



FOR LEASE

MULTIPLE INDUSTRIAL BUILDINGS ON ±8.5 USABLE ACRES

122 Pride Drive
Simpsonville, SC 29681



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864.704.1040
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)

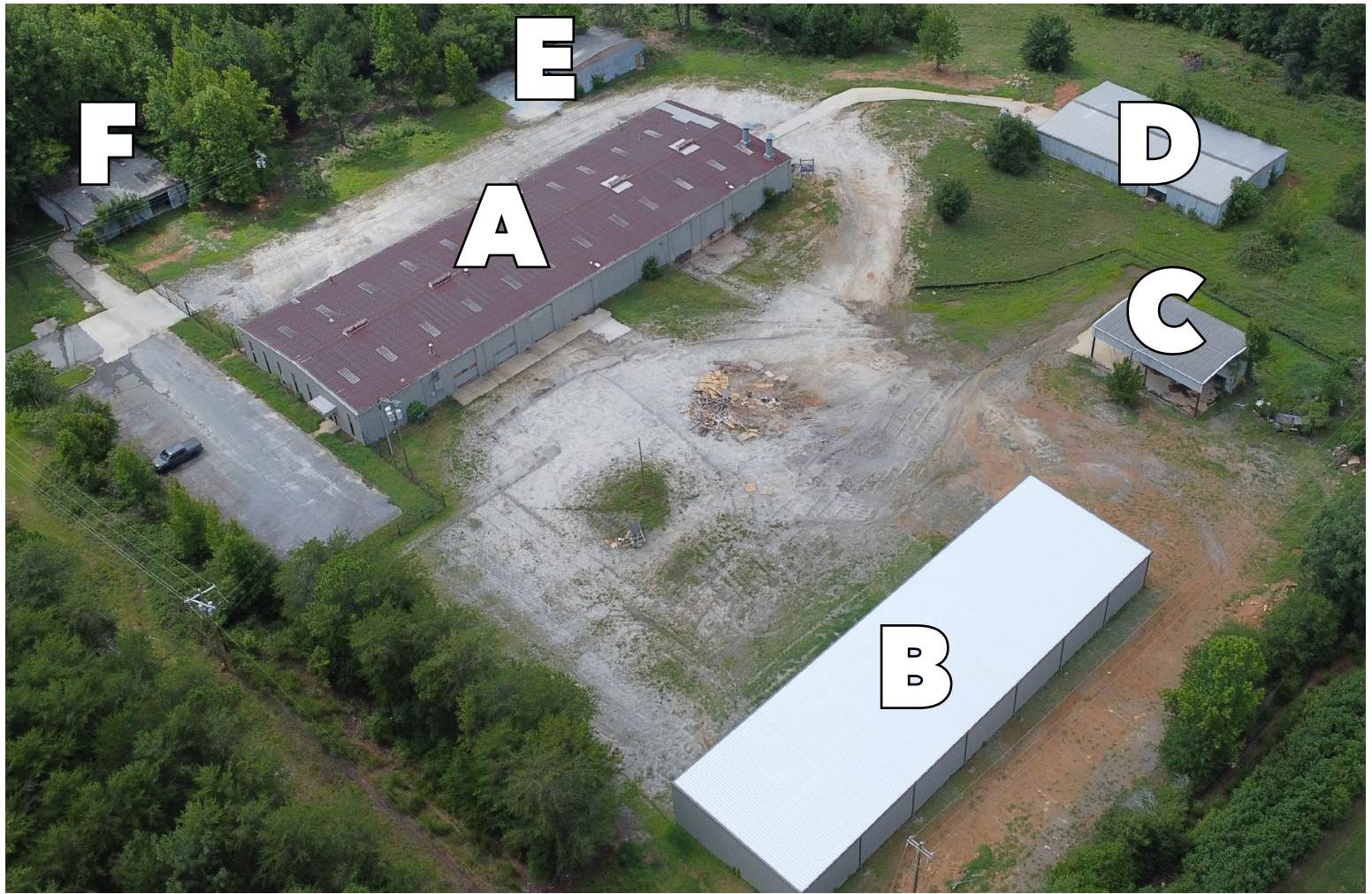


INTERSTATE ACCESS
±1.0 MILES



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

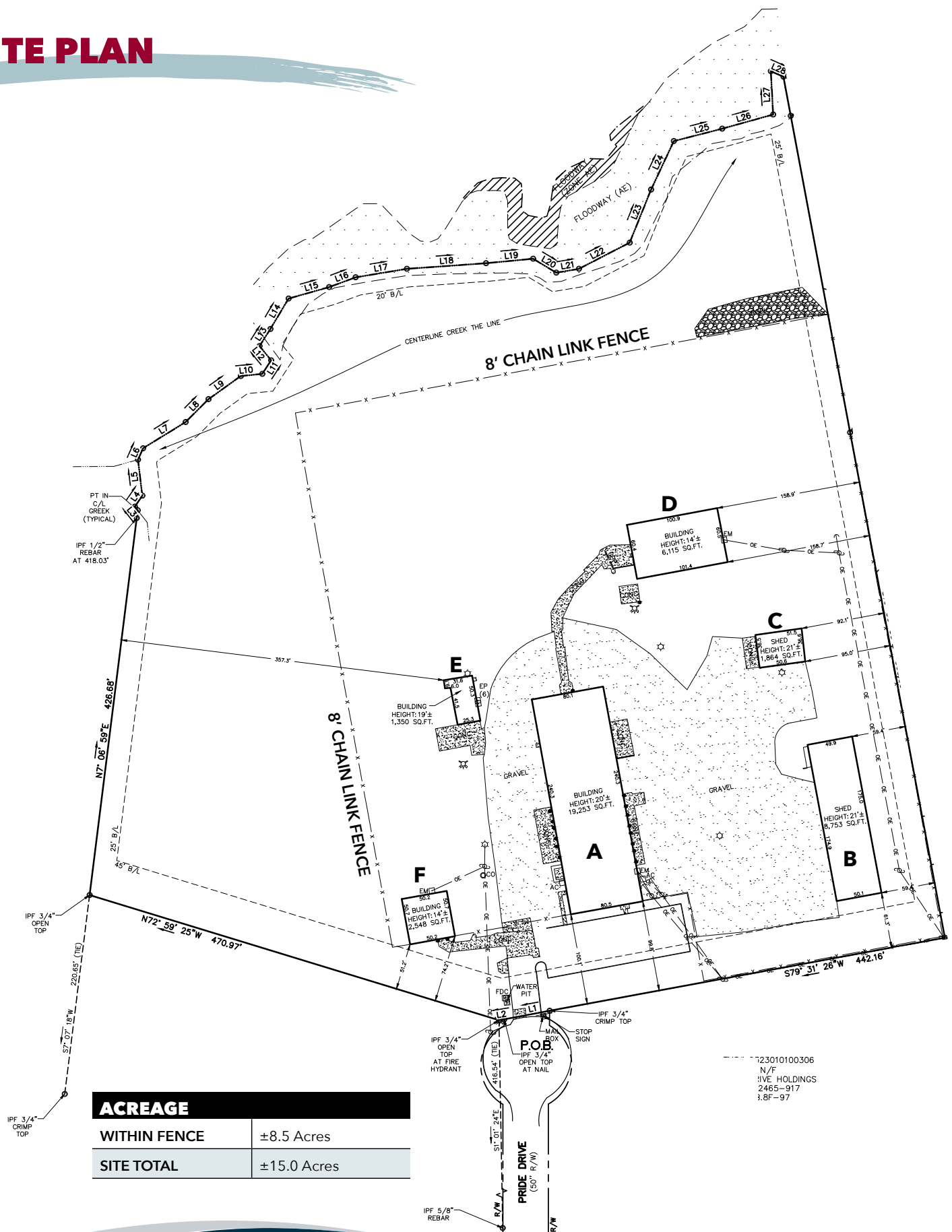


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201 W. McBee Ave, Suite 400, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302
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SITE PLAN

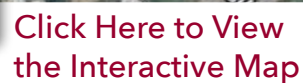


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An aerial map of a suburban area in South Carolina. A red line is drawn across the map, indicating a distance of approximately 1.0 mile to Interstate 385. The map shows various streets including Powderhorn Rd, Lexington Ct, S Manassas Dr, Fredericksburg Dr, South St, Main St, Fairview Rd, Grandview Dr, S Industrial Dr, Varsity Dr, Raleighwood Ln, and Willomere Wy. Interstate 385 is visible as a multi-lane highway running diagonally across the map. A callout box with a red arrow points to a specific location on the map, with the text "Click Here to View the Interactive Map". Another callout box indicates "±1.0 Miles to I-385". The map also shows a baseball field and several commercial buildings.



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LEARN MORE CALL TODAY



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