



# FOR LEASE

## ±10,000 SF INDUSTRIAL SPACE

509 John Ross Court  
Pelzer, SC



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

**Kevin Bentley, SIOR**  
EVP/Principal  
864.444.1196  
[kbentley@lee-associates.com](mailto:kbentley@lee-associates.com)

**Justin Bentley**  
Associate  
864.449.1059  
[jbentley@lee-associates.com](mailto:jbentley@lee-associates.com)

Interactive PDF

**864.704.1040**  
LeeUpstate.com

RATE:  
**\$9.00/SF  
(NNN)**

- Clear Span
- 2 Docks (10'x10')
- 1 Drive-in Door (12'x14')
- 20' Ceiling Height



**MAJOR ACCESS**  
±0.2 MILES TO  
HIGHWAY 25



**TAX MAP**  
0603020103014



**YEAR BUILT**  
2020



**LIGHTING**  
LED

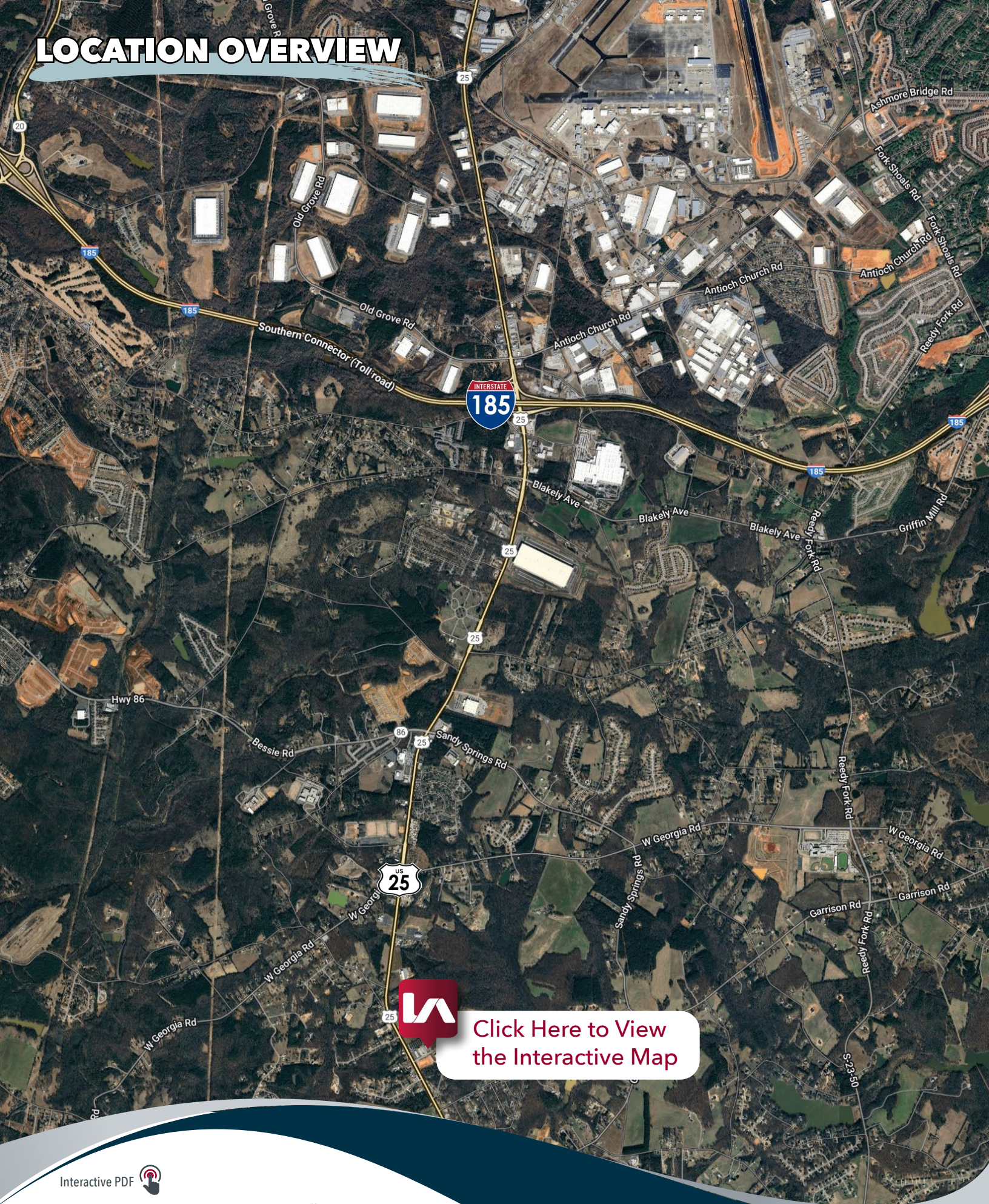
# PROPERTY OVERVIEW & PHOTOS


PROPERTY NAME:	509 John Ross Court
PROPERTY DESCRIPTION:	±10,000 SF Metal Flex Building
PROPERTY ADDRESS:	509 John Ross Court Pelzer, SC 29669
TAX MAP #:	0603020103014
PROJECT SIZE (TOTAL):	±10,000 SF
WAREHOUSE:	±9,400 SF
OFFICE:	±600 SF
# OF OFFICES:	One (1)
# OF RESTROOMS:	Two (2)
BUILDING DIMENSIONS:	100' x 100'
BUILDING SHAPE:	Square
YEAR BUILT:	2020
LOT SIZE:	±1.45 AC
CONSTRUCTION:	Steel Frame
CONDITION:	Excellent
ZONING:	S-1; Services
CITY LIMITS:	No
COUNTY:	Greenville
CEILING HEIGHT:	20'
ROOF:	Metal
SIGNAGE:	Building

FLOORS:	6" Concrete
LIGHTING:	LED
LOADING:	(2) Docks
PARKING:	On Site
RAIL ACCESS:	None
CRANES:	None
GAS:	Piedmont Natural Gas
WATER:	Greenville Water System
SEWER:	Private Septic System
POWER:	Duke Energy
HEAT:	Gas
AIR-CONDITIONING:	Electric
AIRPORT:	GSP International Airport



# LOCATION OVERVIEW



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

Interactive PDF 

201 W. McBee Ave, Suite 400, Greenville, SC 29601  
320 E. Main Street, Suite 430, Spartanburg, SC 29302  
[LeeUpstate.com](http://LeeUpstate.com) | 864.704.1040



# LEARN MORE CALL TODAY



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

**864.704.1040**  
**LeeUpstate.com**

**GREENVILLE OFFICE**  
201 W. McBee Ave, Suite 400  
Greenville, SC 29601

**SPARTANBURG OFFICE**  
320 E. Main Street, Suite 430  
Spartanburg, SC 29302

All information furnished regarding the properties and information in this packet is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



**Kevin Bentley,  
SIOR**



**864.444.1196**

EVP/Principal  
kbentley@lee-associates.com

Interactive PDF



**Justin Bentley**



**864.449.1059**

Associate  
jbentley@lee-associates.com