

FLEX BUILDING FOR LEASE

107 BEN HAMBY LANE, GREENVILLE

5,800+- SF TOTAL

- 4,800+- SF MAIN BUILDING
- 1,000+- SF WAREHOUSE
BEHIND MAIN BUILDING
HAS (2) 12'X12' SLIDING DOORS
NEW LED LIGHTING

MAIN BUILDING: 4,800+- SF

- 2,400+- SF SHOWROOM AREA
- 2 OFFICES & 2 RESTROOMS (385+- SF)
- 2,015+- SF WAREHOUSE AREA
- 10'x10' DOCK HIGH DOOR
- 12'x12' DRIVE-IN DOOR

AVAILABLE JUNE 1ST



- ONLY 0.4+- MILE OFF OF PELHAM ROAD
- 0.9+- MILE FROM PELHAM ROAD AND
I-85 INTERCHANGE (EXIT 54)

FENCED AREA AT REAR OF BUILDING

- IN THE GSP AIRPORT ENVIRONS
AREA
- ZONED GREENVILLE COUNTY I-1
- TAX MAP 0530.05-01-029.09



LEASE RATE: \$11/SF+NNN

NNN ESTIMATED AT \$1.47/SF

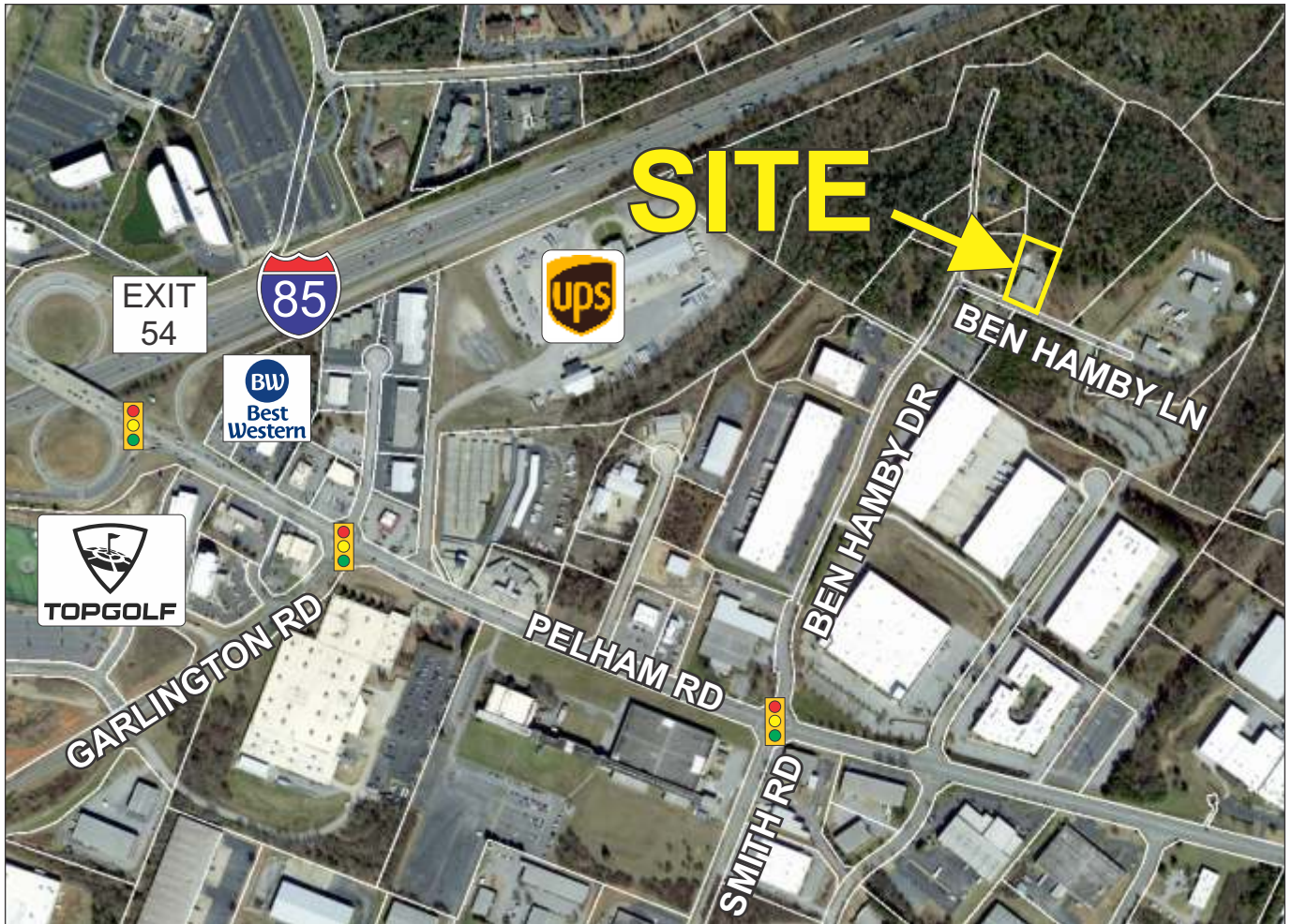
FOR MORE INFORMATION CONTACT
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REAR BUILDING: 30'X50'=1,500+- SF
ROOF HEIGHT: 18'
(2) 12'x12' SLIDING DOORS

