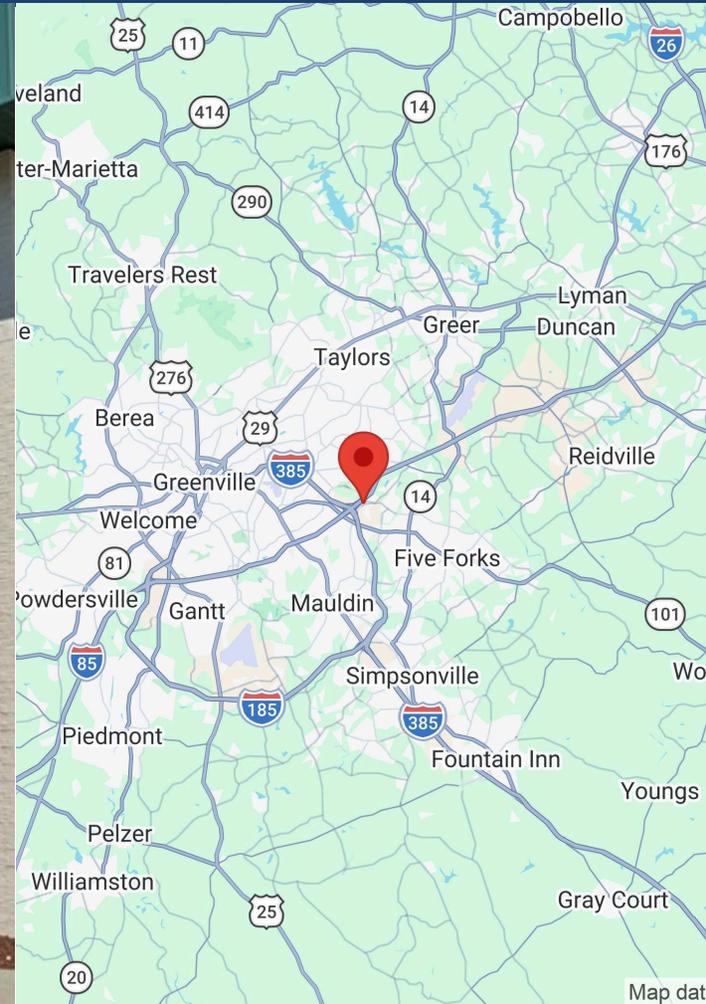


GARLINGTON PARK

319 GARLINGTON RD // GREENVILLE, SC 29615



OWNED GLA
119,077 SF

TRAFFIC COUNTS
Garlington Rd. : 14,100 VPD

| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|--------------|-----------|-----------|----------|
| Population | 54,824 | 159,287 | 443,225 |
| Avg Income | \$108,880 | \$102,516 | \$90,505 |

Garlington Park is a 119,077 SF business park in the northeast part of Greenville, SC. The property is comprised of 4 buildings with flex, office, and warehouse space built between 2001-2008. Garlington Park is ideally located near the I-85/385 interchange, presenting easy access and brief travel times to anywhere within the Greenville and Spartanburg MSA's.

- Building A: +/- 20,000 SF, 2 docks and 3 drive-ins
- Building B: +/- 43,685 SF, 10 docks and 10 drive-ins
- Building C: +/- 18,000 SF, 3 exterior docks and 2 10x10 drive-ins

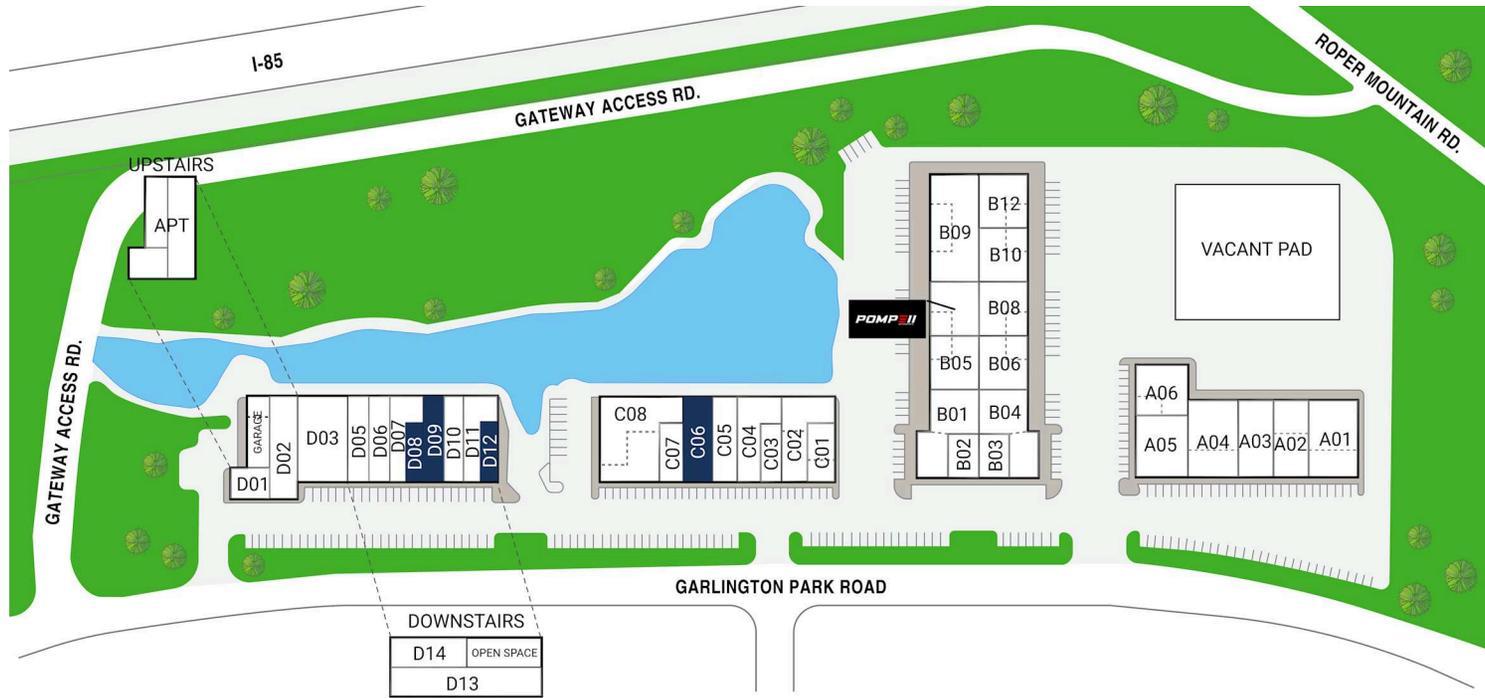


**ZIFF
REAL ESTATE
PARTNERS**

FOR LEASING INFORMATION
Culler Bennett
843.724.3485
cbennett@ziffcre.com
www.ziffcre.com

GARLINGTON PARK

319 GARLINGTON RD // GREENVILLE, SC 29615



Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.



**ZIFF
REAL ESTATE
PARTNERS**

FOR LEASING INFORMATION
Culler Bennett
843.724.3485
cbennett@ziffcre.com
www.ziffcre.com

| SUITE# | Tenant Name | GLA(SF) |
|--------|-------------|----------|
| C06 | AVAILABLE | 1,626 SF |
| D08 | AVAILABLE | 823 SF |
| D09 | AVAILABLE | 1,190 SF |
| D12 | AVAILABLE | 900 SF |

| SUITE# | Tenant Name | GLA(SF) |
|--------|-------------------------------|----------|
| A01 | WARREN WATSON HOLDINGS | 6,000 SF |
| A02 | SPIFFY | 2,700 SF |
| A03 | VETRONIX RESEARCH CORPORATION | 2,700 SF |
| A04 | STATE CLEANING SOLUTIONS | 5,250 SF |
| A05 | CUSTOM CONCRETE CONSTRUCTION | 1,850 SF |
| A06 | ECO CARE | 1,296 SF |
| APT | RESTOPROS | 4,652 SF |
| B01 | TEK 4 INC | 3,880 SF |
| B02 | GREENVILLE BILINGUAL THERAPY | 1,800 SF |
| B03 | HAYES APPROACH | 1,600 SF |
| B04 | USTER TECHNOLOGIES | 3,880 SF |
| B05 | GREENVILLE BILINGUAL THERAPY | 4,025 SF |
| B06 | CLOSETS PLUS | 4,025 SF |
| B07 | POMPEII MOTORSPORTS | 4,025 SF |
| B08 | SOUTHERN FIRE PROOFING | 4,100 SF |
| B09 | STIEBEL DRIVE TECHNOLOGY | 8,175 SF |
| B10 | SILMAR ELECTRONICS | 4,050 SF |
| B12 | FLEET EMP | 3,745 SF |
| C01 | BLUE RIDGE HEATING AND AIR | 2,000 SF |
| C02 | CINEMA QUEST | 3,600 SF |
| C03 | GOGLO GREENVILLE | 782 SF |
| C04 | MD | 1,626 SF |
| C05 | MAGICMUSIC PRODUCTIONS | 1,252 SF |
| C07 | SOUTHEAST GEO SOLUTIONS | 816 SF |
| C08 | HARRIS INTEGRATED SOLUTIONS | 5,600 SF |
| D01 | JUNIPER FAMILY CHIROPRACTIC | 1,340 SF |
| D02 | GALLERY TATTOO AND PIERCING | 2,550 SF |
| D03 | RL ENTERPRISE AND ASSOCIATES | 3,500 SF |
| D05 | HEADLINES | 1,100 SF |
| D06 | FASTEST LABS | 1,370 SF |
| D07 | LEONARD TRADING | 1,592 SF |

Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.



**ZIFF
REAL ESTATE
PARTNERS**

FOR LEASING INFORMATION
Culler Bennett
843.724.3485
cbennett@ziffcre.com
www.ShopCore.com