

FOR LEASE OR SALE

±3,700 SF | OFFICE

10 WINCHESTER COURT, MAULDIN, SC 29662



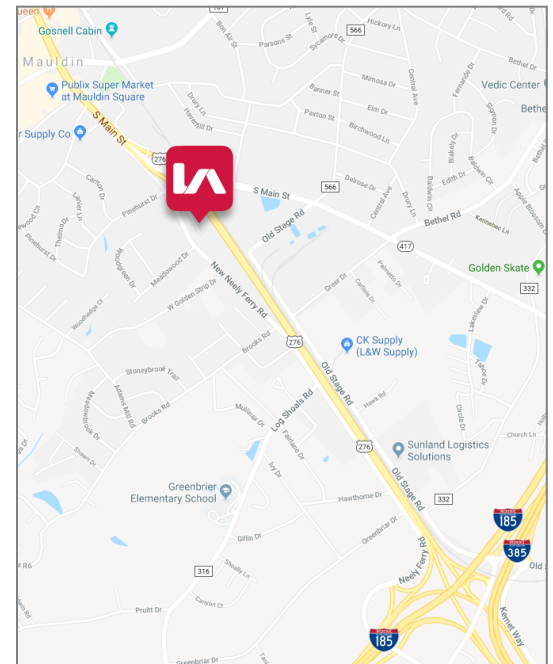
LISTING DATA

BUILDING SIZE: ±3,700 SF
AVAILABLE SPACE: ±1,100 SF (SUITE B)
ACREAGE: ±0.42
ZONING: C-2; COMMERCIAL DISTRICT
COUNTY: GREENVILLE
CITY LIMITS: YES; CITY OF MAULDIN
TAX MAP #: M006020102716
FEATURES:

- Located in a thriving office park just minutes from I-385 & I-185
- Great visibility from New Neely Ferry Road
- Currently built out for a medical office
- Signage available to tenant
- Ample on-site parking available
- Brand new HVAC systems installed
- Only one (1) suite available for lease

ECONOMIC DATA

LEASE RATE: \$8.75 / SF (NNN) / **ASKING PRICE:** \$246,000



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1 MAIN LEVEL PLAN
1/8" = 1'-0"

TOTAL BUILDING USEABLE SF: 3343

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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