



FOR LEASE

±9,626 - 19,253 SF INDUSTRIAL BUILDING

122 Pride Drive
Simpsonville, SC 29681



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

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LEASE RATE:

**\$11.00/SF
(NNN)**

- Ability to Subdivide Building
- Heavy Power
- Flexible Leasing + Sales Options
- Renovations Completed Including Exterior Reskinning, Drive in Door & Dock High Door Repairs, New Warehouse Insulation, Office Renovations, and More
- Zoned for Industrial Outdoor Storage (S-1 Greenville County)
- Additional Laydown Yard + Buildings Available

Interactive PDF

864.704.1040
LeeUpstate.com



INTERSTATE ACCESS
±1.0 MILES



TAX MAP
0323010100400

PROPERTY PHOTOS

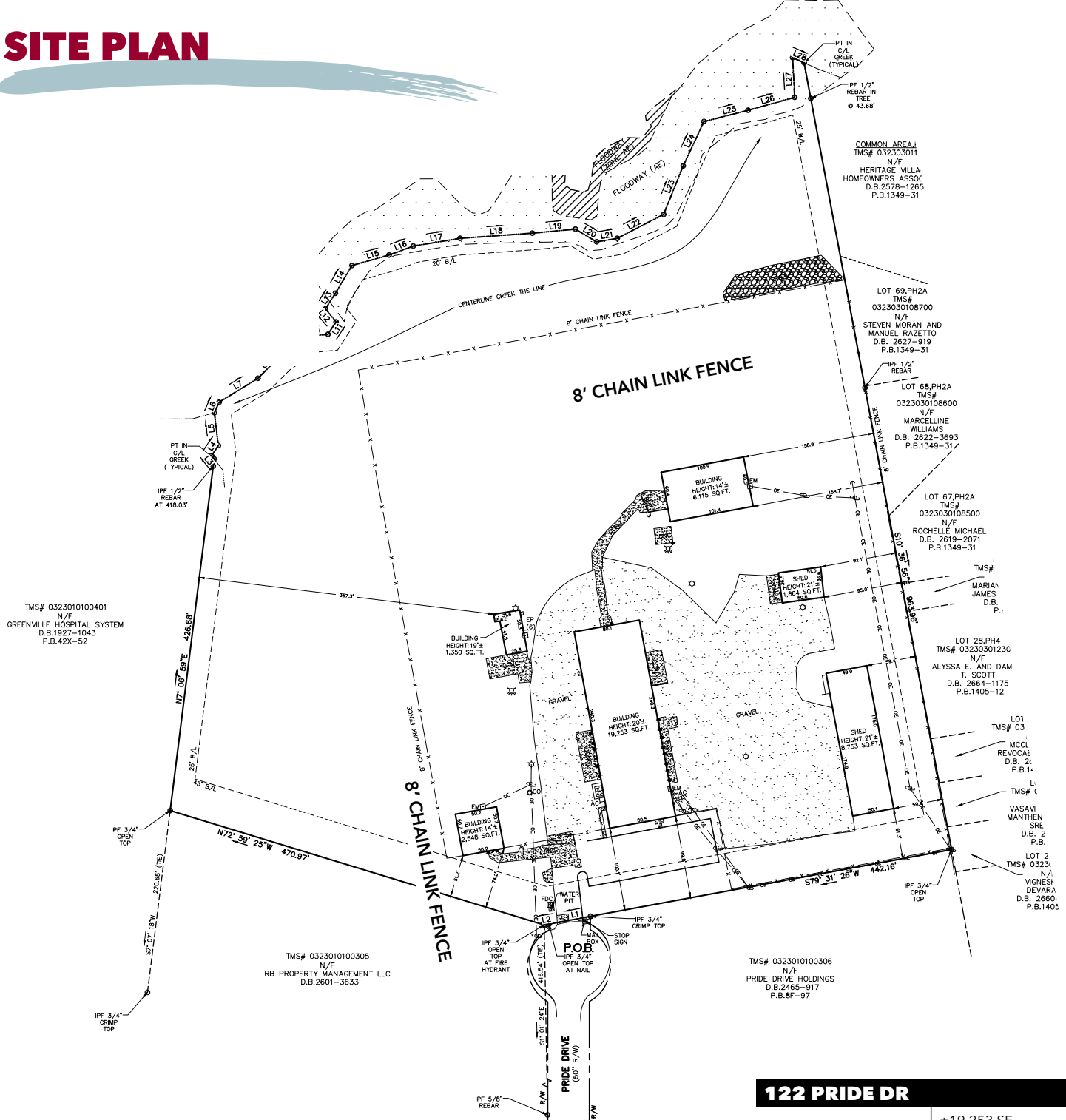


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201 W. McBee Ave, Suite 400, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302
LeeUpstate.com | 864.704.1040



SITE PLAN



ACREAGE

WITHIN FENCE	±8.5 Acres
SITE TOTAL	±15.0 Acres

122 PRIDE DR

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	8 (12'x14')
DOCK HIGH DOORS	2 (12'x14')



LOCATION OVERVIEW



**±1.0 Miles
to I-385**

 [Click Here to View the Interactive Map](#)

- 1 Prisma Health Hillcrest Hospital
- 2 Duke Energy
- 3 Fitesa Simpsonville
- 4 Hillcrest High school
- 5 Bryson Middle School
- 6 Lowe's



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LEARN MORE CALL TODAY



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