



# FOR LEASE

## MULTIPLE INDUSTRIAL BUILDINGS ON ±8.5 USABLE ACRES

122 Pride Drive  
Simpsonville, SC 29681



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

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**864.704.1040**  
[LeeUpstate.com](http://LeeUpstate.com)

PRICING/RATE:

**CALL FOR  
PRICING**

- 3 Drive-Thru Bays (Building A)
- 9 Drive-In Doors (Building A)
- 2 Dock High Doors (Building A)
- Heavy Power (Building A)
- Expandable Laydown Yard
- Renovations to be Completed Including New Lighting, New Roof, Office Upgrades, and More
- Zoned for Industrial Outdoor Storage (S-1 Greenville County)
- Newly Built ±8,753 SF Storage Shed (Building B)

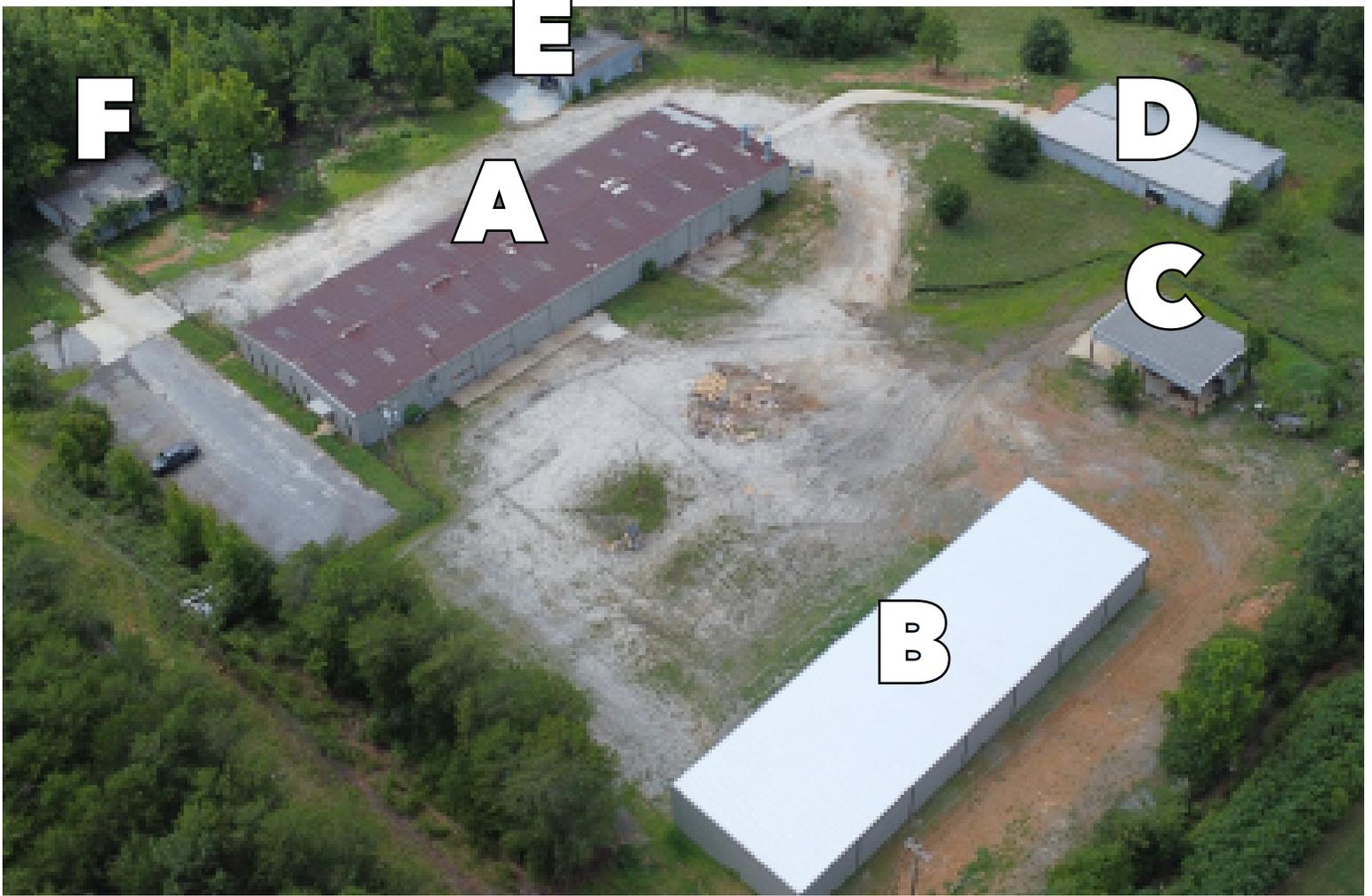


**INTERSTATE ACCESS**  
±1.0 MILES



**TAX MAP**  
0323010100400

# SITE OVERVIEW



## BUILDING A

TOTAL SF	±19,253 SF (±16,453 SF Warehouse; ±2,800 SF Office)
CLEAR HEIGHT	13.5' - 17.0'
SPRINKLERS	100% Wet
POWER	800A/600V
DRIVE-INS	9 (12'x14')
DOCK HIGH DOORS	2 (12'x14')

## BUILDING B (SIDE OPEN SHED)

TOTAL SF	±8,753 SF
CLEAR HEIGHT	16.2' - 18.1'
SPRINKLERS	No

## BUILDING C (SHED)

TOTAL SF	±1,864 SF
CLEAR HEIGHT	9.0' - 10.8'
SPRINKLERS	No

## BUILDING D

TOTAL SF	±6,115 SF
CLEAR HEIGHT	10.0' - 12.0'
SPRINKLERS	100% Wet
POWER	3PH/120V/400A
DRIVE-INS	2 (10'x10')

## BUILDING E

TOTAL SF	±1,350 SF
CLEAR HEIGHT	14.7' - 16.5'
SPRINKLERS	100% Wet
POWER	800A/600V (Meter Shared with Bldg A)
DRIVE-INS	1 (12'x14')

## BUILDING F

TOTAL SF	±2,548 SF
CLEAR HEIGHT	10.5'-12.5'
SPRINKLERS	100% Wet
POWER	3PH/480V/225A
DRIVE-INS	2 (10'x10')



# PROPERTY PHOTOS

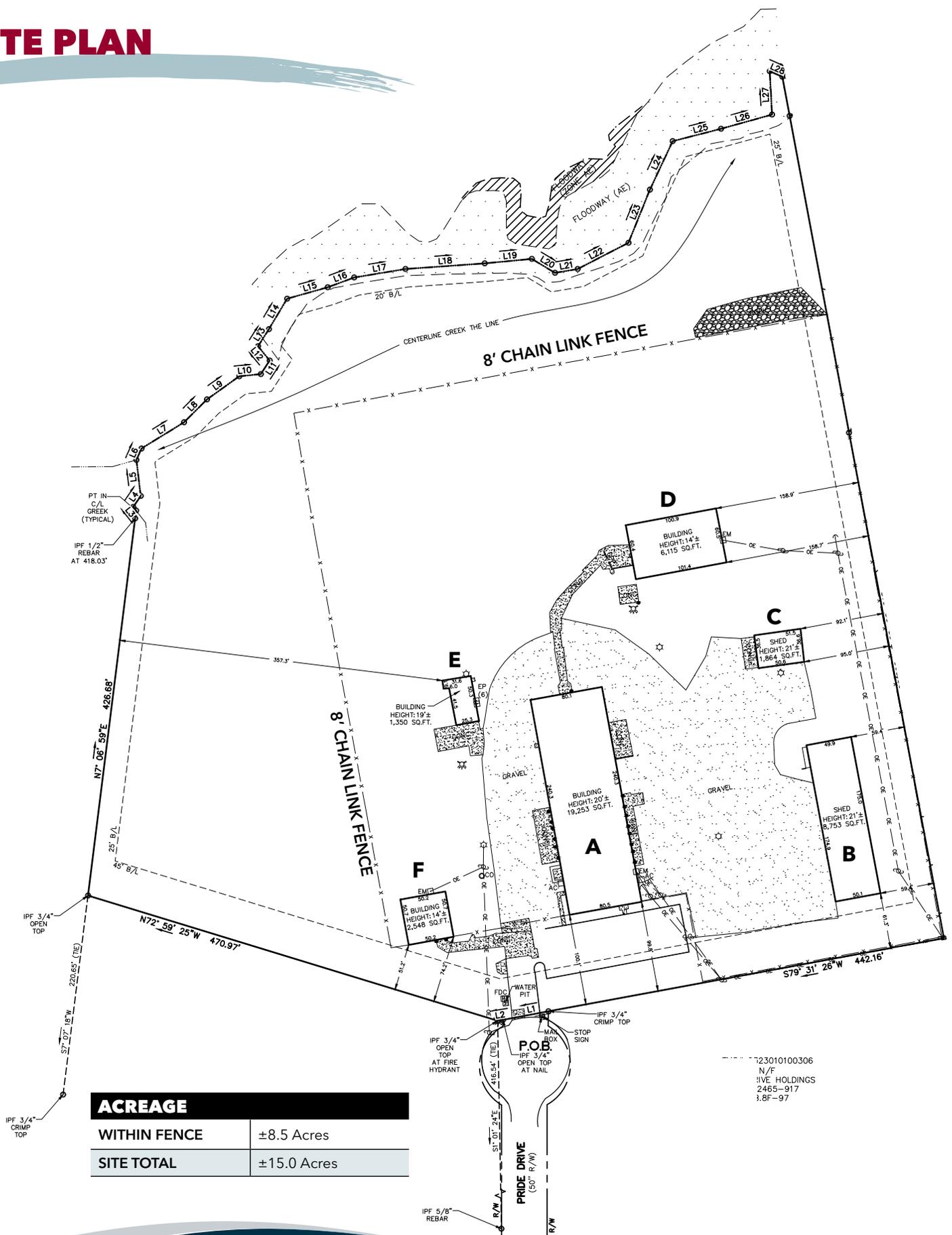


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201 W. McBee Ave, Suite 400, Greenville, SC 29601  
320 E. Main Street, Suite 430, Spartanburg, SC 29302  
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# SITE PLAN

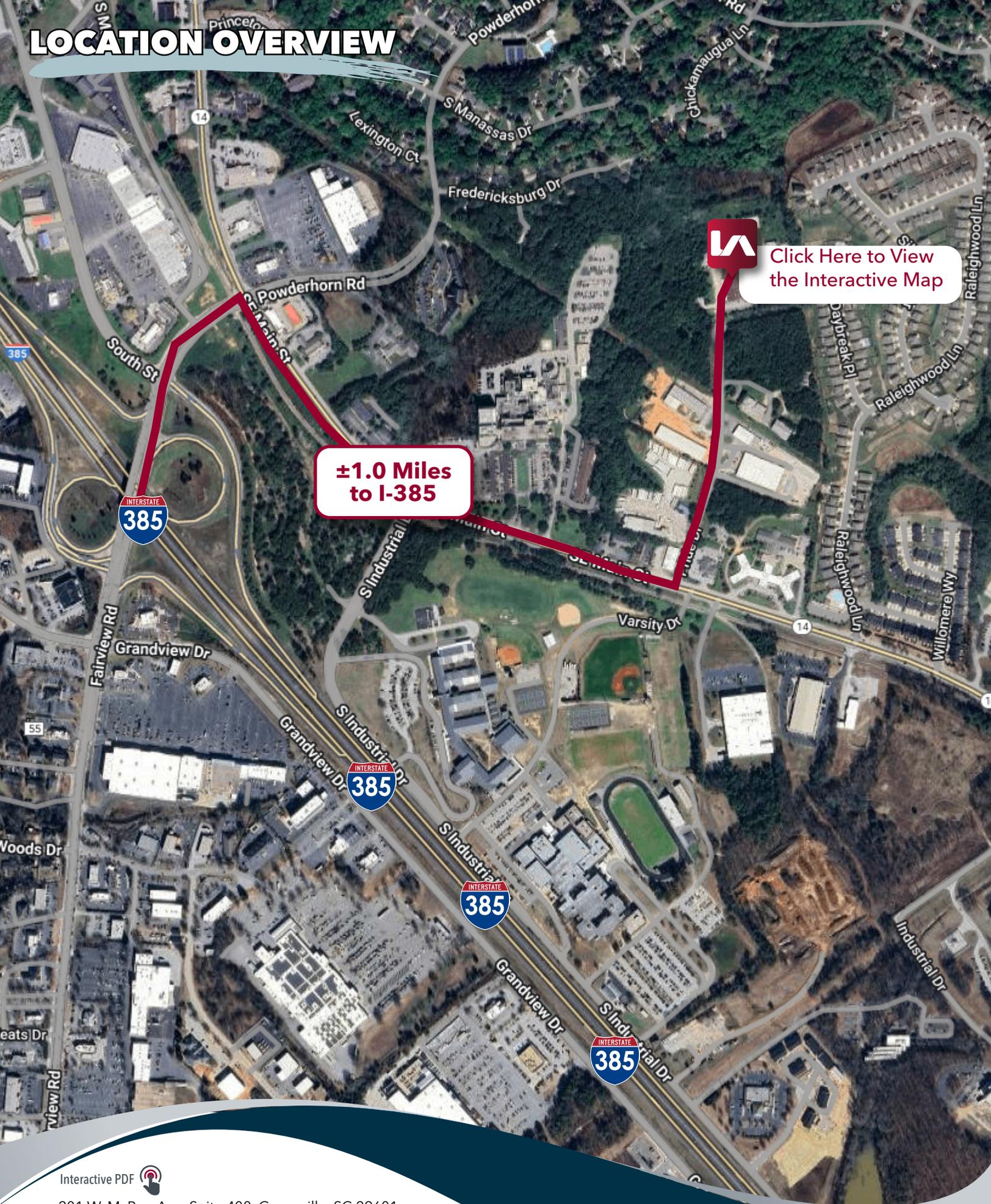


ACREAGE	
WITHIN FENCE	±8.5 Acres
SITE TOTAL	±15.0 Acres

723010100306  
 N/F  
 IVE HOLDINGS  
 2465-917  
 18F-97



# LOCATION OVERVIEW



±1.0 Miles  
to I-385

 Click Here to View  
the Interactive Map

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# LEARN MORE CALL TODAY



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