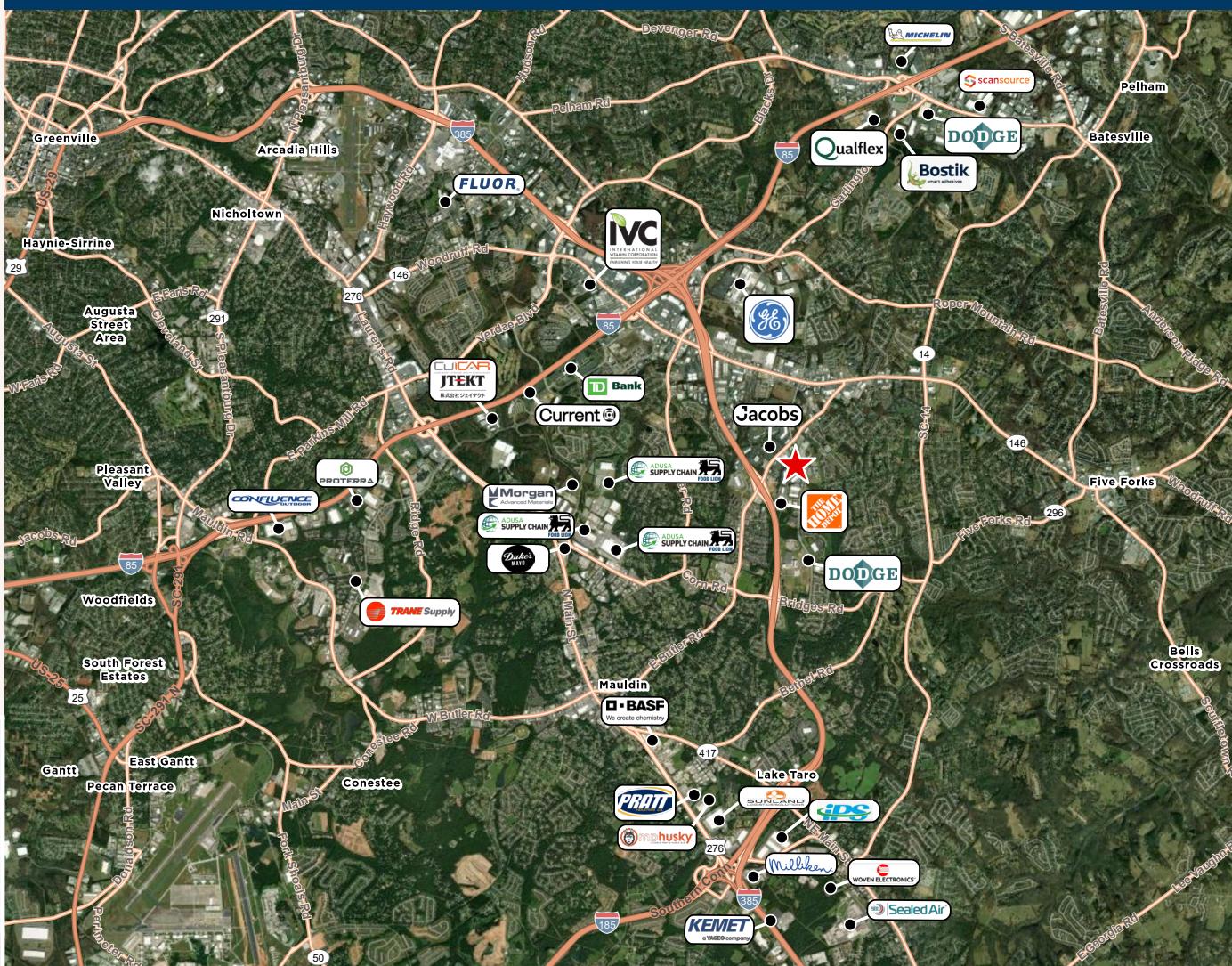


INTERIOR PHOTOS



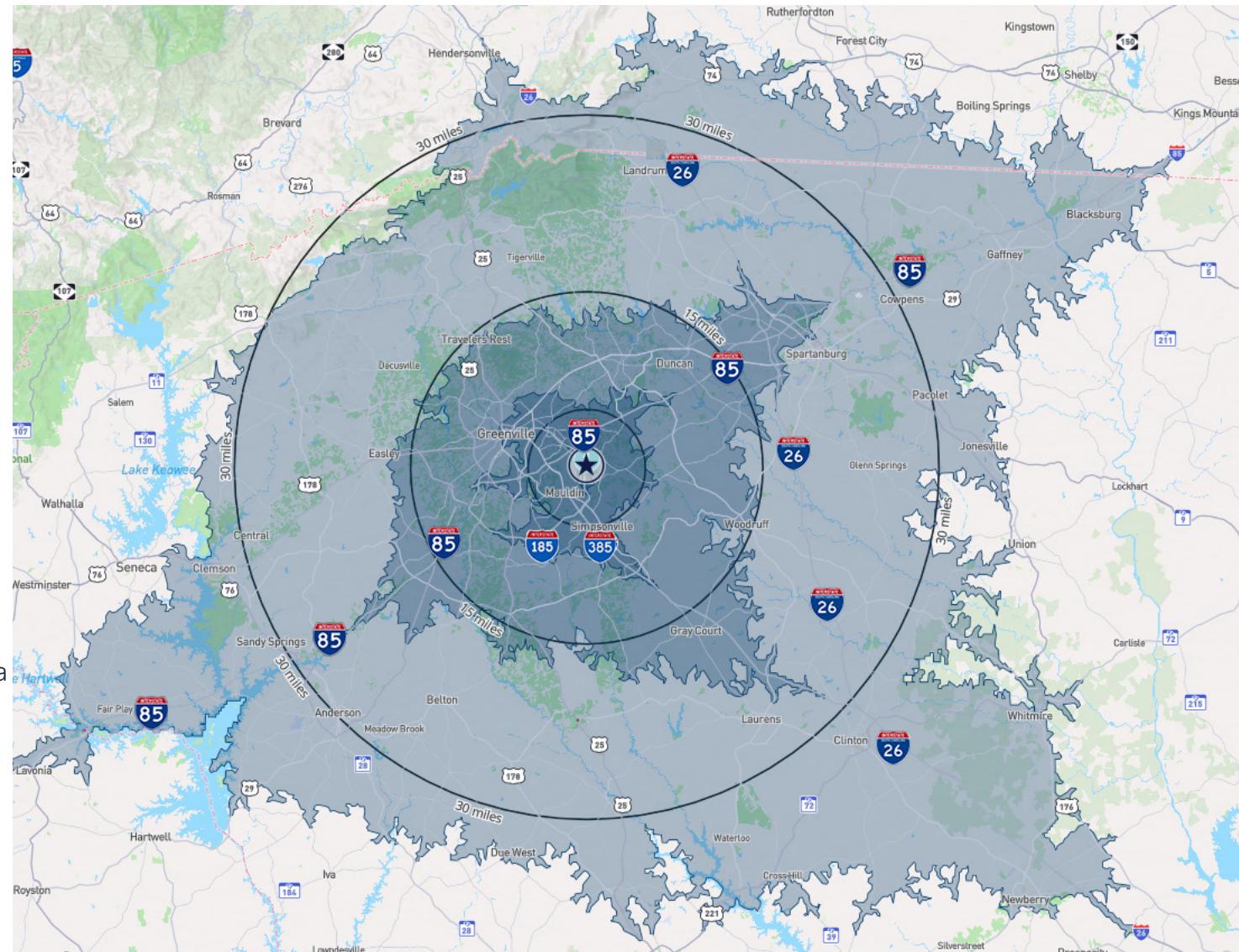
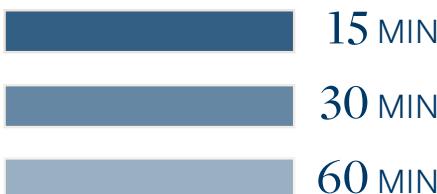
CORPORATE NEIGHBORS

25 Brookfield South
is located in the center
of the Upstate's dynamic business
corridor, surrounded by well-
known companies in manufacturing,
automotive, and logistics. The area
offers a strong infrastructure, a
talented workforce, and close access
to important suppliers and business
partners. This location creates a
strategic advantage to grow in one
of the Southeast's fastest-growing
industrial areas.



25 Brookfield offers exceptional access and connectivity

Situated within one mile of I-385 and three miles of I-85, one of the most critical transportation arteries in the Southeast. This prime location ensures seamless travel to major cities such as Atlanta, Charlotte, and beyond. The property is also close to Greenville-Spartanburg International Airport (less than 10 miles), inland ports (14 miles), and regional shipping centers, making it a convenient spot for businesses.





For More Information, Please Contact:

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