



±2,700 SF FLEX SPACE FOR LEASE

501 Richardson St, Suite D
Simpsonville, SC 29681



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

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Lease Rate:
\$12.50/SF NNN

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



CITY LIMITS
CITY OF
SIMPSONVILLE



OFFICE
6 OFFICES,
1 CONFERENCE ROOM



I-385
LOCATED ±1.2
MILES FROM I-385



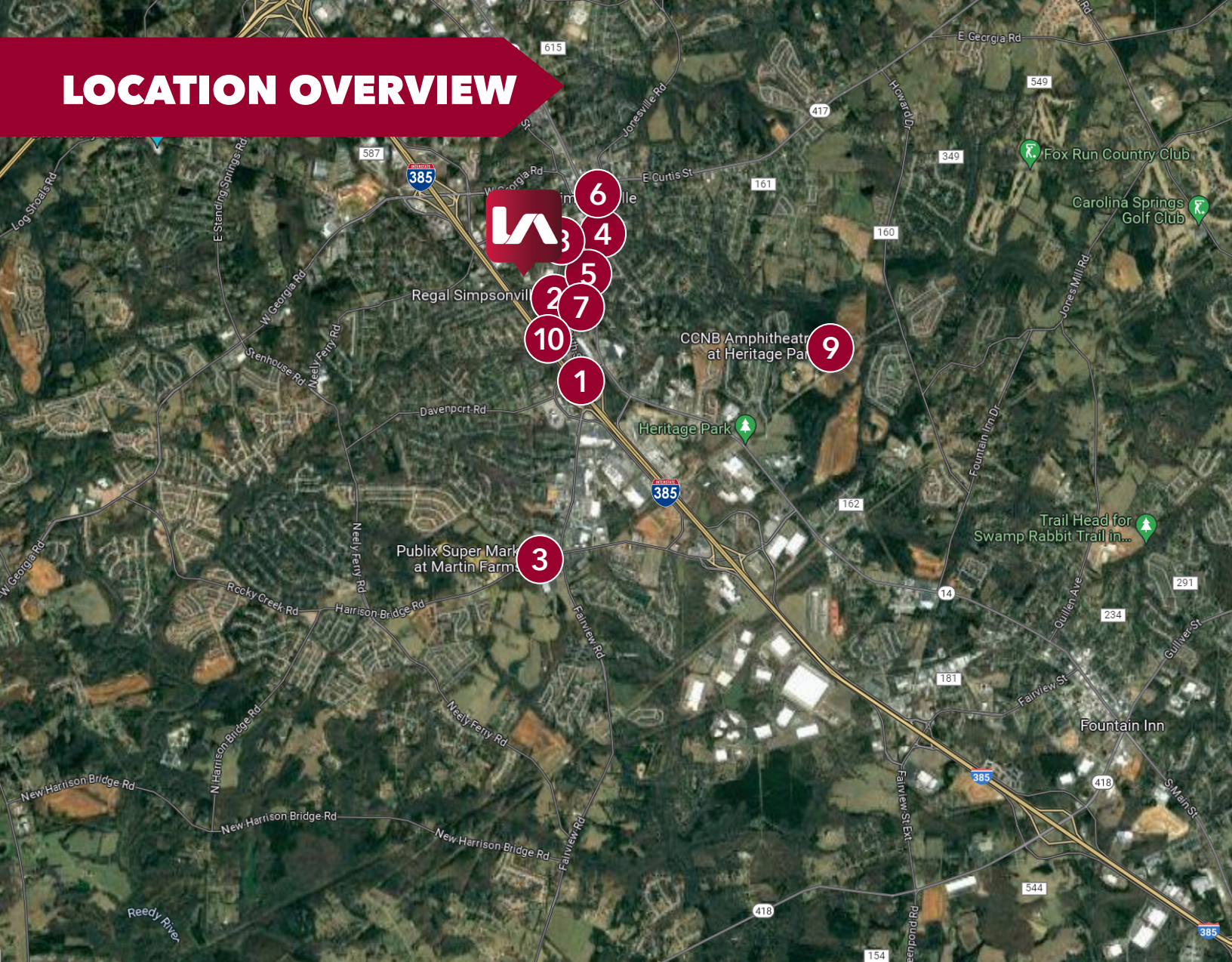
AVAILABLE SPACE
OFFICE: ±1,800 SF-
WAREHOUSE: ±900 SF

PROPERTY OVERVIEW

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



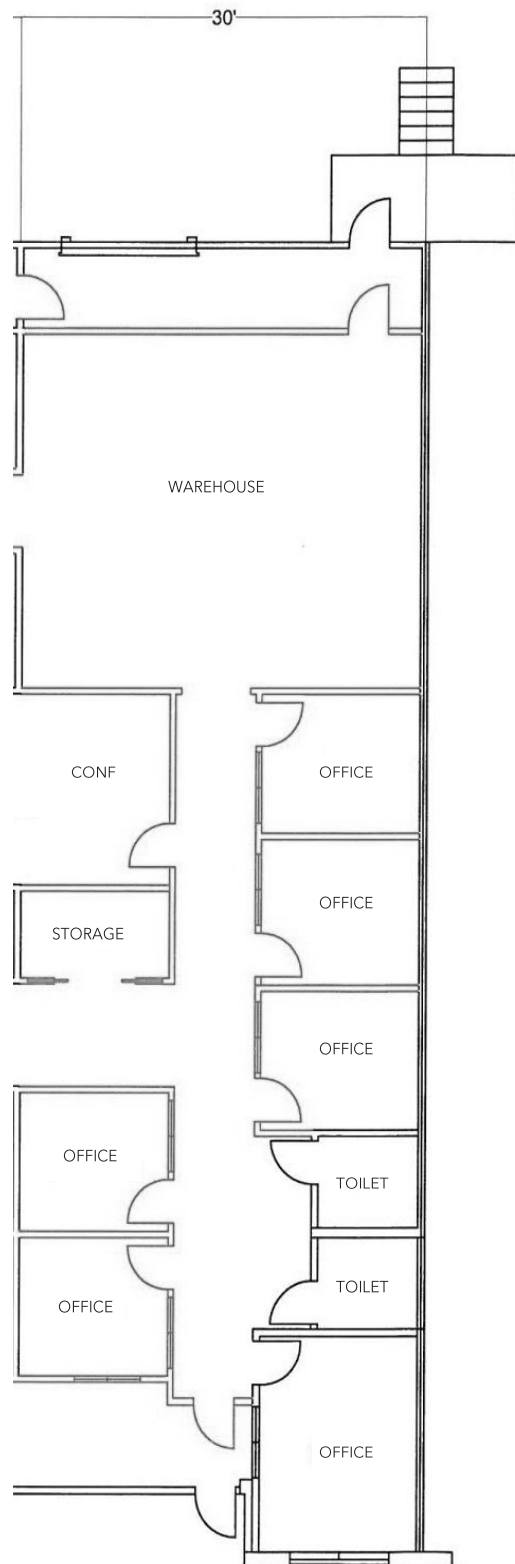
LOCATION OVERVIEW



- | | |
|------------------------|---------------------------------|
| 1 I-385 | 6 Downtown Simpsonville |
| 2 Humble Pie Pizza Co. | 7 Warehouse at Vaughns |
| 3 Publix | 8 Truist Bank |
| 4 Willy Taco | 9 Amphitheatre at Heritage Park |
| 5 Ice Cream Station | 10 Food Lion |



FLOOR PLAN





LEARN MORE GIVE US A CALL



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

864.704.1040
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GREENVILLE OFFICE

201 W. McBee Ave, Suite 400
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SPARTANBURG OFFICE

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Spartanburg, SC 29302

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