



FOR LEASE

105 PENNSYLVANIA AVENUE

Greer, South Carolina

±5,200 SF WAREHOUSE ON ±0.62 ACRES

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT
CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- Versatile facility features a spacious 4,720 square feet of industrial shop area complemented by an additional 480 square feet of office space, making it ideal for contractors, suppliers, or any business seeking a functional workspace.
- Ample Space: The expansive shop area provides plenty of room for operations, while the office area offers a comfortable environment for the administrative staff.
- Convenient Access: Situated with excellent access to major thoroughfares including Hwy. 14, I-85, Hwy. 101, and Wade Hampton Blvd., this location ensures easy connectivity for logistics and commuting.
- Outdoor Parking & Storage: The site boasts generous outdoor parking and exterior storage options, accommodating a variety of business needs.
- Drive-In Doors: With 5 drive-in doors, the facility is perfectly equipped for efficient loading and unloading, enhancing operational productivity.

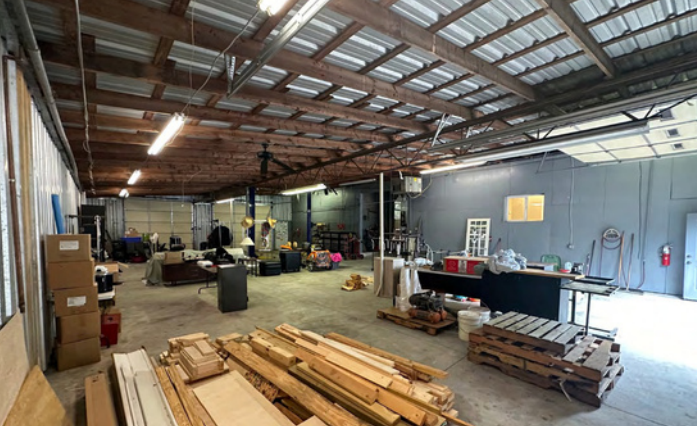
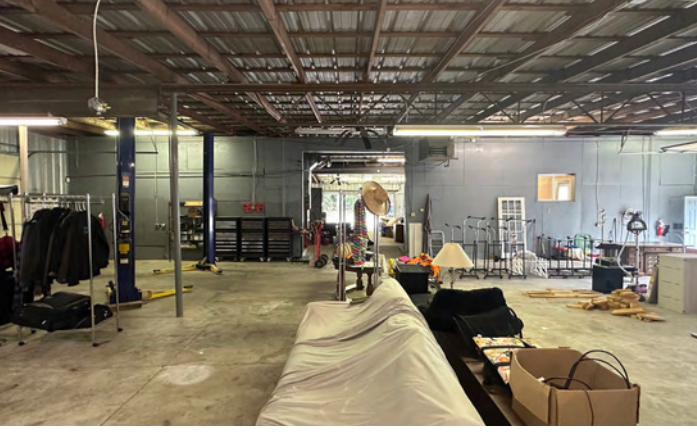
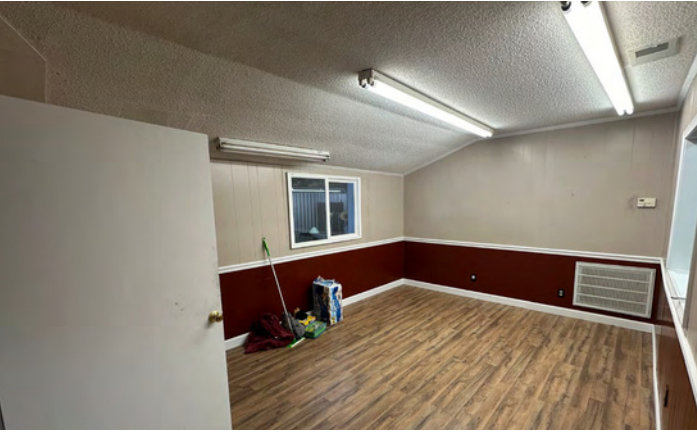
SNAPSHOT	
Address:	105 Pennsylvania Avenue Greer, SC
Tax ID:	G024001302100
Type:	Warehouse
County:	Greenville County
Size:	±5,200 SF
Lease Rate:	\$5,500/Month NNN

Bobby Lyons, SIOR, CCIM
 864.590.3476
 bobby@lyonsindustrial.com

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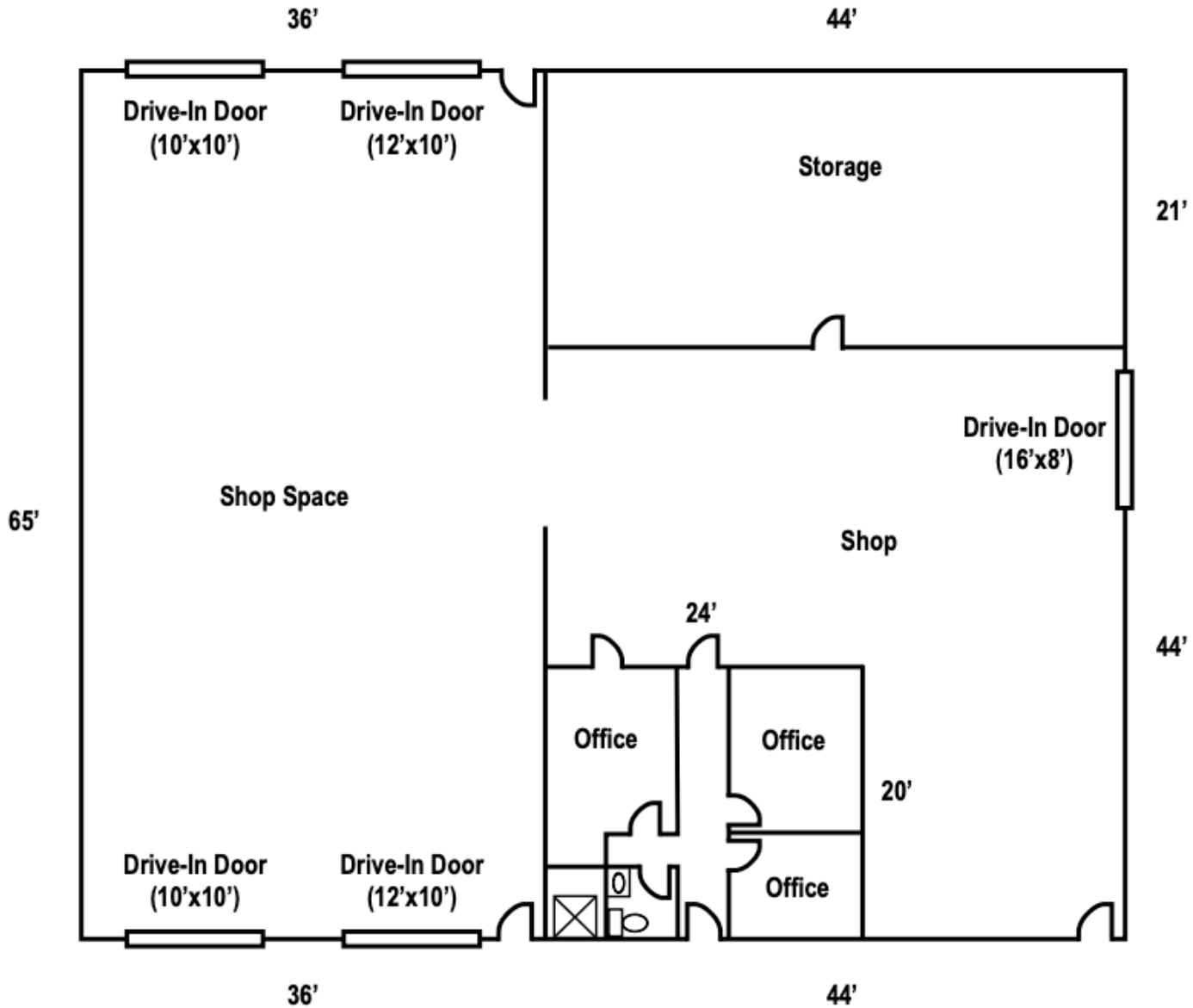


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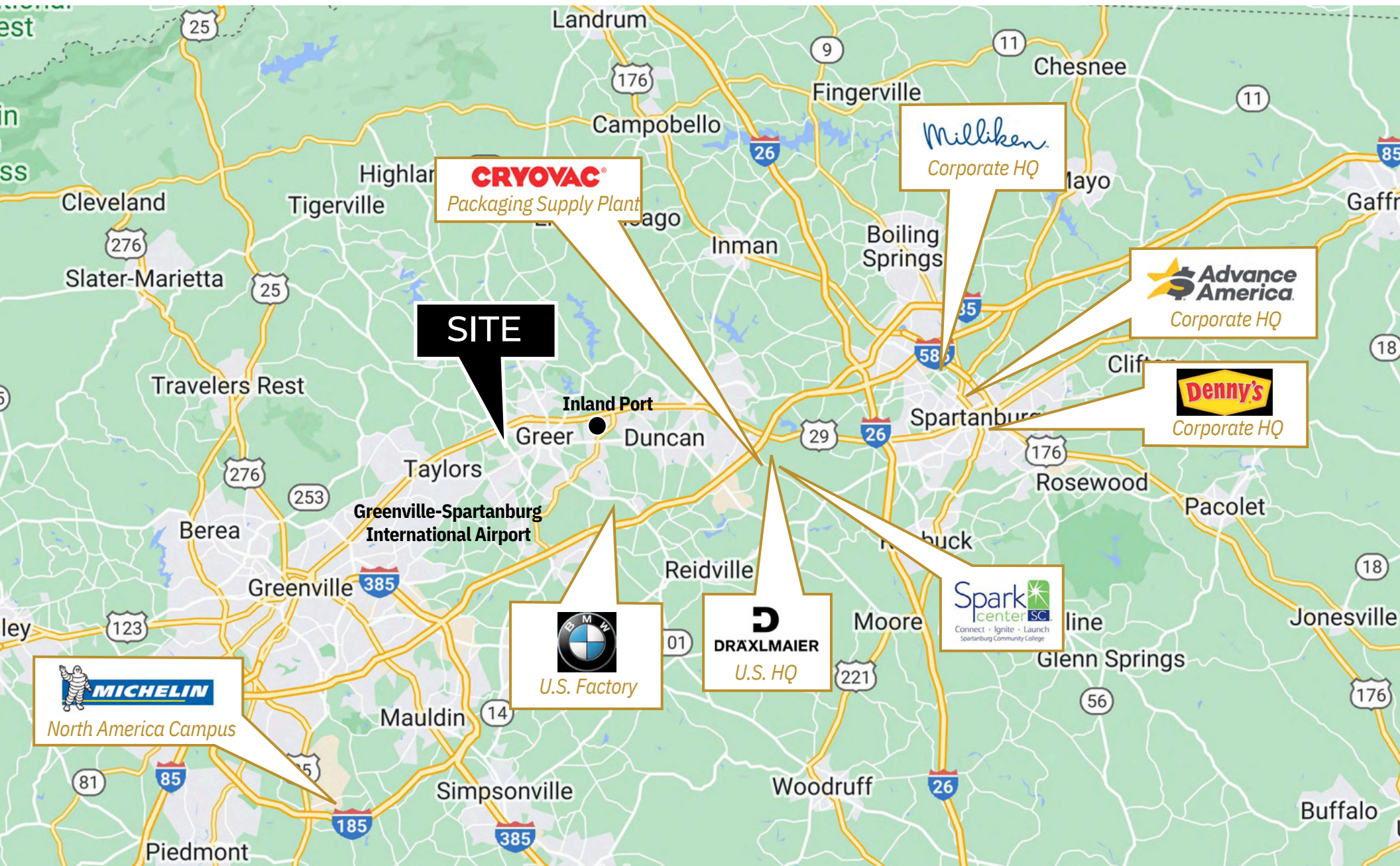


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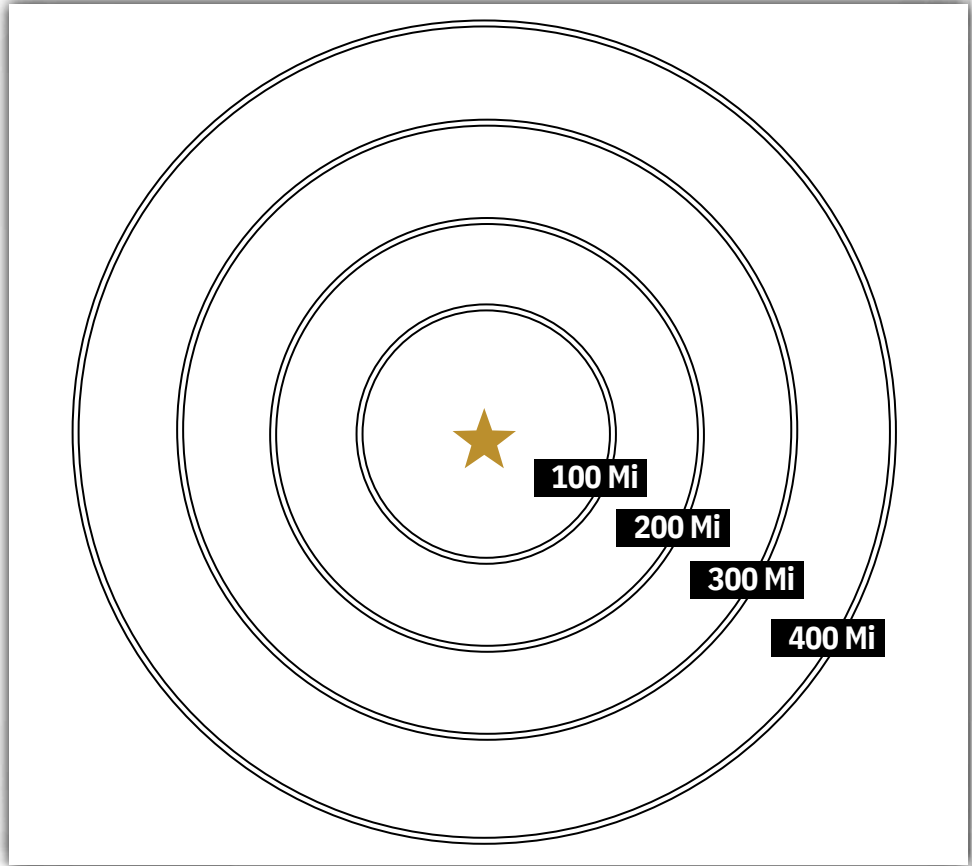


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DRIVE TIMES IN SOUTH CAROLINA

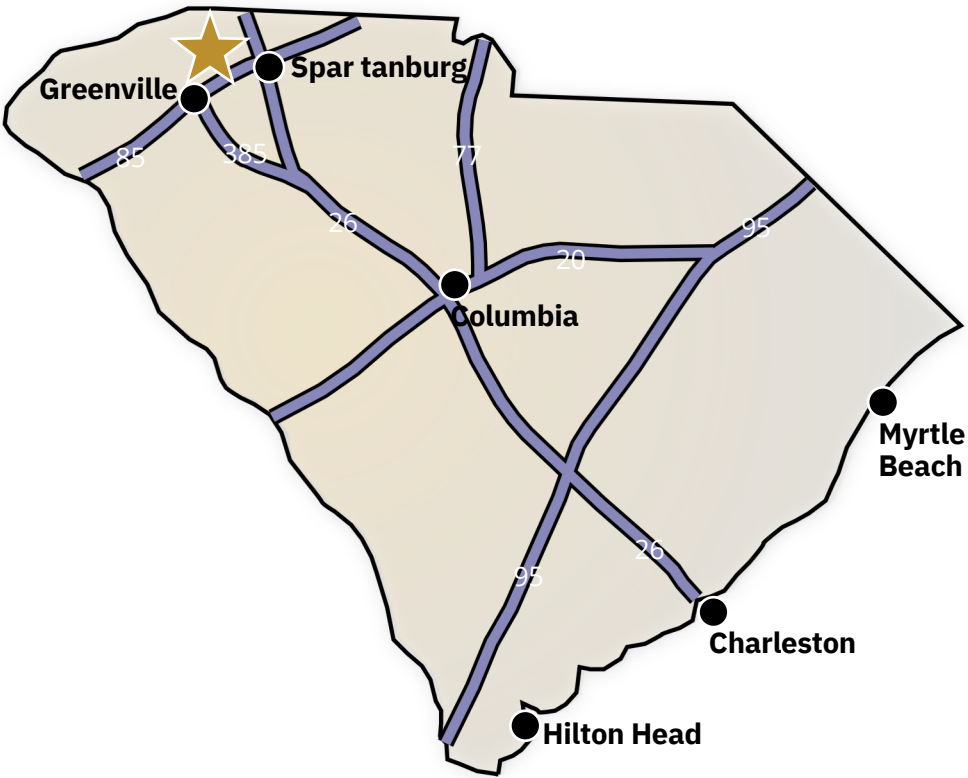
I-26	27 Min
I-85	11 Min
I-385	17 Min
I-20	1 Hr 34 Min
I-77	1 Hr 51 Min
I-95	2 Hr 30 Min

Greenville	16 Min
Spartanburg	38 Min
Columbia	1 Hr 49 Min
Charleston	3 Hr 27 Min
Hilton Head	4 Hr 5 Min
Myrtle Beach	4 Hr 23 Min

DRIVE TIMES TO U.S. MAJOR CITIES

Charlotte, NC	1 Hr 43 Min
Atlanta, GA	2 Hr 59 Min
Raleigh, NC	4 Hr 6 Min
Nashville, TN	5 Hr 26 min
Richmond, VA	5 Hr 34 Min
Jacksonville, FL	5 Hr 39 Min
Louisville, KY	6 Hr 21 Min

Cincinnati, OH	6 Hr 25 Min
Washington DC	7 Hr 21 Min
Mobile, AL	7 Hr 40 Min
Orlando, FL	7 Hr 36 Min
Columbus, OH	7 Hr 51 Min
Indianapolis, IN	8 Hr 2 Min
Pittsburgh, PA	8 Hr 20 Min



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