



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



±28,800 SF INDUSTRIAL BUILDING FOR LEASE

**201 BROZZINI COURT,
SUITE C
GREENVILLE, SC 29615**

**LEASE RATE:
\$6.95 / SF (NNN)**

- Located on Pelham Road in Pelham South Industrial Park
- Less than ±1.5 Miles to I-85
- 100% Sprinkled (ESFR)
- Ceiling Height: 24' Clear
- 6" Concrete Floors
- LED Lights



OFFICE SPACE
±2,856 SF



WAREHOUSE SPACE
±26,670 SF



ZONING
I-1; GREENVILLE COUNTY



TAX MAP
0533020100921



DOCK DOORS
NINE (9) DOCK HIGH DOORS (9' X 10')

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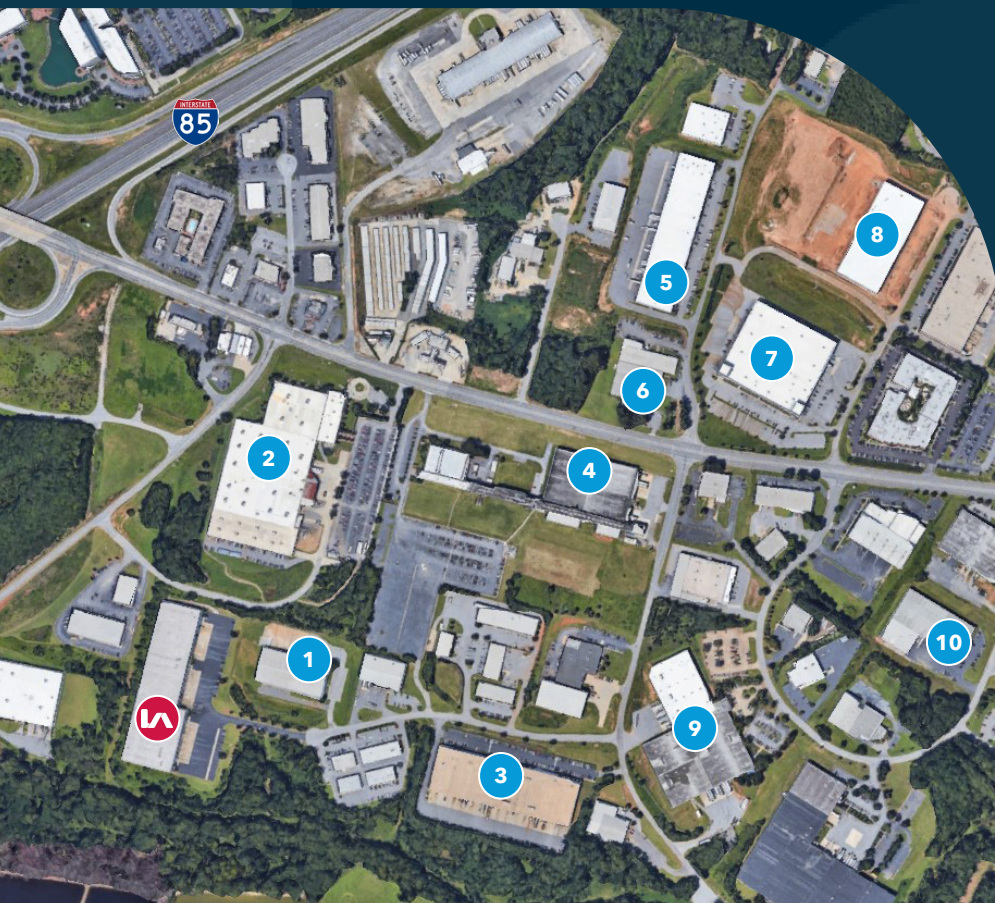
101 W. Court Street, Suite A, Greenville, SC 29601 | LeeGreenville.com | 864.704.1040

PROPERTY OVERVIEW



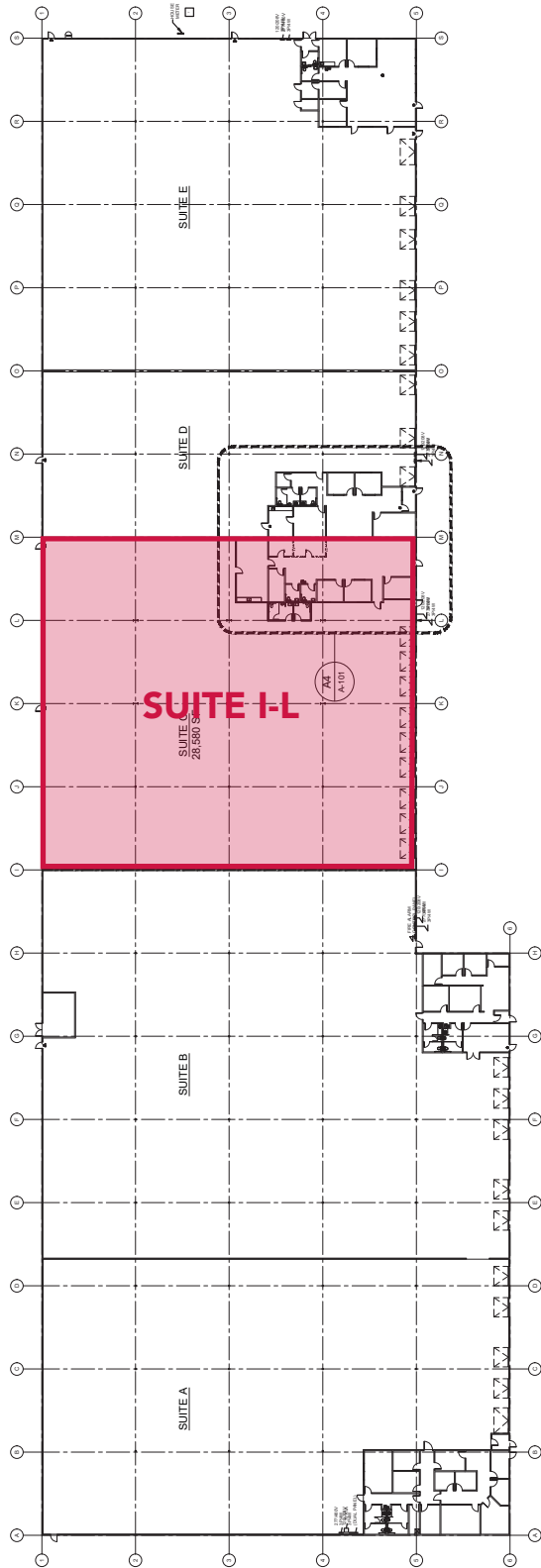
PROPERTY NAME	Pelham South Industrial Park
TYPE	Industrial
TOTAL BUILDING SIZE	±142,200 SF
TOTAL AVAILABLE SF	±28,800 SF
YEAR BUILT	2000
LOT SIZE	±14.12 AC
CONSTRUCTION	Pre-Cast Concrete
CONDITION	Good
ROOF	EPDM
SIGNAGE	Building
DOCK EQUIPMENT	3 EOD, 2 Pit Levelers

PARKING	84 Free Surface Spaces
DOCK EQUIPMENT	3 EOD, 2 Pit Levelers
COLUMN SPACING	40' x 10'
CEILING HEIGHT	24' Clear
FLOORS	6" Concrete Slab
LIGHTING	LED
CRANES	None
HEAT	100% Suspended Gas Heaters
AIR-CONDITIONING	HVAC (Office Only)
UTILITIES	All Available

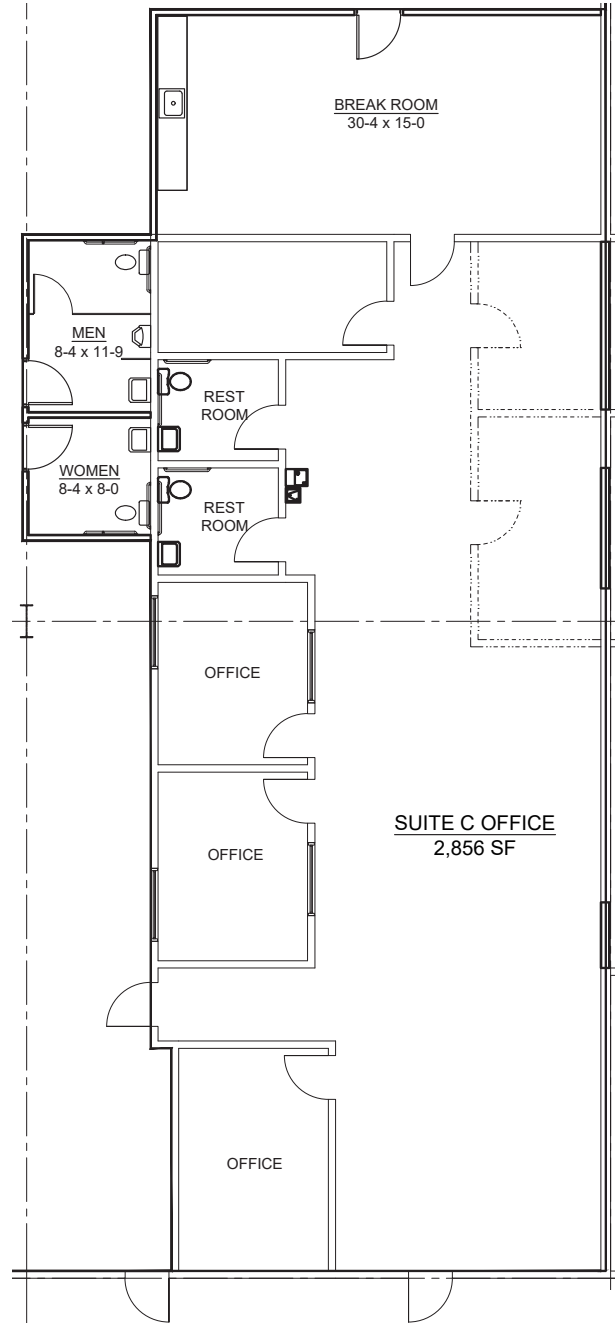


- 1 Conklin Metal
- 2 Dodge Industrial, Inc.
- 3 Minileit, Inc.
- 4 Standard Motor Products
- 5 Zylo Therapeutics
- 6 Wright Metal Products, Inc.
- 7 Super Duper Publications
- 8 Silvercote
- 9 Span-America Medical Systems
- 10 International Plastics

BUILDING PLAN



FLOOR PLAN



LEARN MORE. GIVE US A CALL.



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WISE GUIDANCE, LOYAL TO YOU

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