

FOR LEASE



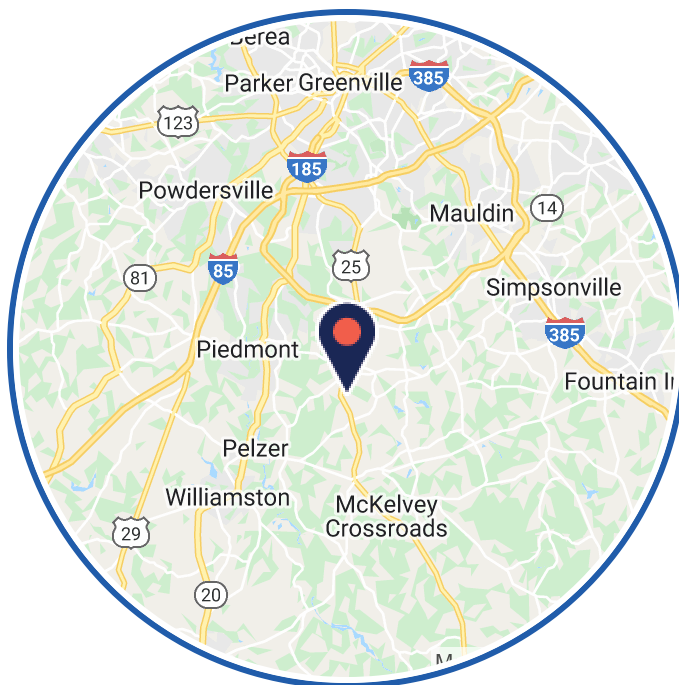
535 John Ross Court PELZER, SC 29669

📍 SUBMARKET: GREENVILLE

Industrial Property For Lease

- Newly constructed 10,000 SF industrial building
- ±900 SF of heated/cooled office space
- 3 offices
- 2 restrooms
- Heated warehouse
- ±18' eave height
- ±22' center height
- Two dock-high loading doors, one drive-in loading door

LEASE RATE: \$7.25 SF/yr (NNN)



FOR MORE INFO, CONTACT

BRUCE HARPER, SIOR | Managing Partner | bharper@trinity-partners.com | 803.567.1445 | 803.261.496



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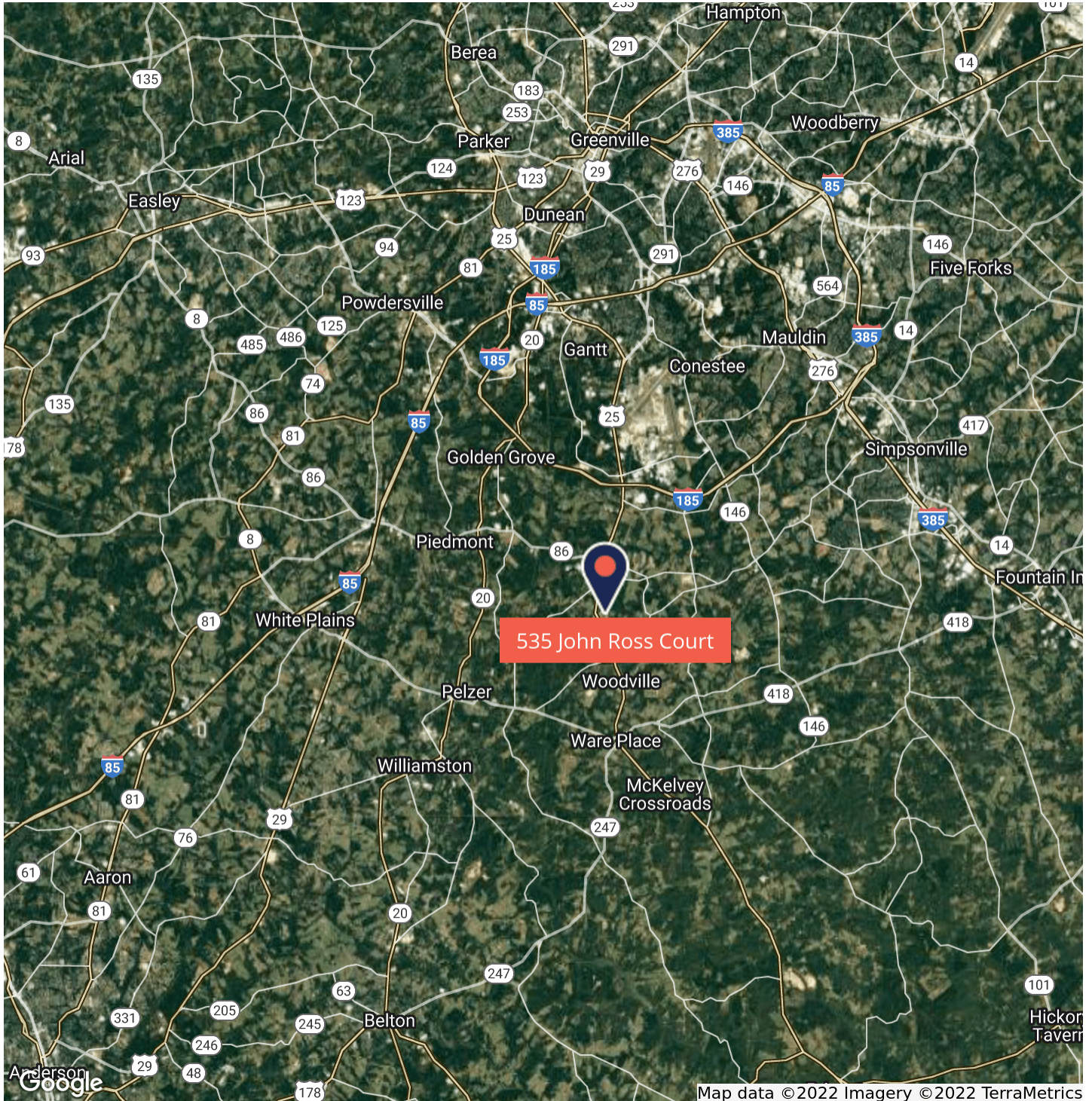


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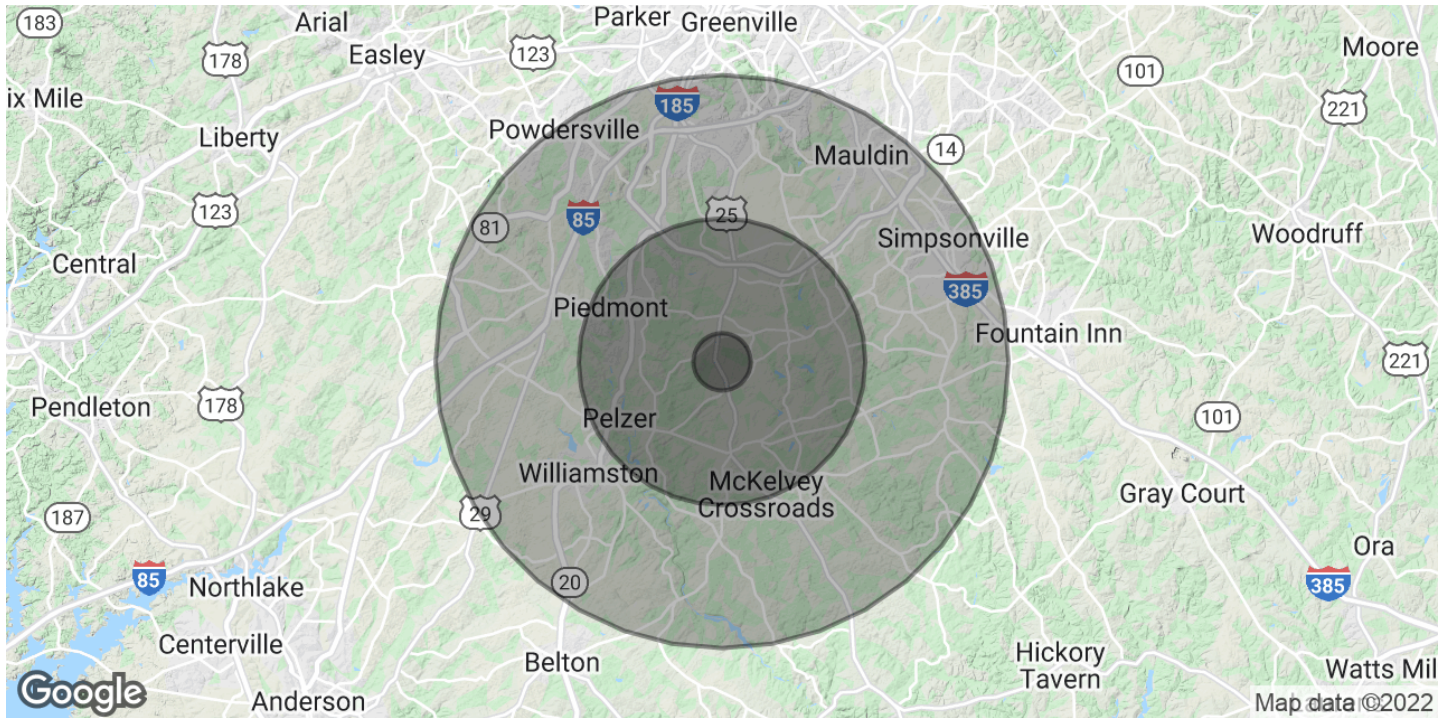


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	689	20,061	140,977
Average Age	41.0	36.0	36.1
Average Age (Male)	41.0	36.4	35.4
Average Age (Female)	41.1	35.9	36.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	259	7,155	53,376
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$58,937	\$52,661	\$58,958
Average House Value	\$157,013	\$132,659	\$156,555

* Demographic data derived from 2010 US Census

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