



## **±2,700 SF FLEX SPACE FOR LEASE**

501 Richardson St, Suite D  
Simpsonville, SC 29681

**Lease Rate:  
\$12.50/SF NNN**

- Available June 1st, 2025
- Minutes from Downtown Simpsonville
- Fully Air Conditioned Unit



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

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**CITY LIMITS  
CITY OF  
SIMPSONVILLE**



**OFFICE**  
6 OFFICES,  
1 CONFERENCE ROOM



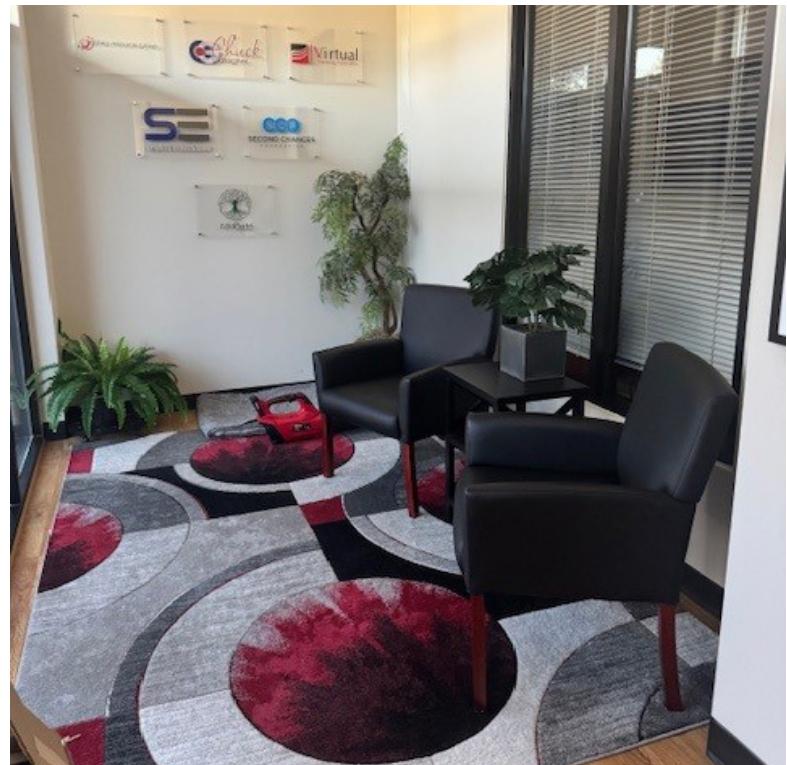
**I-385**  
LOCATED ±1.2  
MILES FROM I-385



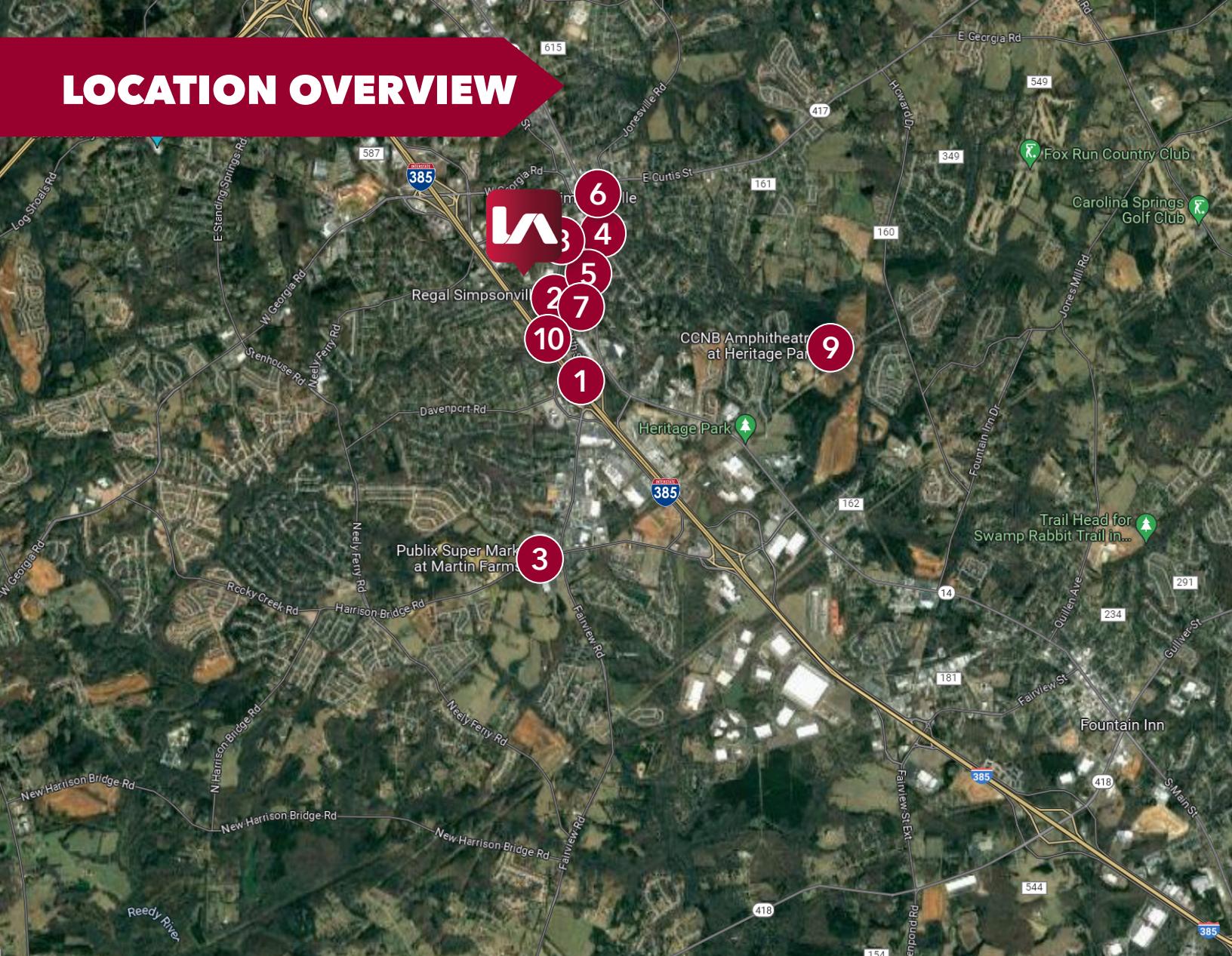
**AVAILABLE SPACE**  
OFFICE: ±1,800 SF-  
WAREHOUSE: ±900 SF

# PROPERTY OVERVIEW

Property Address	501 Richardson St, Suite D Simpsonville, SC
Type	Flex
HVAC	Fully Air Conditioned Unit
Total Available SF	$\pm 2,700$
Total Building SF	$\pm 16,200$
Tax Map #	0319000101001
County	Greenville
City Limits	Yes, Simpsonville
Zoning	B-I
Year Built	1998
Construction Type	Masonry
WAREHOUSE SF	$\pm 900$ SF
OFFICE SF	$\pm 1,800$ SF
DOCKS	One (1)



# LOCATION OVERVIEW

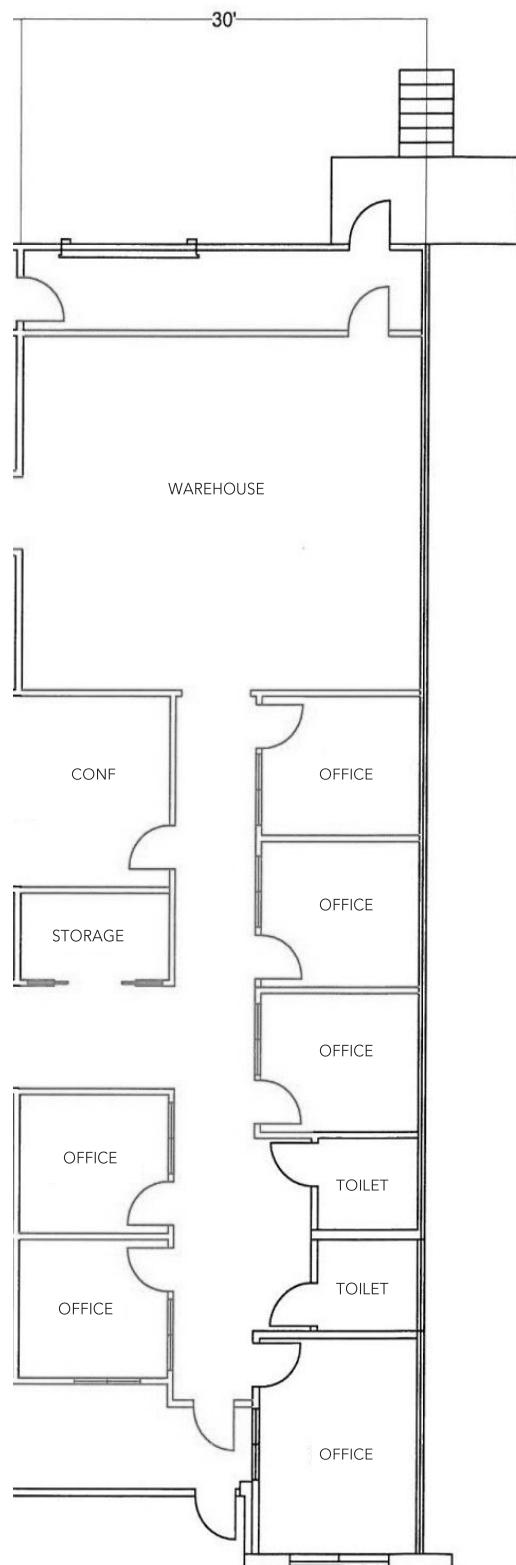


- 1 I-385
- 2 Humble Pie Pizza Co.
- 3 Publix
- 4 Willy Taco
- 5 Ice Cream Station

- 6 Downtown Simpsonville
- 7 Warehouse at Vaughns
- 8 Truist Bank
- 9 Amphitheatre at Heritage Park
- 10 Food Lion



# FLOOR PLAN





## LEARN MORE GIVE US A CALL



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

**864.704.1040**

**LeeUpstate.com**

### GREENVILLE OFFICE

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### SPARTANBURG OFFICE

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