

Oil Mill Road Industrial Campus

10 + 14 Oil Mill Road, Greenville, SC 29611

Three industrial buildings on one campus, available together or individually. Dock-high and grade-level loading, separate 400A 3-phase power per building, and semi turnaround access to all three buildings.

Video tours available upon request

37,170	3
TOTAL SF	BUILDINGS
$10 to $12	400A
PER SF / YR · NNN	3-PHASE

LEASING CONTACTS

Drew Shahoud 803-873-8153

John Bailey 864-787-5296

CAMPUS OVERVIEW

Three buildings. One adaptable industrial campus.

37,170 SF across three buildings at 10 and 14 Oil Mill Road in Greenville. Lease the full campus or a single building. Every building has its own 400A 3-phase service, and semis can turn around on site to reach all three.

BUILDING 1

19,170 SF

10 Oil Mill Road

Base rent **$15,975/mo**



BUILDING 1 · AERIAL

BUILDING 2

7,500 SF

14 Oil Mill Road

Base rent **$7,500/mo**



BUILDING 2 · DOCK-HIGH LOADING

BUILDING 3

10,500 SF

Rear Building · 14 Oil Mill Road

Base rent **$10,500/mo**



BUILDING 3 · AERIAL

All information provided by ownership and subject to verification. No warranty or representation is made as to accuracy or completeness.

PRICING & AVAILABILITY

Lease rates by building.

BUILDING	ADDRESS	SIZE	RATE / SF / YR	MONTHLY BASE RENT	ANNUAL BASE RENT	AVAILABILITY
Building 1	10 Oil Mill Road	19,170 SF	$10.00 NNN	**$15,975**	$191,700	Immediate
Building 2	14 Oil Mill Road	7,500 SF	$12.00 NNN	**$7,500**	$90,000	Immediate
Building 3	Rear 14 Oil Mill Road	10,500 SF	$12.00 NNN	**$10,500**	$126,000	8 weeks
Full Campus	**10 + 14 Oil Mill Road**	**37,170 SF**	**$10.97 blended**	**$33,975**	**$407,700**	**Buildings 1 & 2 now**

TRIPLE NET LEASE All rates are triple net (NNN). Taxes, insurance and common area charges are in addition to base rent and will be disclosed upon inquiry.

POWER
Separate 400A, 3-phase, 120/208V service per building

TRUCK ACCESS
Semi turnaround available to all three buildings

PARKING
30 spaces on campus; allocation negotiated with lease term

UTILITIES
City water

ZONING
No known restrictions

INTENDED USE
Warehousing

LEASING OPTIONS
Whole campus, individual building or flexible configuration

CONDITION
No known defects, liens or encumbrances

Video tours available upon request. Contact Drew Shahoud at 803-873-8153 or John Bailey at 864-787-5296.

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BUILDING 1

10 Oil Mill Road

10 Oil Mill Road, Greenville, SC 29611

The largest building on campus, with front office space, a deep warehouse and five loading positions.

TOTAL BUILDING	**19,170 SF**
OFFICE / WAREHOUSE	1,500 SF office · 17,670 SF warehouse
CLEAR HEIGHT	16' to 19.5' (lowest obstruction 16')
DOCK-HIGH DOORS	4 positions (8' x 10')
GRADE-LEVEL DOOR	1 door (17' x 12')
RESTROOMS	3
HVAC	A/C in office only
SPRINKLER	Yes
ELECTRICAL	400A, 3-phase, 120/208V
WATER	City water
YEAR BUILT	1968

MONTHLY BASE RENT

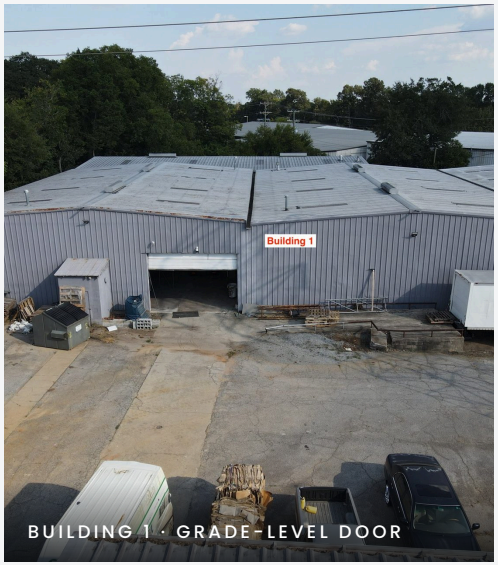
$15,975 /mo

RATE	ANNUAL	AVAILABILITY
$10.00 / SF / Yr	$191,700	Immediate

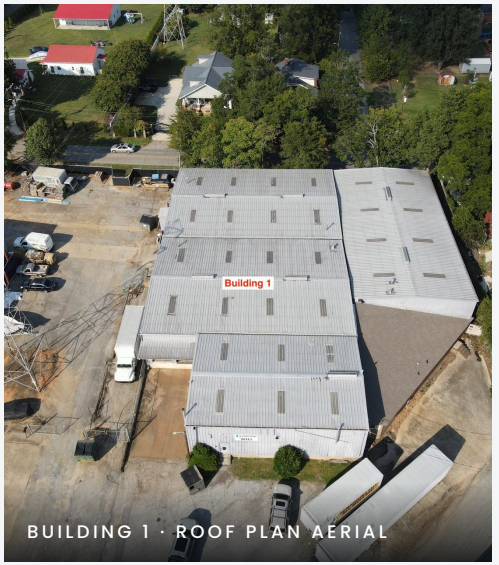
Triple net (NNN) lease. NNN charges disclosed upon inquiry.



BUILDING 1 · DOCK AND OFFICE ENTRY



BUILDING 1 · GRADE-LEVEL DOOR



BUILDING 1 · ROOF PLAN AERIAL

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BUILDING 2

14 Oil Mill Road

14 Oil Mill Road, Greenville, SC 29611

A clean, right-sized warehouse with a private office, open racking-ready floor and dock-high loading.

TOTAL BUILDING	**7,500 SF**
OFFICE / WAREHOUSE	500 SF office · 7,000 SF warehouse
CLEAR HEIGHT	16' to 18'
DOCK-HIGH DOORS	3 positions (8' x 10')
GRADE-LEVEL DOOR	1 door (10' x 14')
RESTROOMS	3
HVAC	A/C in office only
SPRINKLER	Yes
ELECTRICAL	400A, 3-phase, 120/208V
WATER	City water
YEAR BUILT	1968

MONTHLY BASE RENT

$7,500 /mo

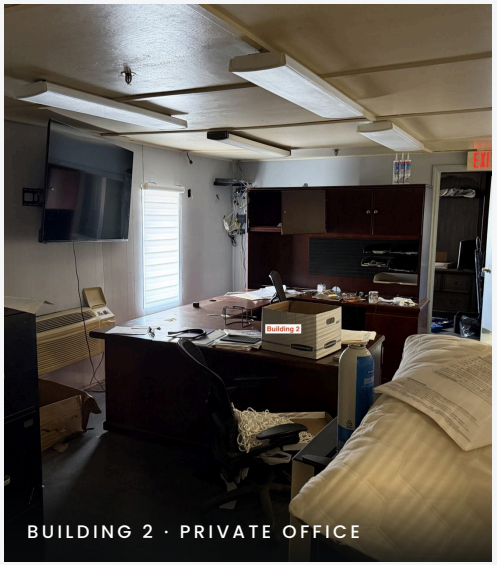
RATE	ANNUAL	AVAILABILITY
$12.00 / SF / Yr	$90,000	Immediate

Triple net (NNN) lease. NNN charges disclosed upon inquiry.



BUILDING 2 · AERIAL


BUILDING 2 · WAREHOUSE INTERIOR


BUILDING 2 · PRIVATE OFFICE

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7,500 SF at 14 Oil Mill Road

$7,500/mo · $12.00/SF/Yr NNN
Available immediately



BUILDING 2 · WAREHOUSE INTERIOR



BUILDING 2 · AERIAL



CAMPUS AERIAL · BUILDING 2 CONTEXT



BUILDING 2 · LOADING DOORS


BUILDING 2 · WAREHOUSE AISLE

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BUILDING 3

Rear Building, 14 Oil Mill Road

Rear 14 Oil Mill Road, Greenville, SC 29611

Brand new 2026 construction with 26' clear height and a wide open floor. The tallest building on campus.

TOTAL BUILDING	**10,500 SF**
OFFICE / WAREHOUSE	10,500 SF open warehouse
CLEAR HEIGHT	26'
LOADING	Loading dock + 1 grade-level door
RESTROOMS	1
HVAC	None
ELECTRICAL	400A, 3-phase, 120/208V
WATER	City water
CONSTRUCTION	New 2026 pre-engineered steel
LEASING	Can be leased separately

MONTHLY BASE RENT

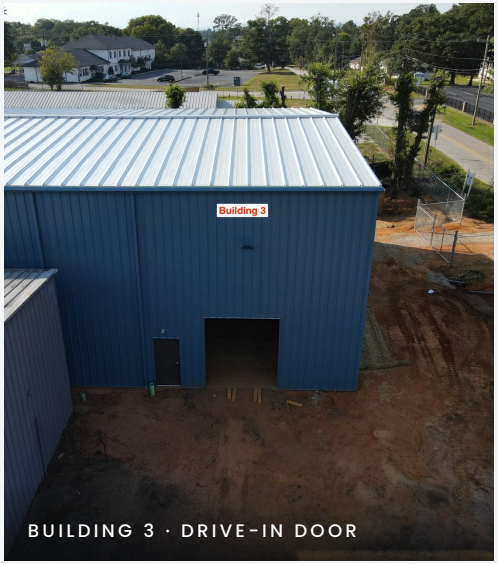
$10,500 /mo

RATE	ANNUAL	AVAILABILITY
$12.00 / SF / Yr	$126,000	8 weeks

Triple net (NNN) lease. NNN charges disclosed upon inquiry.



BUILDING 3 · AERIAL



BUILDING 3 · DRIVE-IN DOOR



BUILDING 3 · EXTERIOR

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BUILDING 3 · GALLERY

New 2026 construction · 10,500 SF

$10,500/mo · $12.00/SF/Yr NNN
Delivery in 8 weeks



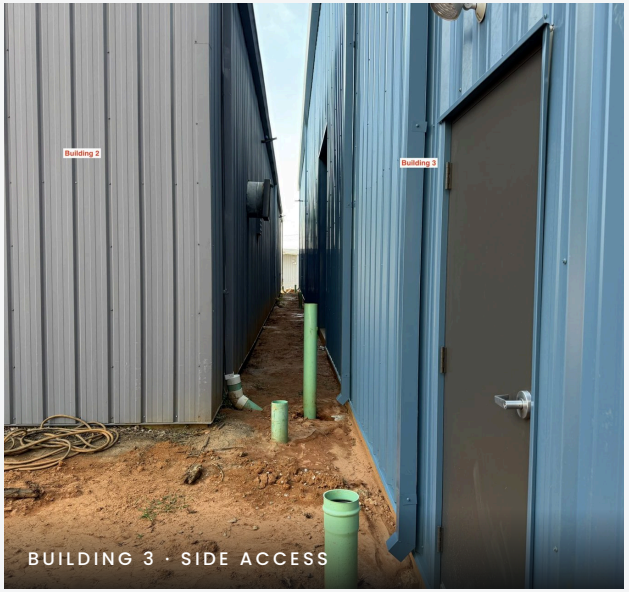
BUILDING 3 · WAREHOUSE INTERIOR


BUILDING 3 · WAREHOUSE INTERIOR



CAMPUS AERIAL · BUILDING 3 CONTEXT


BUILDING 3 · REAR ELEVATION



BUILDING 3 · SIDE ACCESS


BUILDING 3 · SIDE YARD

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LOCATION

West Greenville, close to everything.

Just off White Horse Road and Old Easley Highway, with direct routes to downtown Greenville, I-85 and the Upstate's regional logistics network.

Port of Greer	21.2 miles · 33 min
Charlotte, NC	102 miles · 1 hr 46 min
Atlanta, GA	153 miles · 2 hr 35 min
Port of Charleston	217 miles · 3 hr 25 min



CAMPUS AERIAL · BUILDINGS 1, 2 AND 3

SCHEDULE A TOUR

Request NNN details and schedule a tour.

Drew Shahoud
803-873-8153
LEASING CONTACT

John Bailey
864-787-5296
LEASING CONTACT

10 + 14 Oil Mill Road, Greenville, SC 29611
Buildings 1 and 2 available immediately. Building 3 delivers in 8 weeks. All rates quoted per square foot per year, triple net. NNN charges disclosed upon inquiry. Site survey available.

> **Video tours available upon request.** Contact Drew or John for a walkthrough of any building.

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