

# LANGSTON BLACK

REAL ESTATE, INC.

GREAT LOCATION JUST OFF OF  
PELHAM ROAD AND CLOSE TO I-85

## BUILDING FOR SALE

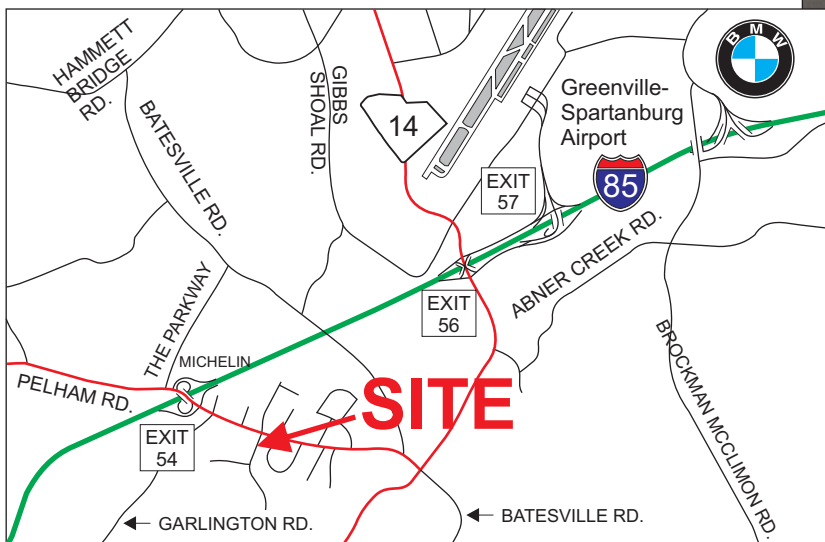
110 SMITH ROAD, GREENVILLE

51,925+- SF BUILDING



- 35,270+- SF WAREHOUSE
- 16,655+- SF OFFICE
- ENTIRE FACILITY CONDITIONED
- 4.17+- ACRE PARCEL
- ZONED GREENVILLE COUNTY I-1
- IN GSP AIRPORT ENVIRONS AREA

\$2,850,000



FOR MORE INFORMATION CONTACT  
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**LANGSTON BLACK**  
REAL ESTATE, INC.

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BUS: 864-848-9070

205

[www.langston-black.com](http://www.langston-black.com)

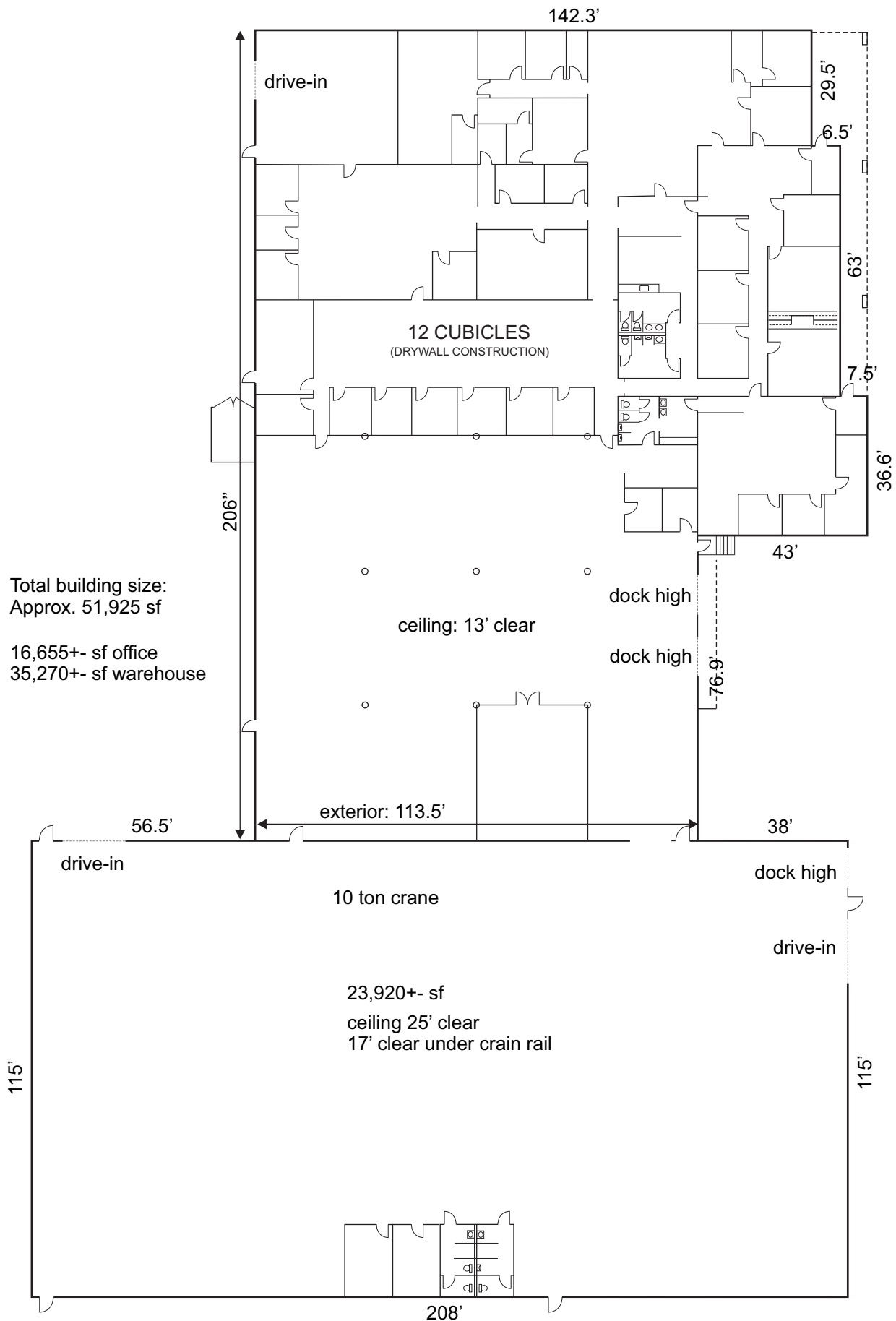
Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.  
(LANGSTON-BLACK SITE #205)



ONLY 0.2+- MILE OFF OF PELHAM ROAD  
0.7+- MILE FROM PELHAM ROAD AND I-85 INTERCHANGE (EXIT 54)  
CLOSE TO GREENVILLE SPARTANBURG AIRPORT AND BMW



GREENVILLE COUNTY  
TAX MAP 0533.02-01-009.25

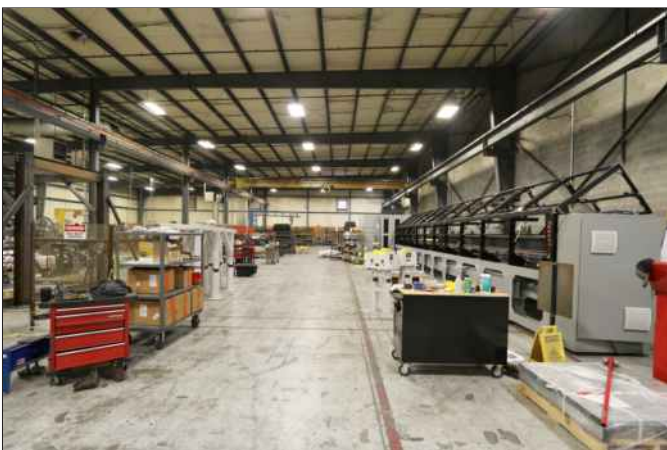


Total building size:  
Approx. 51,925 sf

16,655+- sf office  
35,270+- sf warehouse

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(LANGSTON-BLACK SITE #200)







Population	1 Mile	3 Mile	5 Mile
2020 Total Population:	3,041	45,498	125,406
2025 Population:	3,235	48,372	134,091
Pop Growth 2020-2025:	6.38%	6.32%	6.93%
Average Age:	41.20	39.80	39.00
Households	1 Mile	3 Mile	5 Mile
2020 Total Households:	1,421	18,299	50,409
HH Growth 2020-2025:	6.54%	6.48%	7.01%
Median Household Inc:	\$75,071	\$83,642	\$79,657
Median Home Value:	\$316,052	\$291,227	\$249,539