GARLINGTON NORTH



CLASS A INFILL INDUSTRIAL OPPORTUNITY IMMEDIATELY OFF I-85

335 TANNER PRICE WAY
GREENVILLE, SC

CUSHMAN & WAKEFIELD

REALTYLINK

Property Highlights

- Strategic location immediately off of I-85
- Exceptional interstate visibility with prominent building signage opportunity
- Flexible space configurations ranging from ±42,120 SF to ±169,000 SF
- Surrounded by amenities including hotels, restaurants and retail
- Proximity to GSP Airport, Inland Port Greer, BMW, Michelin and other large manufacturers



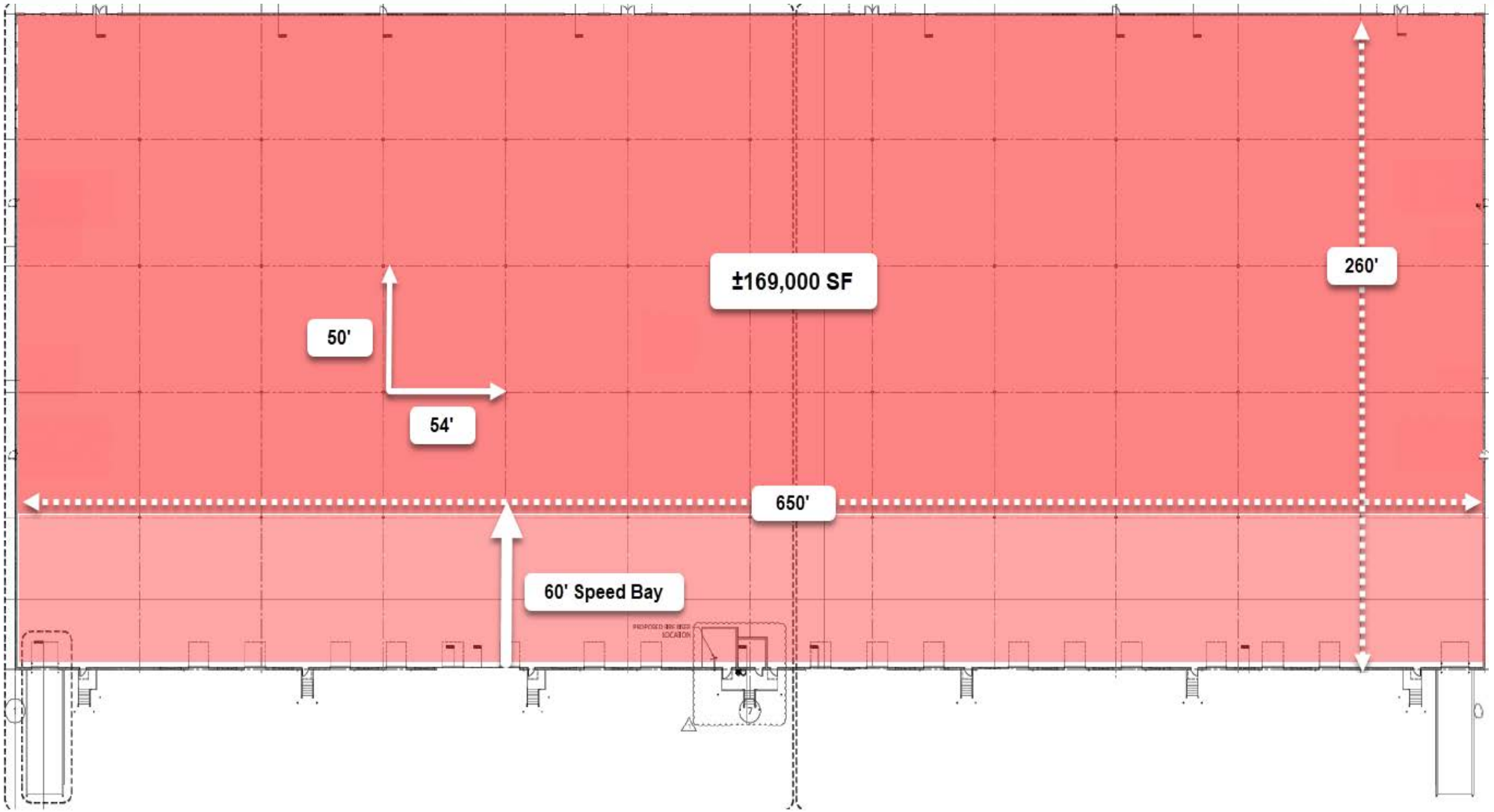
Building 2



Available Space	±42,120-169,000 SF
Office	To Suit
Clear Height	30'
Interior Bays	50' x 54'
Speed Bays	60' x 54'
Dock Doors	34 Total (17 with Additional 17 Option)
Drive-In Doors	2 (12' x 14')
Parking Spaces	143
Truck Court	200'
Lighting	LED

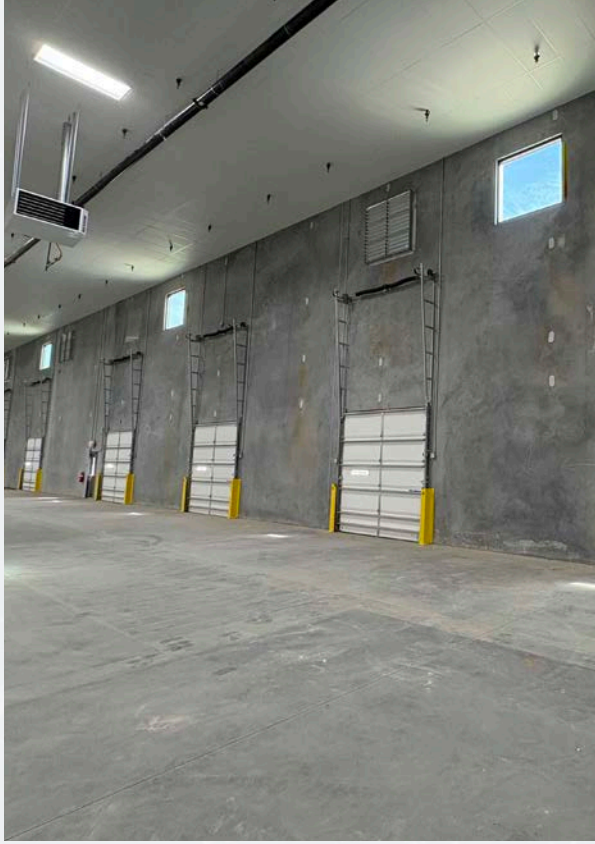
Fire Protection	ESFR
Walls	Tilt-Up Concrete
Roof	45 MIL Mechanically Fastened TPO
Floors	6" Non-Reinforced Concrete Slab 4,000 PSI
Power	800 AMP 277/480V | 1,600 Amp Capacity Provider: Laurens Electric Cooperative
Telecommunication	Spectrum High-Speed Fiber
Main Sewer	6' Provider: MetroConnects
Water	2" Domestic, 8" Fire Provider: Greenville Water

Floor Plan







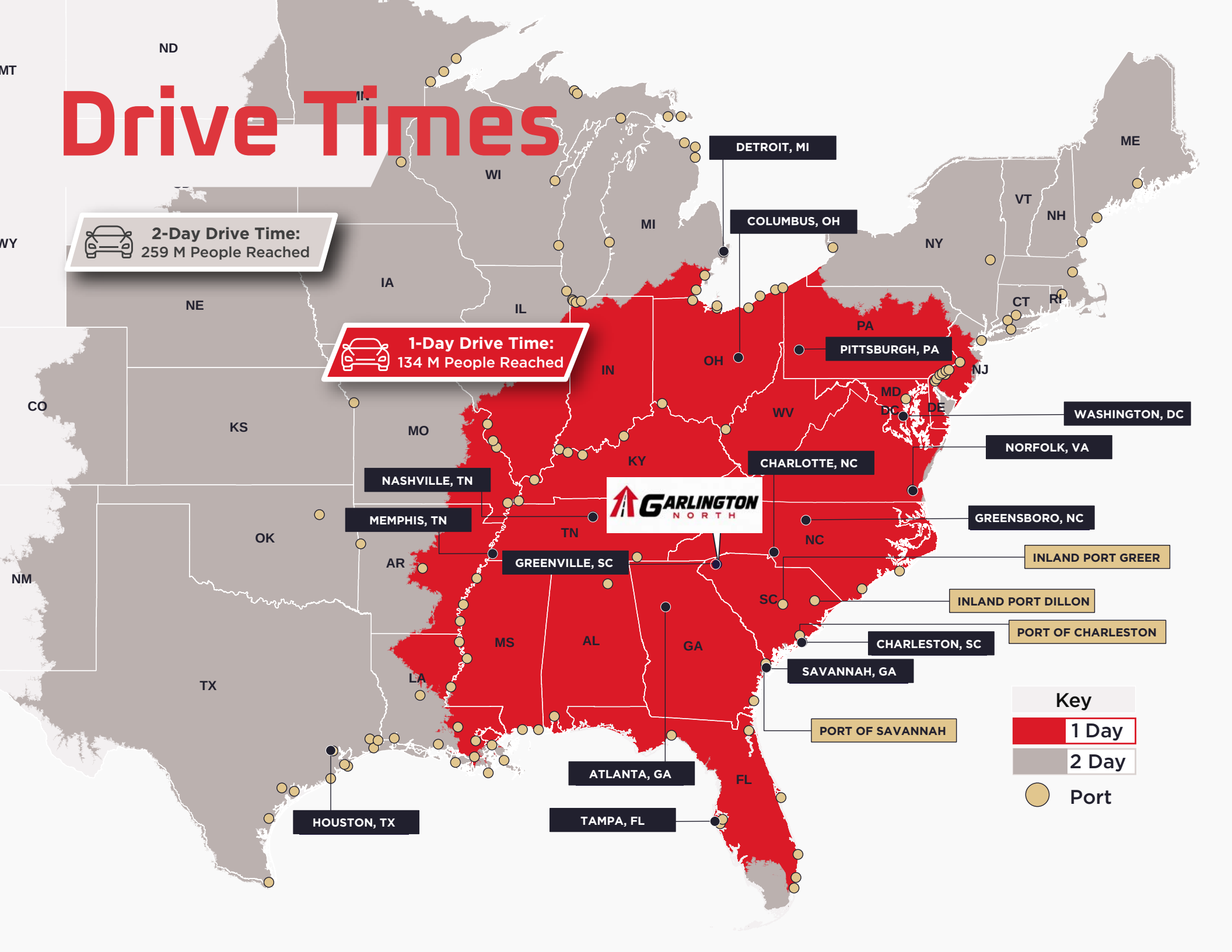






Neighboring Industry & Amenities




Drive Times
2-Day Drive Time:
259 M People Reached
1-Day Drive Time:
134 M People Reached
DETROIT, MI
COLUMBUS, OH
PITTSBURGH, PA
WASHINGTON, DC
NORFOLK, VA
CHARLOTTE, NC
GREENSBORO, NC
INLAND PORT GREER
INLAND PORT DILLON
PORT OF CHARLESTON
CHARLESTON, SC
SAVANNAH, GA
PORT OF SAVANNAH
ATLANTA, GA
TAMPA, FL
HOUSTON, TX
NASHVILLE, TN
MEMPHIS, TN
GREENVILLE, SC
GARLINGTON NORTH
Key
1 Day
2 Day
Port
ND
MT
WY
CO
NM
WI
MI
IA
NE
IL
IN
OH
PA
NY
VT
NH
ME
CT
RI
NJ
MD
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WV
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AL
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KS
OK
TX
FL



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ELLIOTT FAYSSOUX, SIOR
Senior Director
864 370 8190
elliott.fayssoux@cushwake.com

KACIE JACKSON, SIOR
Senior Director
864 370 8193
kacie.jackson@cushwake.com

KYLE BERDUGO, SIOR, CCIM
Director
864 704 1366
kyle.berdugo@cushwake.com

DREW WALTERS, MBA
Senior Associate
864 704 1345
andrew.walters@cushwake.com

ABOUT THE DEVELOPER

RealtyLink, LLC founded in Greenville, South Carolina in 1998, is a full-service real estate development company. Developments across the company include grocery-anchored shopping centers, single tenant build-to-suit, multi-family, industrial, self-storage, and mixed use.

When you work with RealtyLink, you work with experienced real estate professionals who provide single-source project management. We have the in-house resources to deliver your project on time and within an agreed-upon budget.

As one of the Nation's top real estate developers, RealtyLink is the partner you can trust with all your development and property management needs.

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