



**AVAILABLE FOR SALE**

117 Welpine Road  
Pendelton, SC 29670

  
**PINTAIL**



## LEASING *contacts*



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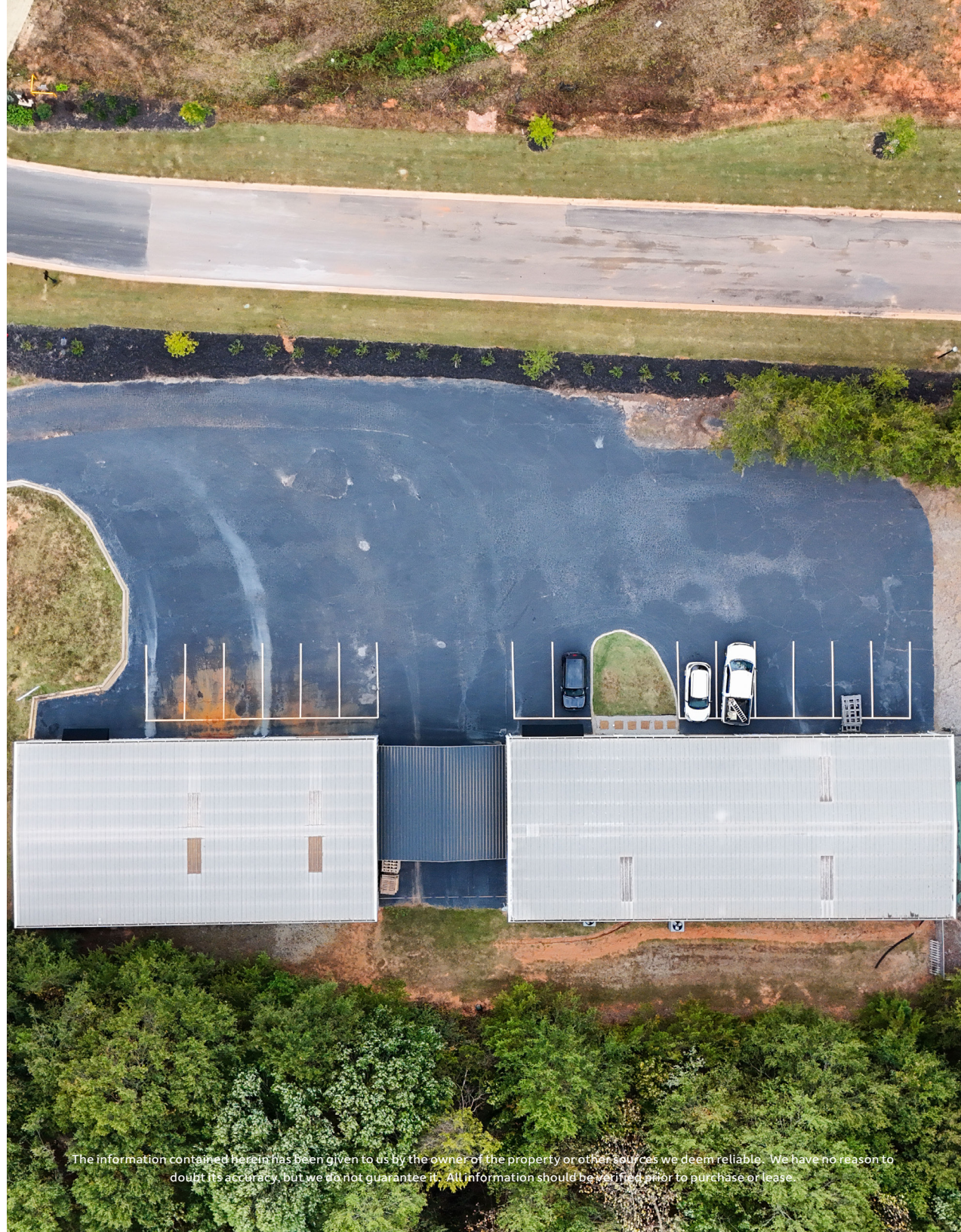
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.





# 117 welpine road

ADDRESS	117 Welpine Road, Pendelton, SC, 29670
TAX MAP #	920301020
ZONING	Zoned I-1
PRIME LOCATION	Ideally positioned off I-85 (0.6 miles)

## property information

### BUILDING A

SQUARE FOOTAGE	±4,000
TENANT	LIMITLESS PRINTS
LEASE EXPIRES	JUNE 2027

### BUILDING B

SQUARE FOOTAGE	±3,200
TENANT	SPORTS WREATH SHOP
LEASE EXPIRES	DECEMBER 2027

### PRICING DETAILS

NNN LEASES	
2026 NOI	\$68,948
CAP RATE	7.25%
ASKING PRICE	\$950,000

Contact us for further lease information and additional opportunities

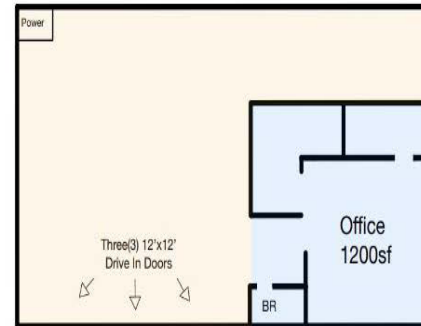
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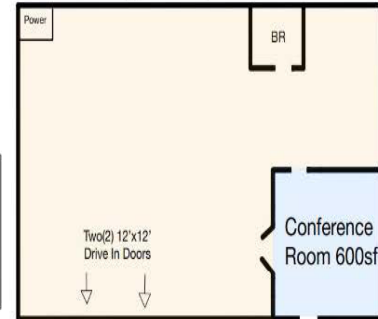
## PROPERTY LAYOUT + *photos*

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**Building 1: 4,000 SF**



**Building 2: 3,200 SF**



AREA + POTENTIAL DEVELOPMENT



## SURROUNDING AREA





## SURROUNDING AREA





# *BUILDING A*





## *BUILDING B*







*for more information, please contact:*

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