



16,000 SF Available for Lease

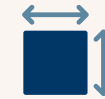
25 BROOKFIELD OAKS DRIVE, SUITE J | GREENVILLE, SC

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 +/- 16,000 SF available, including +/- 3,600 SF of office space. This location is well-suited for storage, manufacturing, and distribution operations



TOTAL SF AVAILABLE:
+/- 16,000



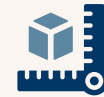
FLOOR:
4,000 PSI



OFFICE SF:
+/- 3,600



SPRINKLER:
WET PIPE



CLEAR HEIGHT:
24'



LIGHTING:
LED MOTION SENSE



COLUMN SPACING:
34'-8" X 40'
44' X 40'



POWER:
225 amp, 3-PHASE
ELECTRICAL SERVICE



DRIVE IN DOOR:
1 (12' x 14') w/concrete ramp



AUTO PARKING:
1.00/1,000 SF
+/- 16 SPACES

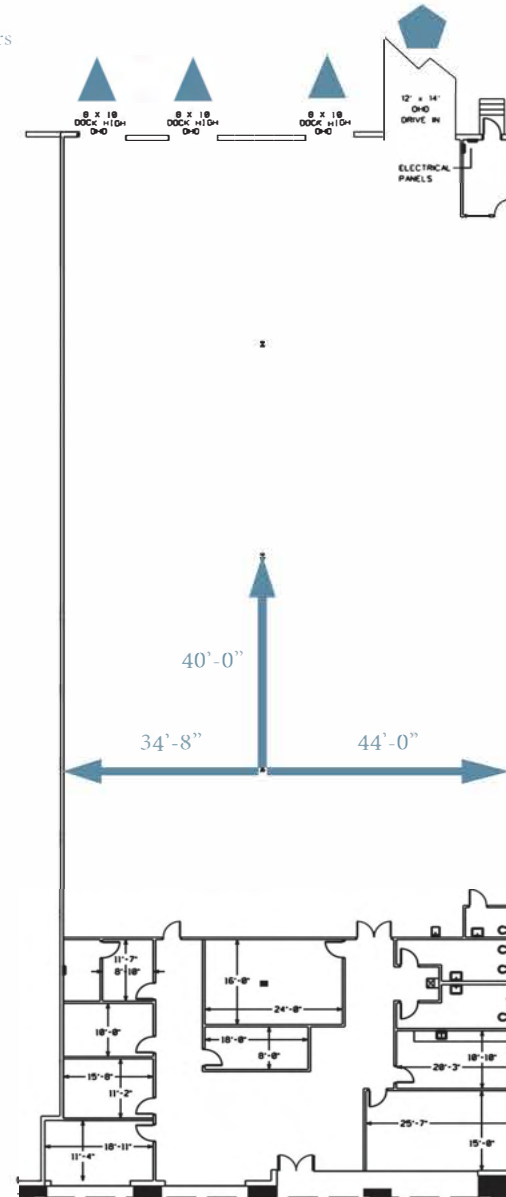
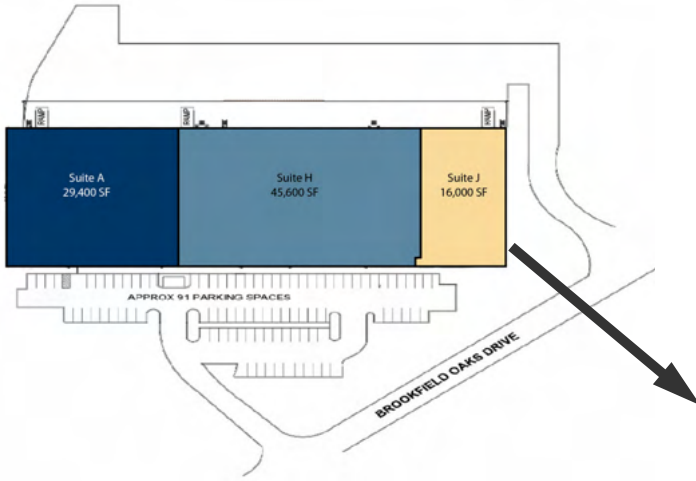
DOCKS:
3 (8' x 10') w/EOD levelers



BATHROOMS:

**OFFICE: MEN'S: 2 STALLS
WOMEN'S: 2 STALLS
WAREHOUSE: 1M/F**

16,000 SF Available



Suite J

16,000 SF
±3,600 SF Office

INTERIOR PHOTOS



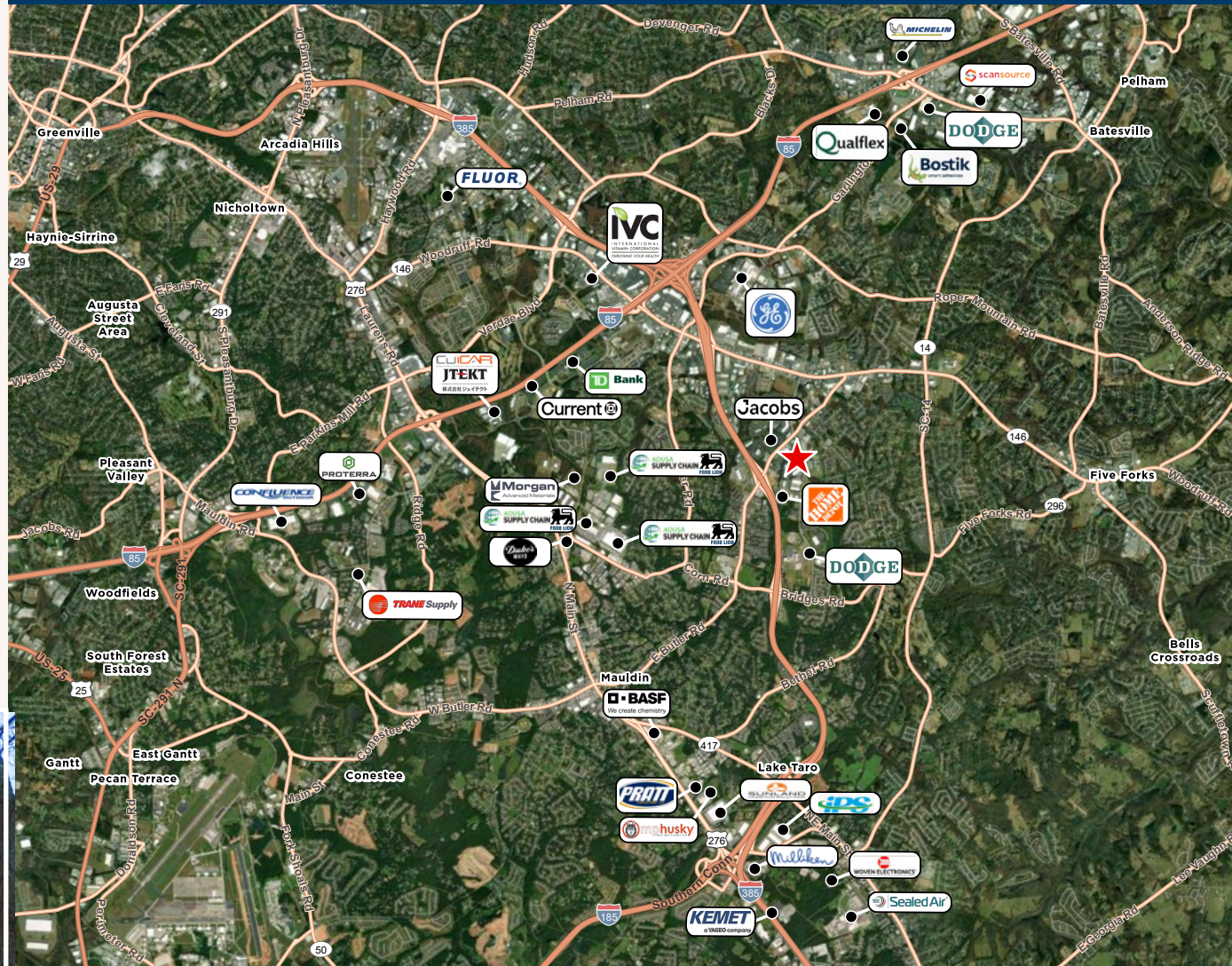
Central Location



CORPORATE NEIGHBORS

25 Brookfield South is located in the center

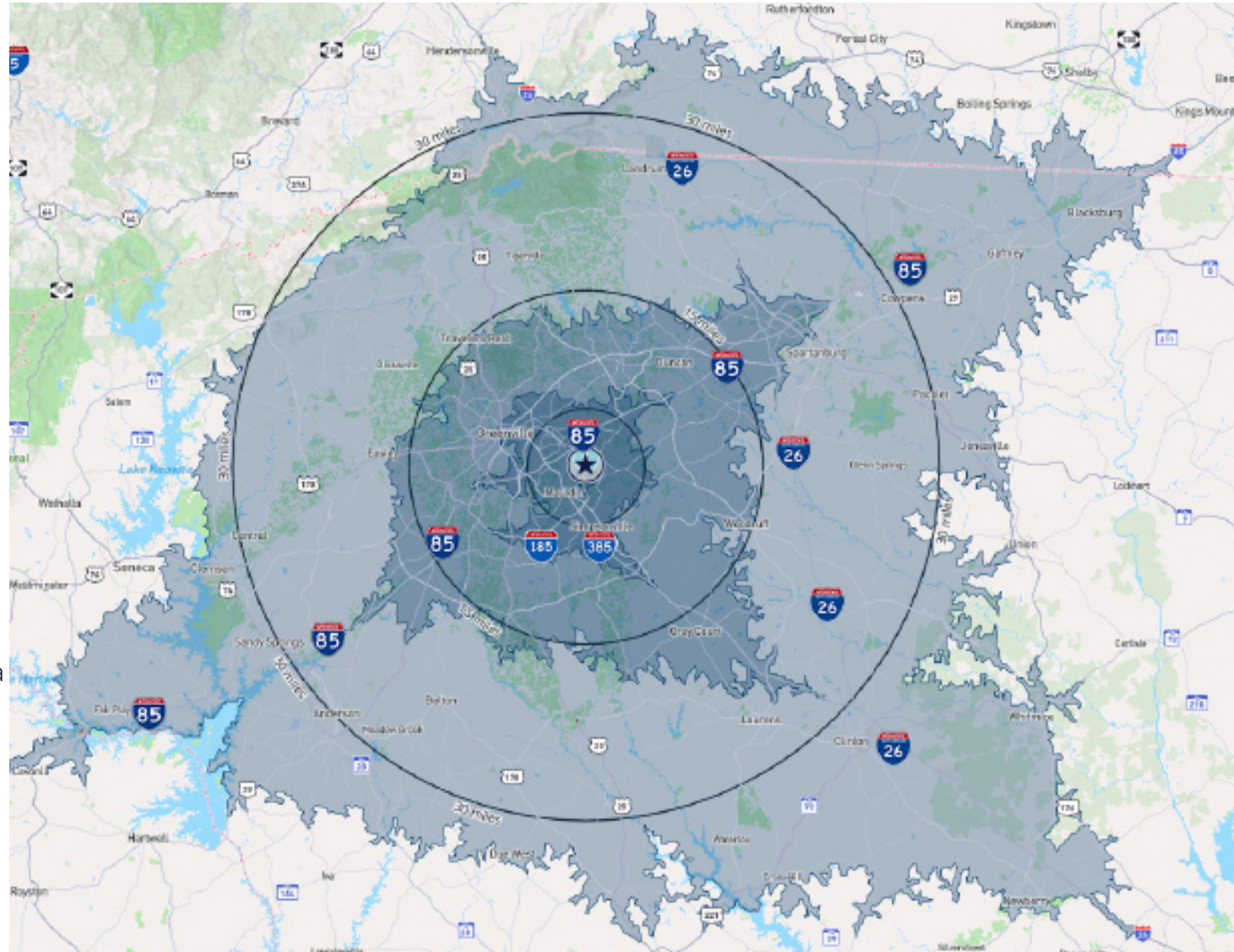
of the Upstate's dynamic business corridor, surrounded by well-known companies in manufacturing, automotive, and logistics. The area offers a strong infrastructure, a talented workforce, and close access to important suppliers and business partners. This location creates a strategic advantage to grow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



DRIVE TIMES

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:

Kacie Jackson, SIOR
+1 864 370 8193
kacie.jackson@cushwake.com

Elliott Fayssoux, SIOR
+1 864 430 0349
elliott.fayssoux@cushwake.com

Drew Walters, MBA
+1 864 704 1345
andrew.walters@cushwake.com