

For Lease: $\pm 9,906$ SF Industrial/Flex Space & ± 1.27 Acres of Land for Lease or Build-to-Suit



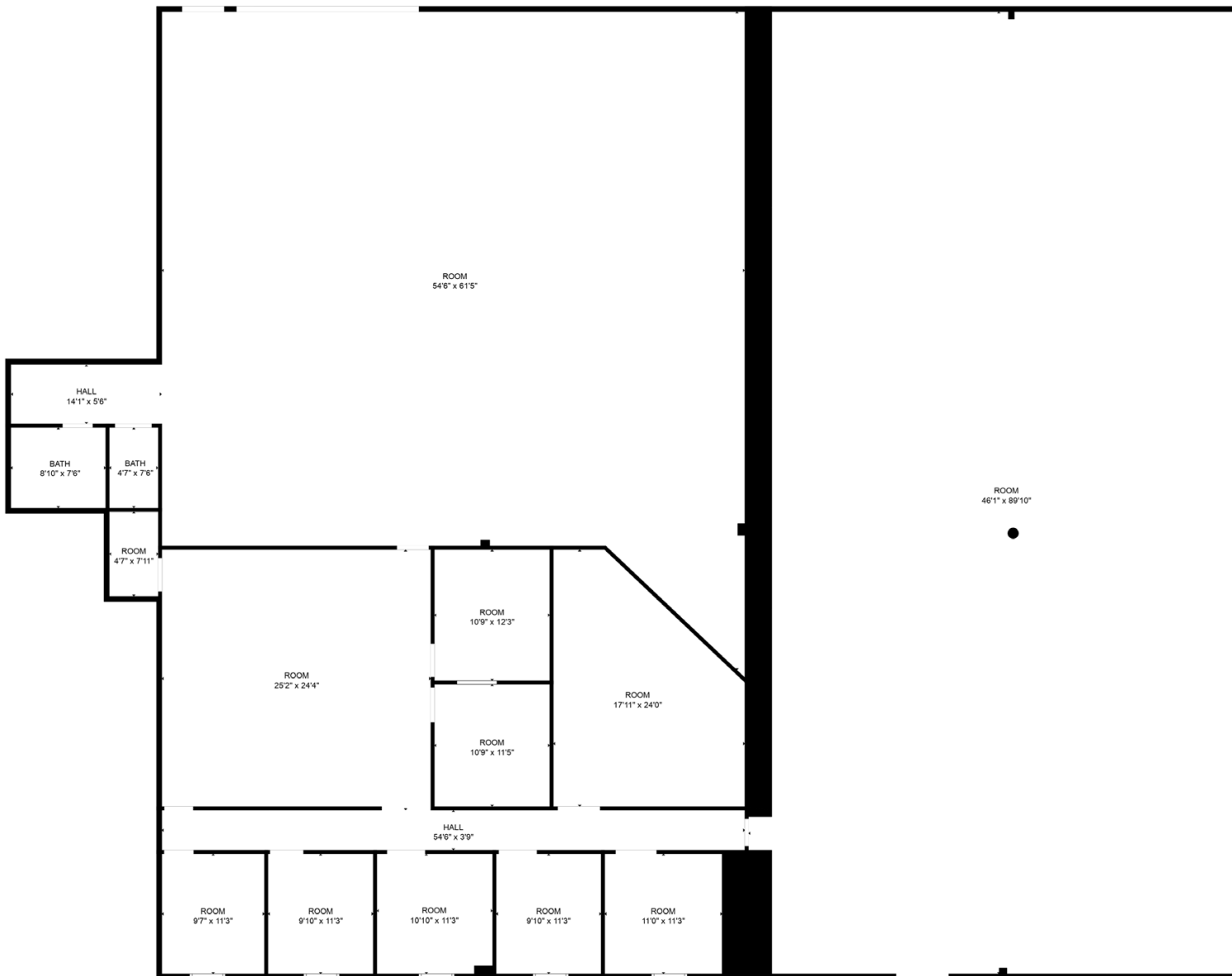
170 Pontiac Business Center Drive | Elgin, South Carolina



Property Summary

- For lease: ±9,906 SF
- Fully air conditioned
- Clear height: ±12' to ±20'
- Former usage (Suite A): Gymnastics & training center
- Zoning: M-1, Light Industrial
- Additional overhead doors or loading dock could be added to meet any tenant's need
- Available space rate: \$7.75/SF NNN
- OPEX rate: ±\$2.56/SF
- Additional ±1.27 acres of land available for lease or build-to-suit (±10,000 SF building)
- Contact broker for Land/BTS pricing

SUITE B



The floor plan is provided to give an indication of the layout and is for illustrative puposes only.



PHOTO OF SUITE A SPACE / REPRESENTATIVE OF SIMILAR SUITE B SPACE

Conceptual Property Improvements



Current Tenants

