



## 32,000 SF Available for Lease

65 BROOKFIELD OAKS DRIVE | GREENVILLE, SC

# BUILDING FEATURES

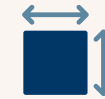
65 BROOKFIELD OAKS DRIVE | GREENVILLE, SC

## 65 Brookfield delivers flexible industrial space designed for diverse business needs.

The property spans 76,800 SF, with 32,000 SF currently available. The space is fully conditioned, with a generous  $\pm 3,470$  SF office area. This location is ideal for storage, manufacturing, and distribution operations.



**TOTAL SF AVAILABLE:**  
32,000



**FLOOR:**  
6" Concrete Floors  
4000 PSI



**OFFICE SF:**  
+/- 3,470



**SPRINKLER:**  
ESFR



**CLEAR HEIGHT:**  
24'



**LIGHTING:**  
LED (Motion-Sense)



**COLUMN SPACING:**  
40' X 40'



**POWER:**  
3-Phase



**DRIVE IN DOOR:**  
1 (12x14)



**AUTO PARKING:**  
2.86/1,000 SF  
(92 Spaces Surface)



**HVAC SYSTEM:**  
Fully Conditioned

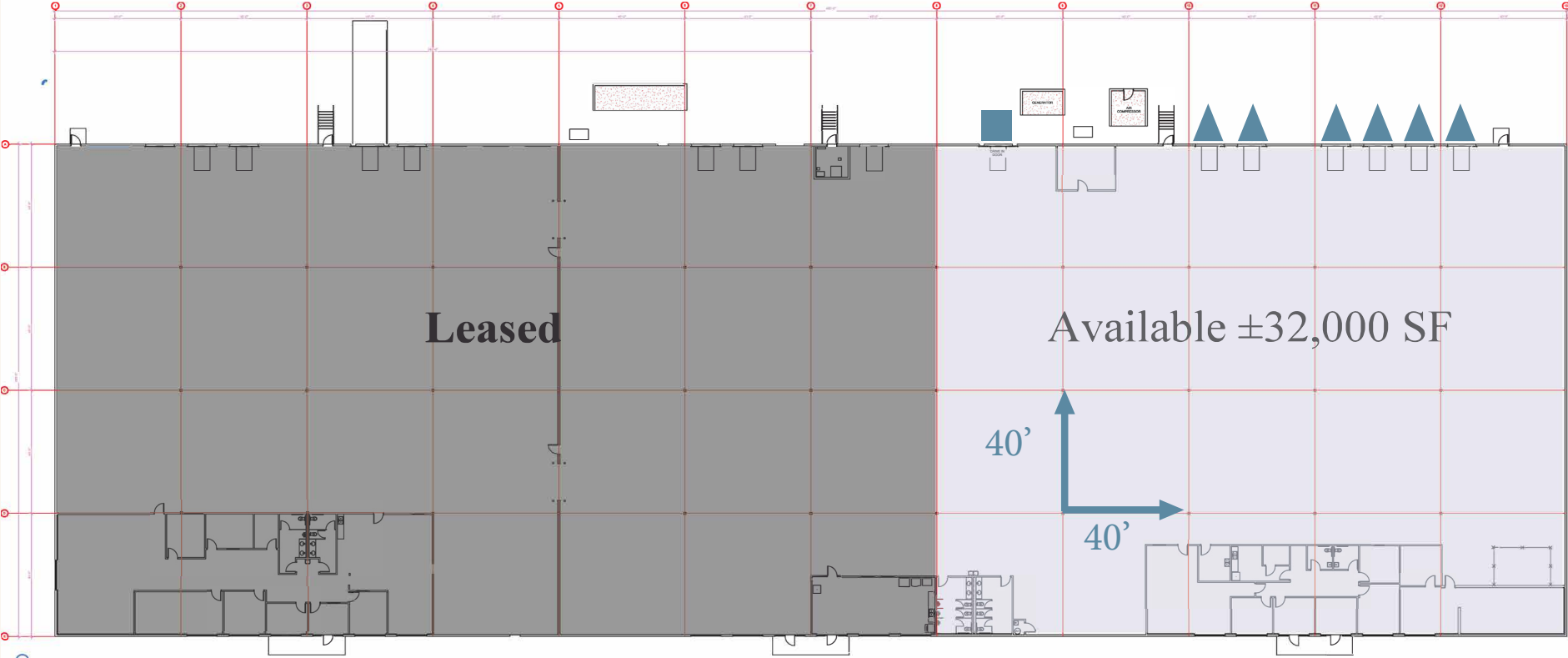


**BATHROOMS:**

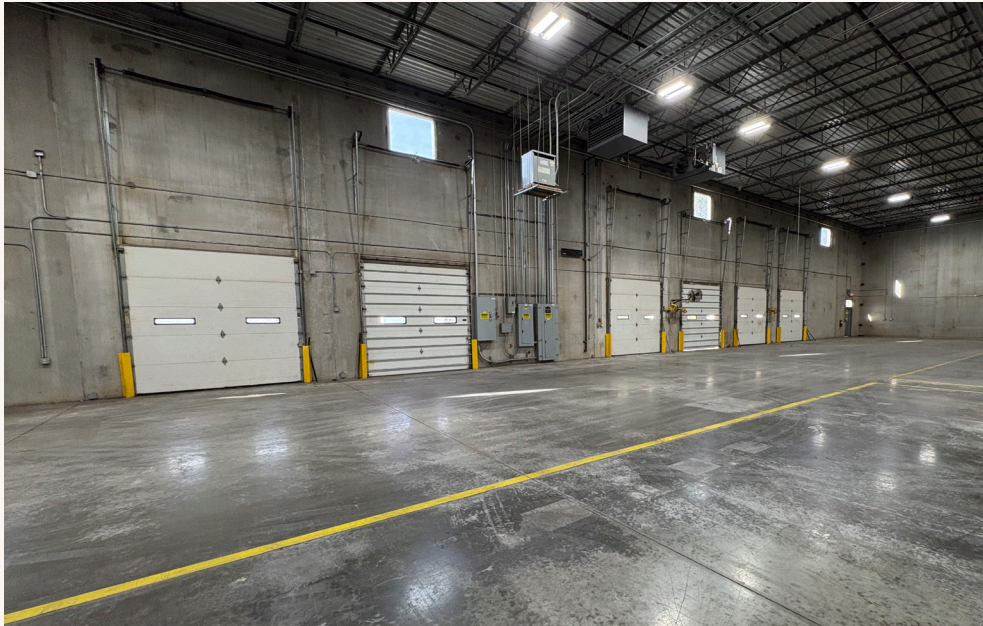
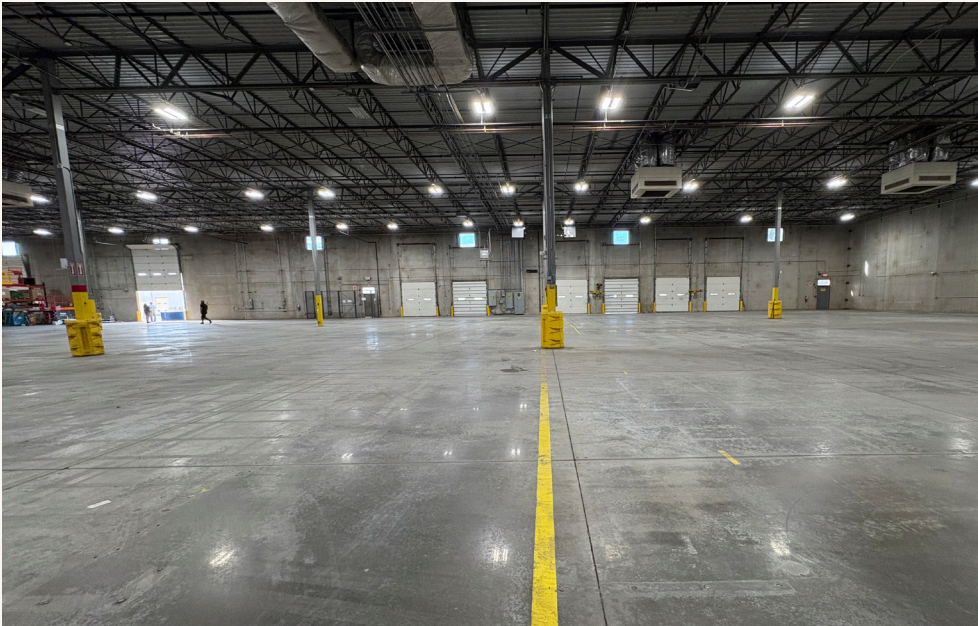
**OFFICE: 2**  
**WAREHOUSE: 6M/3F**

**LEGEND**

- ▲ Dock Doors
- Drive-Ins



# INTERIOR PHOTOS

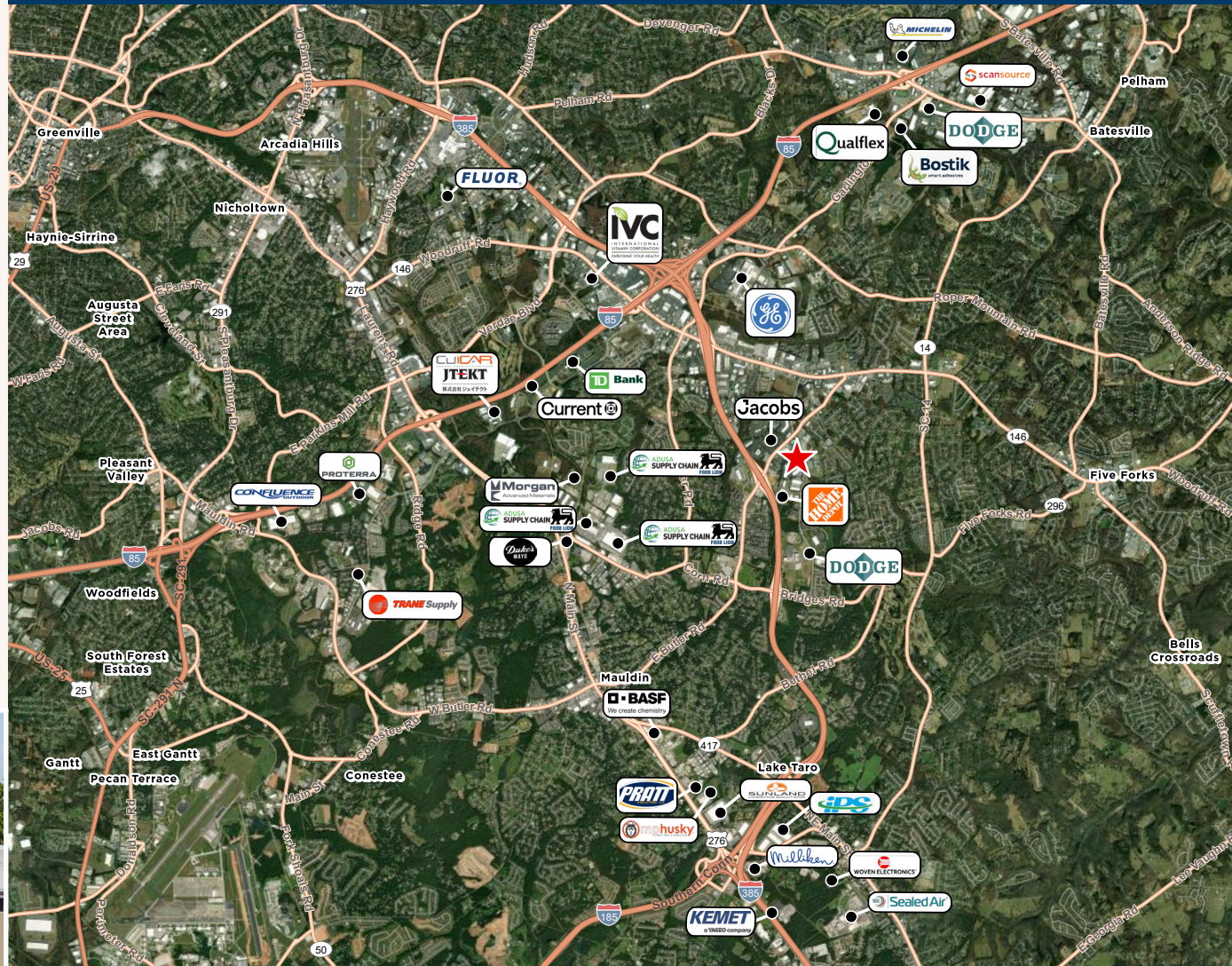


INTERIOR  
PHOTOS



# CORPORATE NEIGHBORS

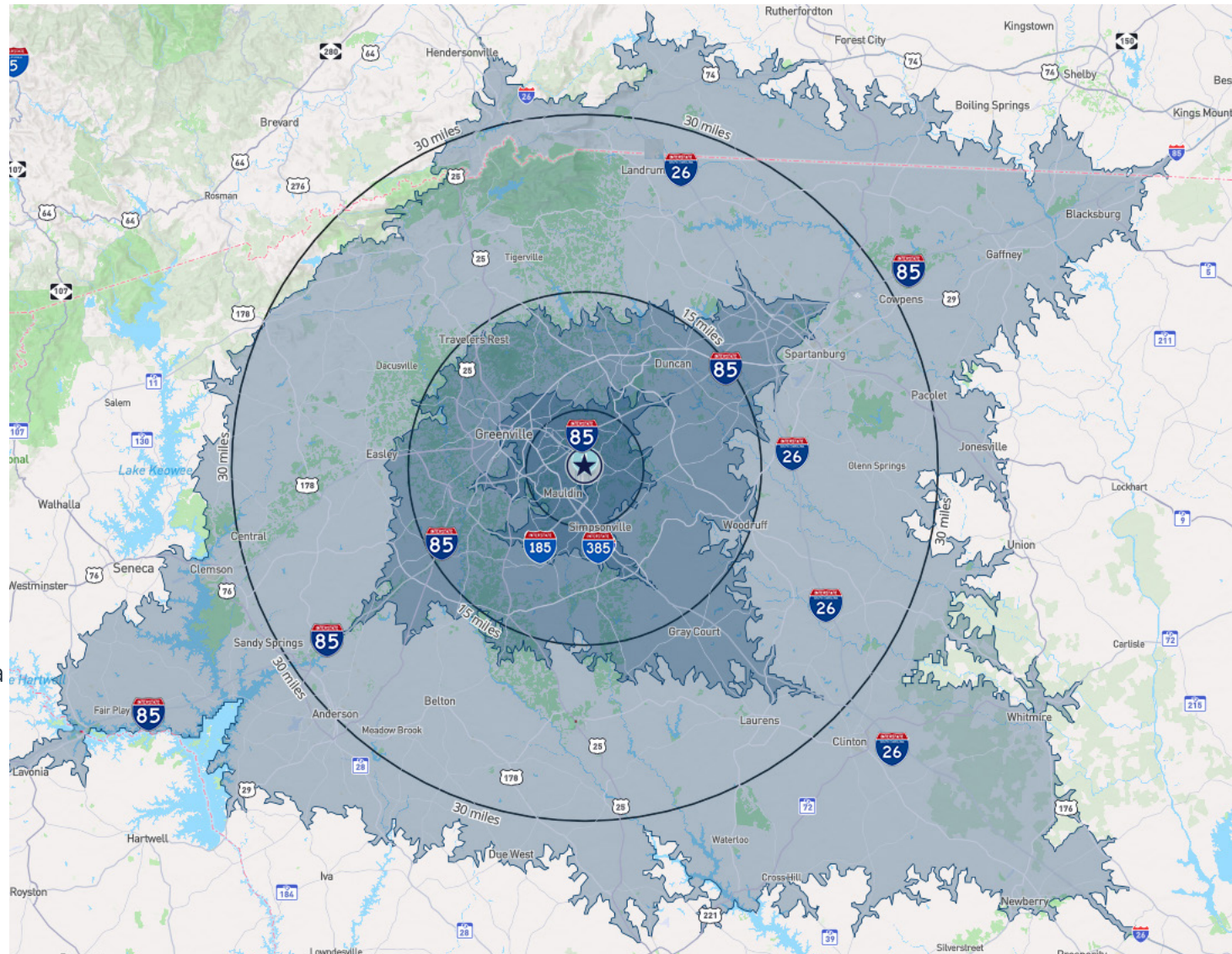
65 Brookfield South is located in the center of the Upstate's dynamic business corridor, surrounded by well-known companies in manufacturing, automotive, and logistics. The area offers a strong infrastructure, a talented workforce, and close access to important suppliers and business partners. This location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



# DRIVE TIMES

## 65 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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