



# FOR LEASE

## ±16,000 SF INDUSTRIAL SPACE

1 Brozzini Court, Suite H  
Greenville, SC 29615



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

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### PRICING/RATE:

**\$10.50 / SF  
(NNN)**

- 3 Docks; 2 Pit Levelers
- Clear Height 24'
- Office ±1,600 SF
- End cap of building



**I-85**  
±1 Mile from I-85



**POWER**  
800a, 480v, 3p



**MAJOR ACCESS**  
Less than a mile from  
Pelham Rd



**SPRINKLER**  
ESFR

# PROPERTY OVERVIEW & PHOTOS

PROPERTY NAME	Brozzini One
TYPE	Industrial
TOTAL BUILDING SF	±128,000 SF
TOTAL AVAILABLE SF	±16,000 SF
OFFICE SF	±1,600 SF
WAREHOUSE SF	±14,400 SF
TAX MAP #	0533020100941
COUNTY	Greenville
CITY LIMITS	No
ZONING	I-1; GSP Env
YEAR BUILT	1997
CONSTRUCTION TYPE	Reinforced Concrete
ROOF	Metal
CEILING HEIGHT	24'
DOCK DOORS	Three (3); Two (2) Pit Levelers
DRIVE-IN DOORS	Zero (0)
COLUMN SPACING	40'w x 40'd
LIGHTING	Metal Halide
SPRINKLERS	ESFR
PARKING	1.26 / 1,000 SF

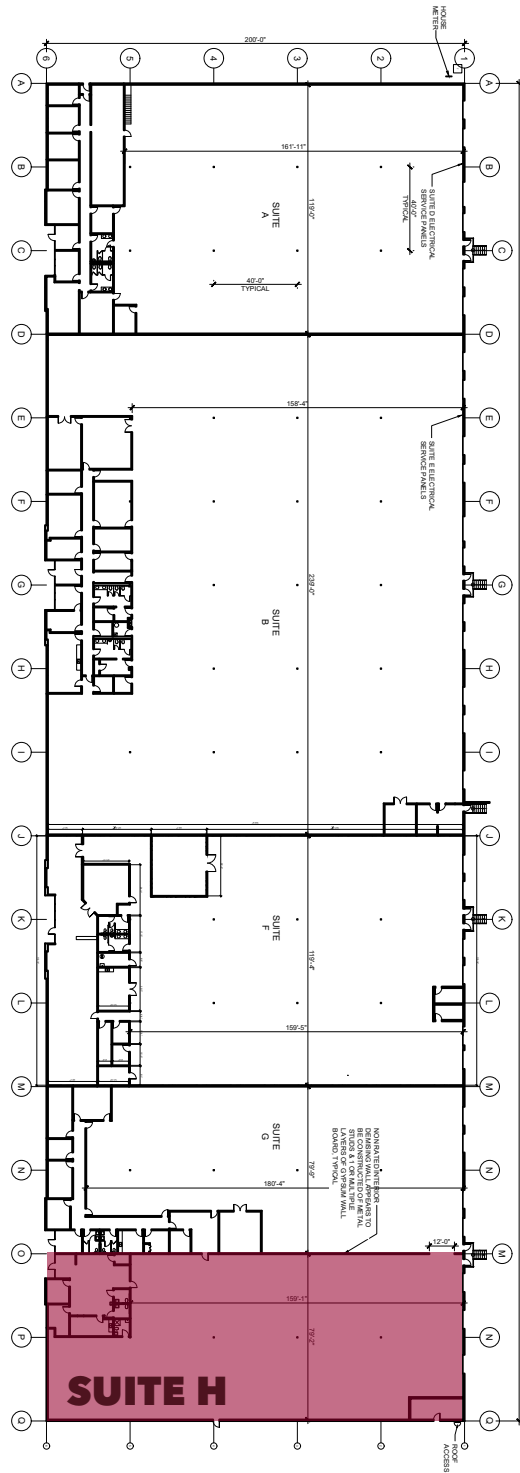


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201 W. McBee Ave, Suite 400, Greenville, SC 29601  
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# FLOOR PLAN



# LOCATION OVERVIEW



[Click Here to View the Interactive Map](#)

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CALL TODAY**



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