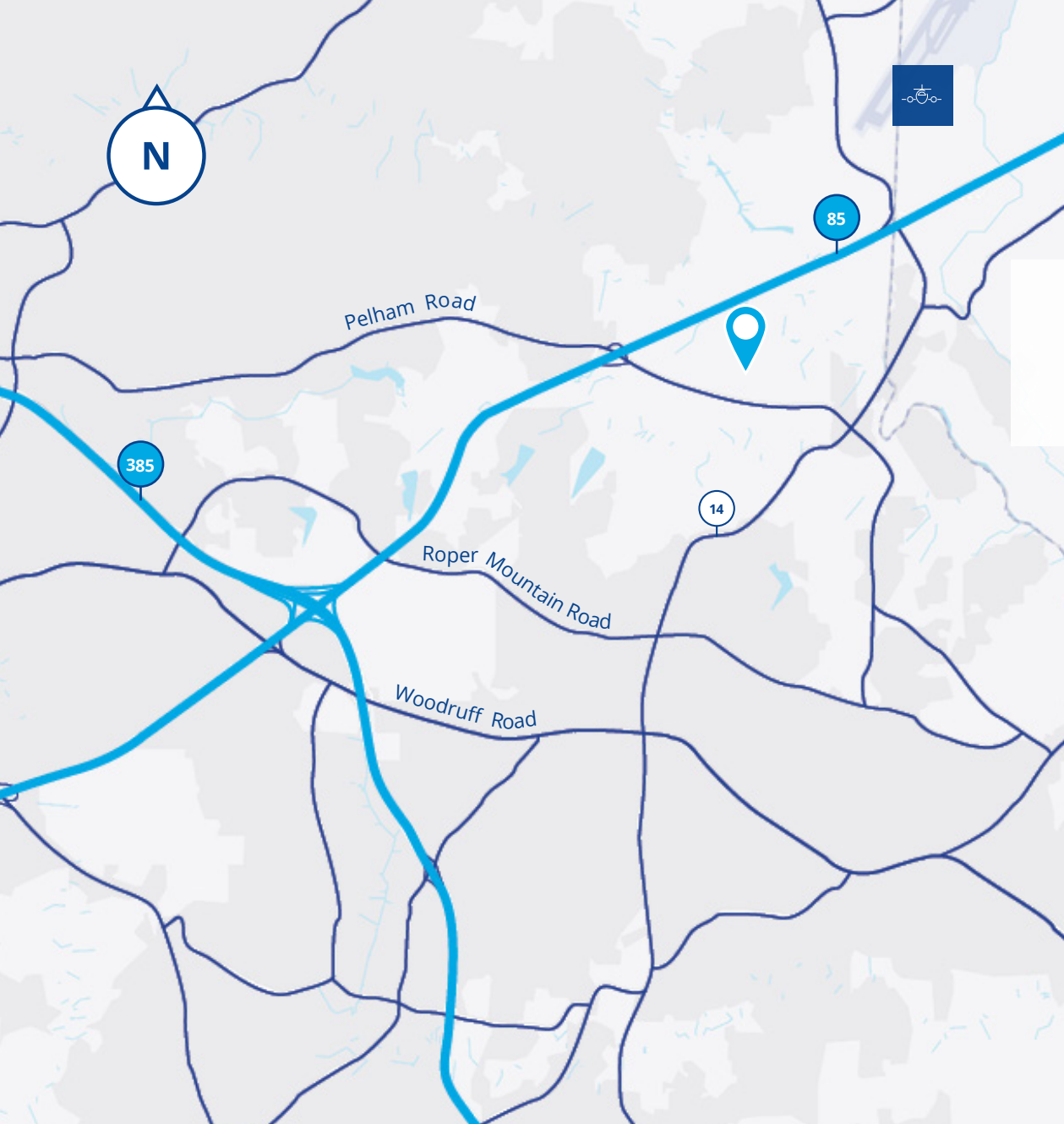




For Lease

15 Pelham Davis Circle
Greenville, SC

Available May 1, 2021

- Located between Pelham Road and South Batesville Road, less than 0.5 miles from I-85
- Located in one of the largest growth areas in the I-85 corridor
- Park-like setting
- Lease rate: \$4.50/SF NNN
- TICAM: \$1.40/SF

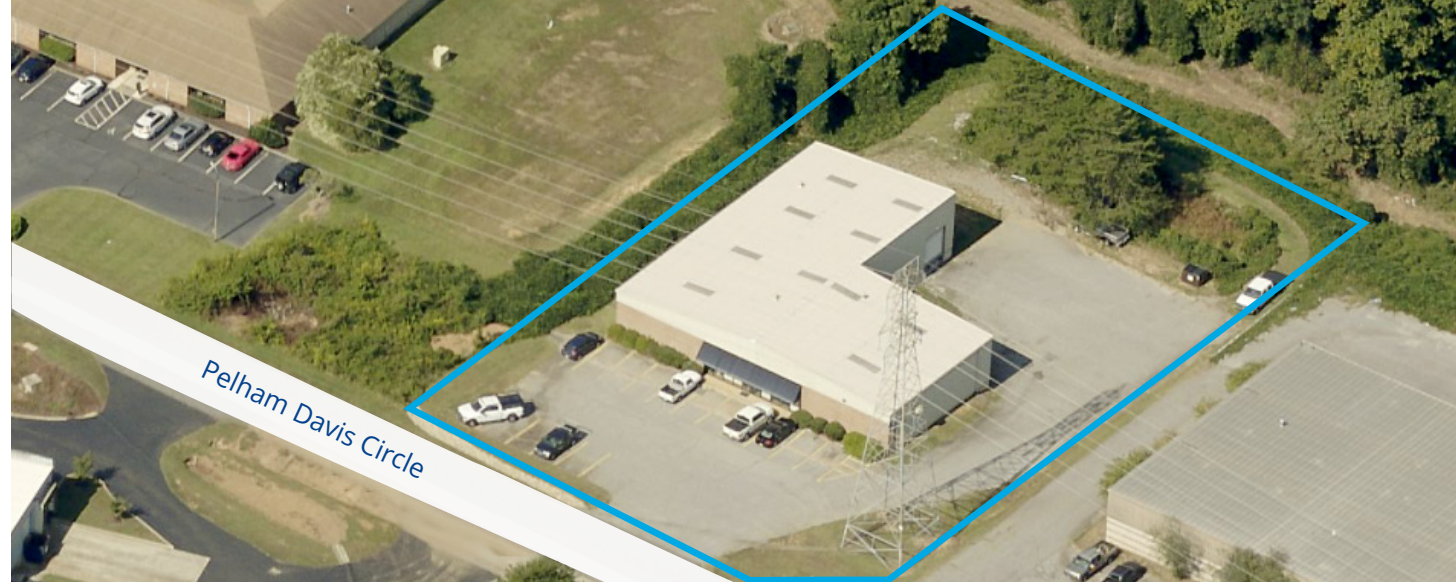


Accelerating success.

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Property Overview

Civic Address	15 Pelham Davis Circle, Greenville, South Carolina
Area	Approximately 1.10 acres (±47,916 SF)
Building Area	Industrial: ±5,700 SF Office: ±1,800 SF Total: ±7,500 SF
Servicing	Fully serviced
Parking	Surface parking; approximately 17 spaces (2.39/1,000 SF)
Loading	2 loading doors, 1 drive-in door
Ceiling Height	17' ceiling height (approximate)
TICAM:	\$1.40/SF

Demographics

 2020
population
±121,313

 2020 Average
Household Income
\$105,690

 2020
businesses
±4,505

 2019 Vehicles
per Day
±27,300

Zoning

- I-1: Intended to primarily accommodate those uses of a manufacturing and industrial nature and secondary, functionally related uses, such as distribution, storage, and processing.
- Located in the Greenville-Spartanburg International Airport (GSP) Environs 10 minutes from GSP International Airport

Rate

\$4.50/SF NNN



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Floor Plan

