



FOR LEASE

±16,000 SF INDUSTRIAL SPACE

1 Brozzini Court, Suite H
Greenville, SC 29615



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

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864.704.1040
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PRICING/RATE:

**\$10.50 / SF
(NNN)**

- 3 Docks; 2 Pit Levelers
- Clear Height 24'
- Office ±1,600 SF
- End cap of building



I-85
±1 Mile from I-85



POWER
800a, 480v, 3p



MAJOR ACCESS
Less than a mile from
Pelham Rd



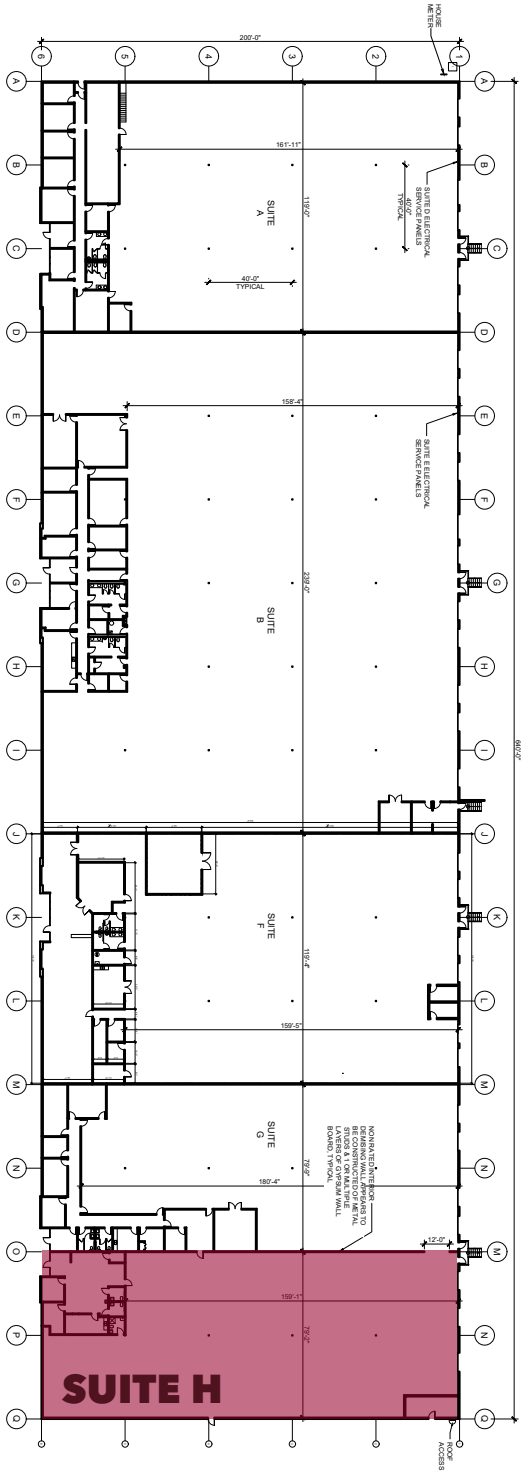
SPRINKLER
ESFR

PROPERTY OVERVIEW & PHOTOS

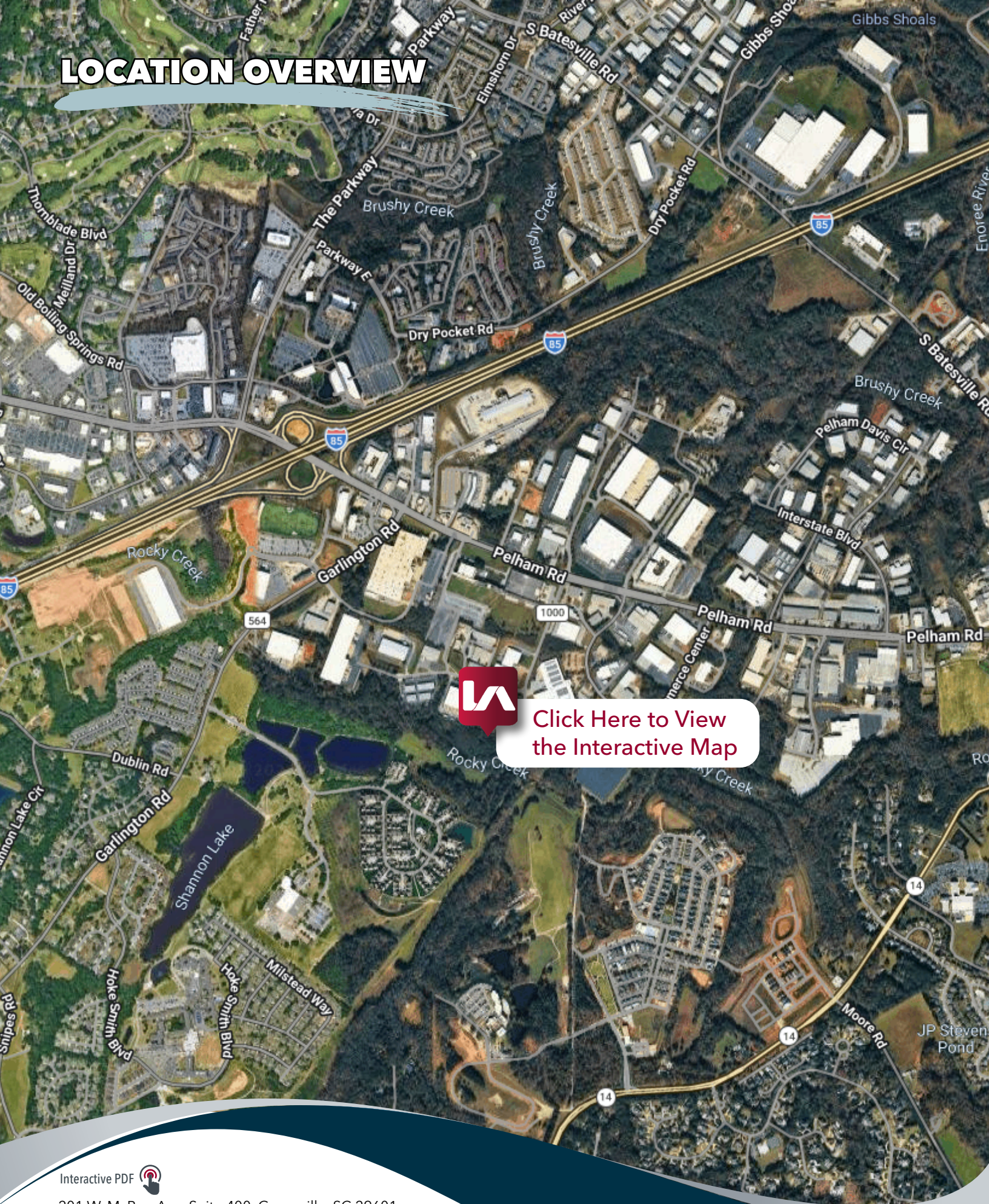
PROPERTY NAME	Brozzini One
TYPE	Industrial
TOTAL BUILDING SF	±128,000 SF
TOTAL AVAILABLE SF	±16,000 SF
OFFICE SF	±1,600 SF
WAREHOUSE SF	±14,400 SF
TAX MAP #	0533020100941
COUNTY	Greenville
CITY LIMITS	No
ZONING	I-1; GSP Env
YEAR BUILT	1997
CONSTRUCTION TYPE	Reinforced Concrete
ROOF	Metal
CEILING HEIGHT	24'
DOCK DOORS	Three (3); Two (2) Pit Levelers
DRIVE-IN DOORS	Zero (0)
COLUMN SPACING	40'w x 40'd
LIGHTING	Metal Halide
SPRINKLERS	ESFR
PARKING	1.26 / 1,000 SF



FLOOR PLAN



LOCATION OVERVIEW



Click Here to View
the Interactive Map

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201 W. McBee Ave, Suite 400, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302
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LEARN MORE
CALL TODAY



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