



## ±6,000 SF INDUSTRIAL SPACE FOR LEASE

116 Pride Drive  
Simpsonville, SC 29681



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**864.704.1040**  
LeeGreenville.com

**Lease Rate:**  
**\$9.00 / SF**  
**NNN**

- 100% AC
- Freestanding Building
- Great Location
- Fenced Outdoor Storage
- Updated Offices



**INTERSTATE ACCESS**  
LESS THAN 1 MILE  
FROM I-385



**POWER**  
200V/225 AMPS 3  
PHASE POWER



**HVAC**  
FULLY CONDI-  
TIONED



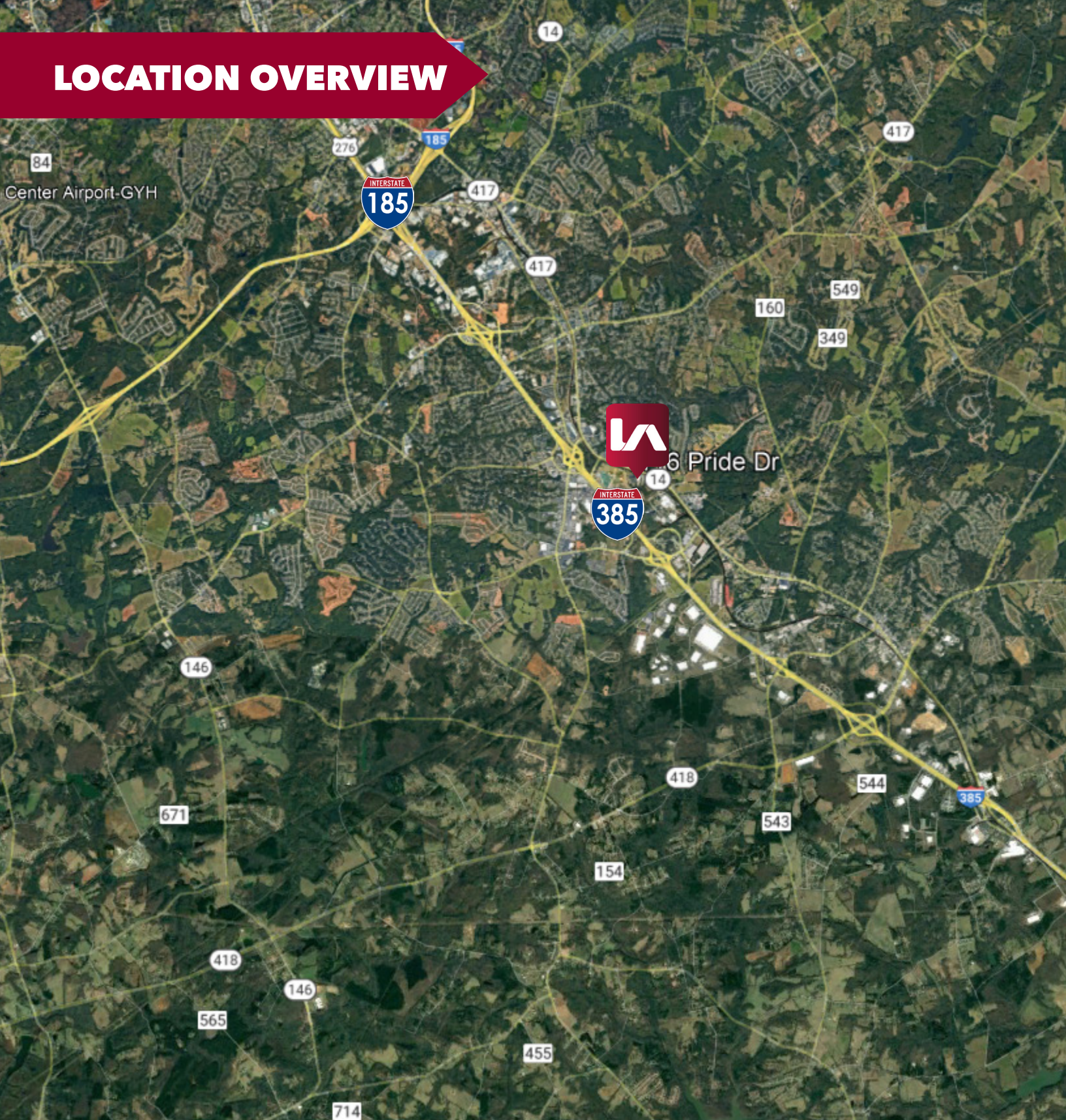
**PARKING**  
ON-SITE

# PROPERTY OVERVIEW

PROPERTY NAME	116 Pride Drive
TYPE	Industrial
TOTAL AVAILABLE SF	±6,000
TOTAL BUILDING SF	±6,000 SF
TAX MAP #	0323010100310
COUNTY	Greenville
CITY LIMITS	No
ZONING	BI
YEAR BUILT	1990; Refurb 2019
CONSTRUCTION TYPE	Block & Brick
ROOF	Metal
WAREHOUSE SF	±4,897 SF
OFFICE SF	±1,103 SF
GLD	One (1) 10'x 10' & One (1) 10' x12'
LIGHTING	Flourescent
CEILING HEIGHT	14'
SPRINKLERS	None



# LOCATION OVERVIEW



201 W. McBee Ave, Suite 100, Greenville, SC 29601  
320 E. Main Street, Suite 430, Spartanburg, SC 29302  
[LeeGreenville.com](http://LeeGreenville.com) | 864.704.1040







# LEARN MORE GIVE US A CALL



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**LeeGreenville.com**

**GREENVILLE OFFICE**  
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Greenville, SC 29601

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

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