



FOR LEASE

± 4,500 sqft Flex Space



Walt Robinson, CCIM, SIOR
864.616.1035 | wrobinson@trinity-partners.com

Chisolm Nicholson, CCIM, SIOR
864.270.8419 | cnicholson@trinity-partners.com

151 BROZZINI COURT

GREENVILLE, SC 29615

PROPERTY HIGHLIGHTS

- Greenville County TMS #: 0533.02-01-009.36
- Traffic Counts
 - Pelham Road: 23, 600 VPD
 - I-85: 130,300 VPD
- Ample parking
- Signage
- High accessibility
- Communal docking station
- 3 drive-in doors
- Conveniently located at I-85 and Pelham Road
- ±5 miles to the GSP Airport and the Inland Port
- Surrounded by upstate industrial headquarters and industrial parks
- ±1,500 sqft subdivision available

OFFERING SUMMARY

Office Sqft: ±840 SF

Warehouse Sqft: ±3,660 SF

Lease Rate: \$12/PSF (NNN)

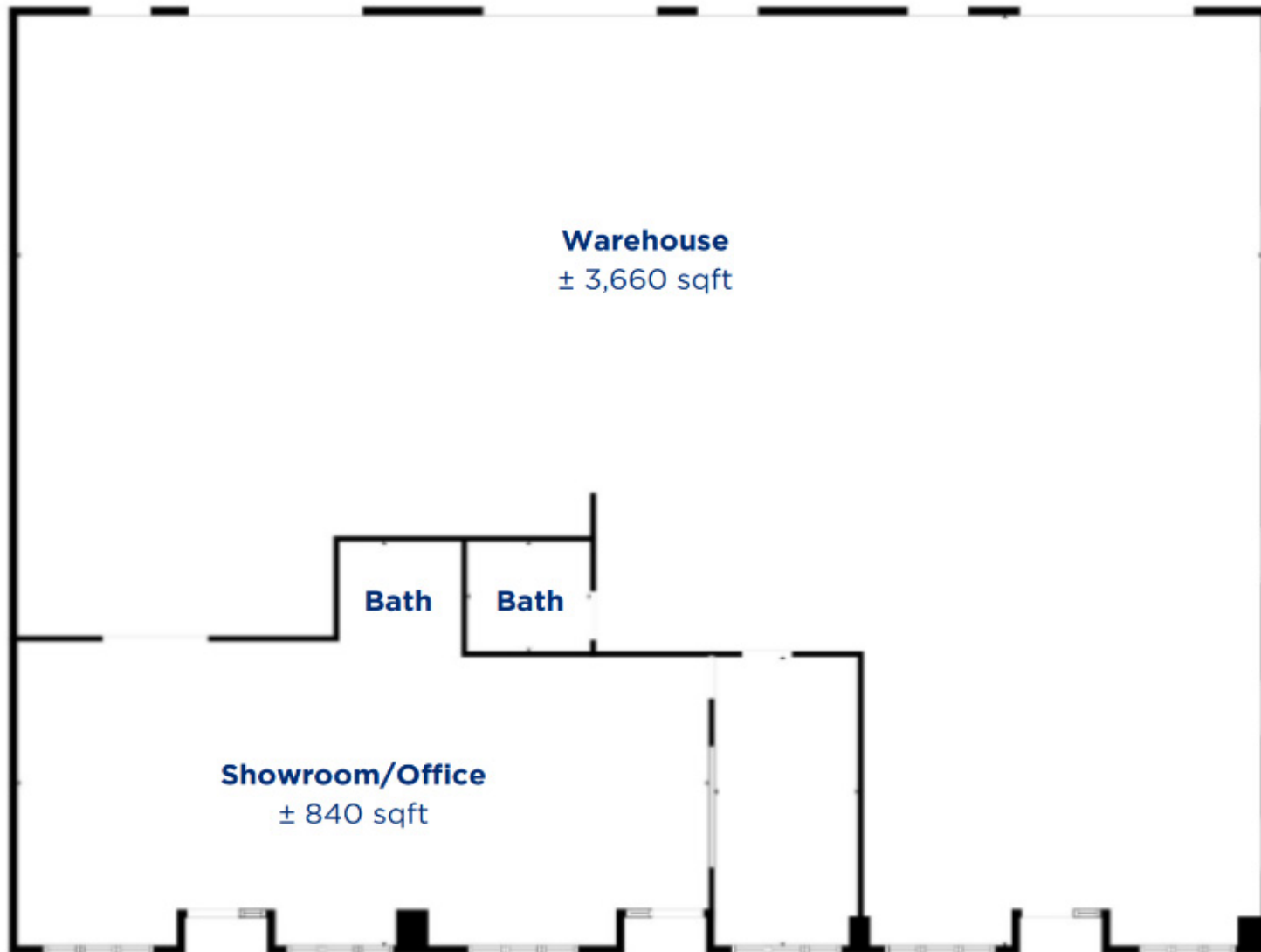
Lease Term: Negotiable



151 BROZZINI COURT

VACANCIES - FLOOR PLAN

**Not to scale*



151 BROZZINI COURT

PARCEL OVERVIEW



LOCAL AMENITIES AND ENTERTAINMENT

