



Lease Rate:
\$13.75 sq. ft., NNN

CONTACT

Glenn Batson 864-630-4311
gbatson@spencerhines.com



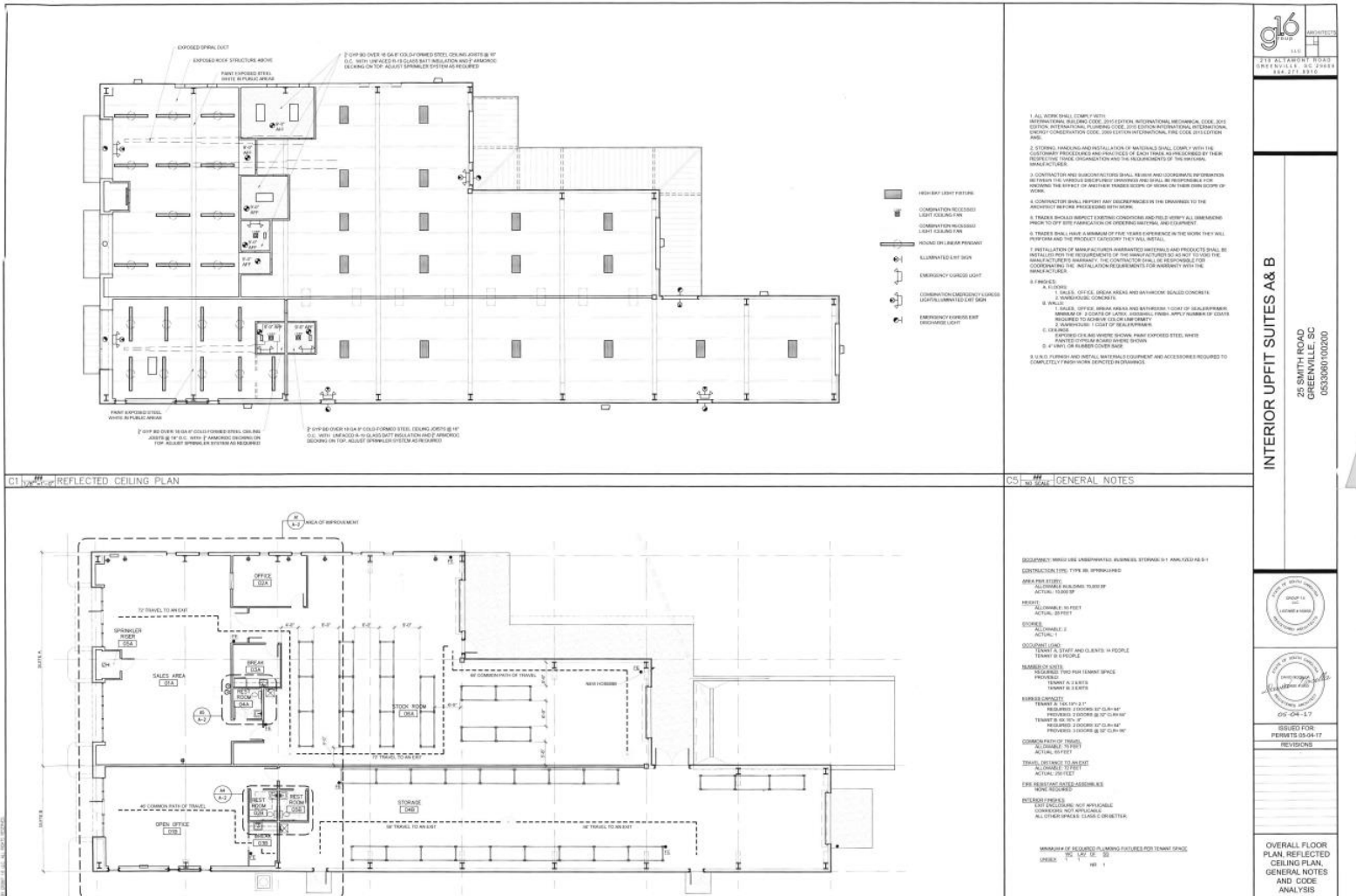
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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
500 E. North Street, Suite F, Greenville, SC 864.991-8077

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

- 10,000 ± sq. ft. industrial/flex building
- Ceiling Height – 18'± clear
- 2 ground level doors
- 1 loading dock
- Power - 120/208V 3 Ph. 4W
- Zoned –S1
- Located in GSP Airport Environs area
- ESFR Sprinkler System
- Great location in industrial area of Pelham Road.
- Easy access with I-85 approx. ½ mile
- Portion of Greenville County Tax Map # 0533060100200







SPENCER/HINES
P R O P E R T I E S

10,000± SF
INDUSTRIAL/FLEX BUILDING

25 Smith Road
Greenville, SC 29615

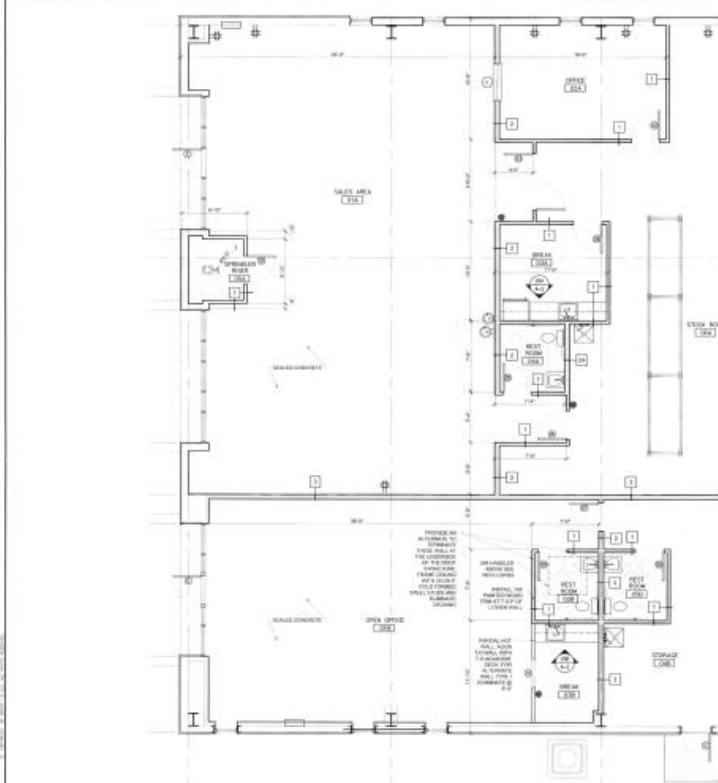
NO.	DOOR	TYPE	FINISH	NO.	DOOR	TYPE	FINISH
1	2'0" x 7'0" S	1	100.00	11	2'0" x 7'0" S	1	100.00
2	2'0" x 7'0" S	1	100.00	12	2'0" x 7'0" S	1	100.00
3	2'0" x 7'0" S	1	100.00	13	2'0" x 7'0" S	1	100.00
4	2'0" x 7'0" S	1	100.00	14	2'0" x 7'0" S	1	100.00
5	2'0" x 7'0" S	1	100.00	15	2'0" x 7'0" S	1	100.00
6	2'0" x 7'0" S	1	100.00	16	2'0" x 7'0" S	1	100.00
7	2'0" x 7'0" S	1	100.00	17	2'0" x 7'0" S	1	100.00
8	2'0" x 7'0" S	1	100.00	18	2'0" x 7'0" S	1	100.00
9	2'0" x 7'0" S	1	100.00	19	2'0" x 7'0" S	1	100.00
10	2'0" x 7'0" S	1	100.00	20	2'0" x 7'0" S	1	100.00

GENERAL NOTES:
1. ALL DOOR AND WINDOW FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.
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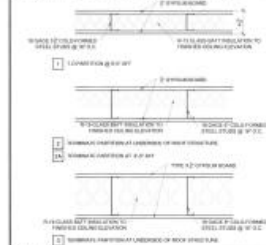
01. DOOR SCHEDULE

03. DOOR, FRAME AND WINDOW TYPES

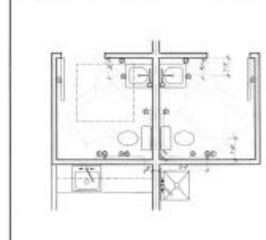
04. HEAD JAMB AND SILL DETAILS



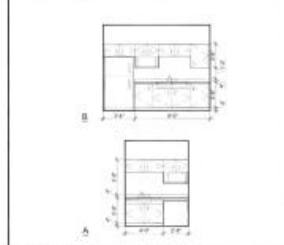
A1. ENLARGED OFFICE PLAN



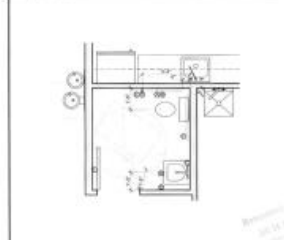
B4. BATHROOM ACCESSORY LEGEND



A4. ENLARGED BATHROOM PLAN



B5. TYPICAL CASEWORK DETAILS



A5. ENLARGED BATHROOM PLAN

INTERIOR UPFIT SUITES A & B

25 SMITH ROAD
GREENVILLE, SC
TIN 033300100200

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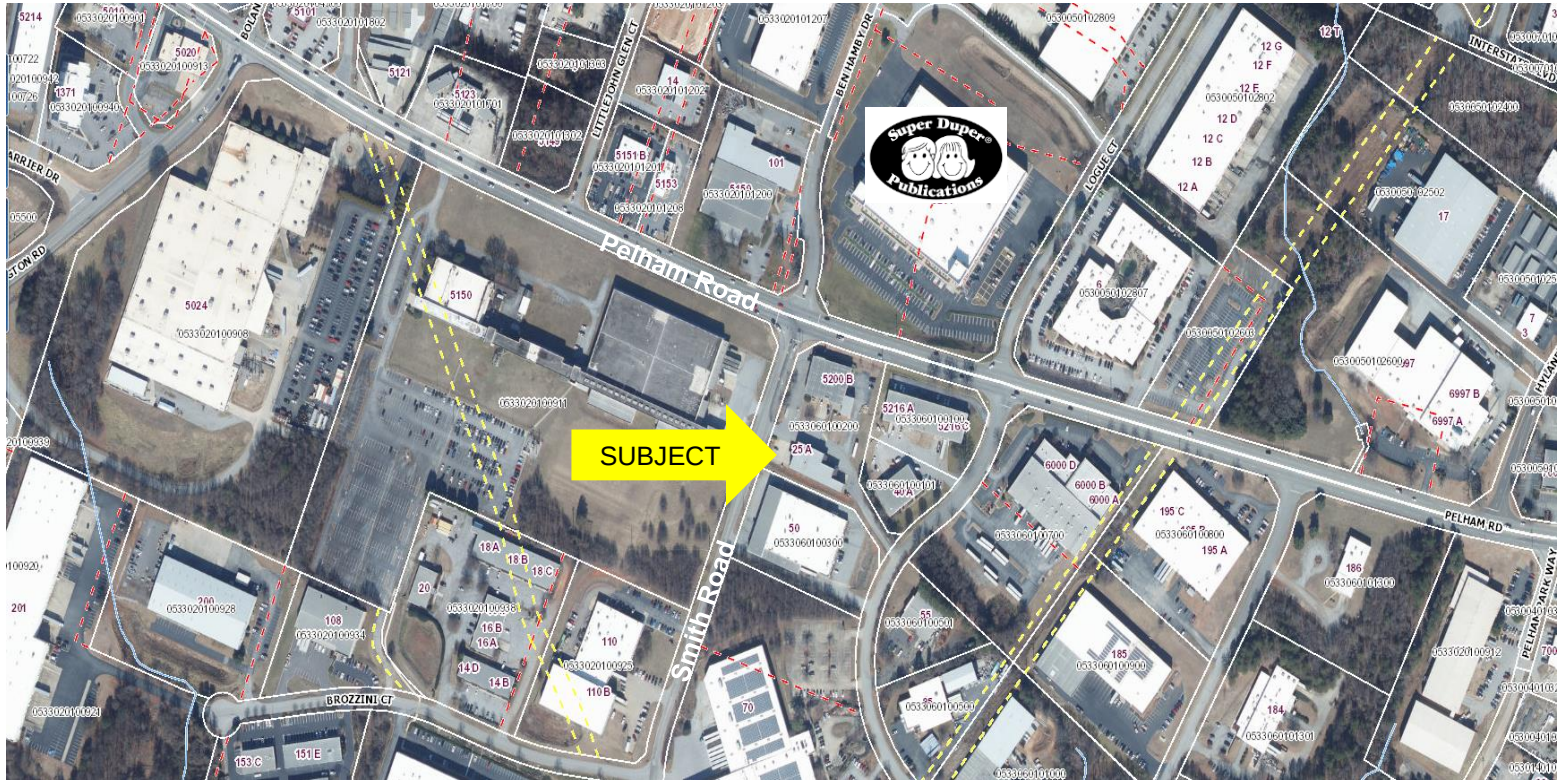
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Demographic Summary Report

25 Smith Rd, Greenville, SC 29615					
Building Type: Industrial		Warehse Avail: 10,000 SF			
RBA: 10,000 SF		Office Avail: -			
Land Area: -		% Leased: 100%			
Total Available: 10,000 SF		Rent/SF/Yr: \$13.75			
Radius	1 Mile		3 Mile		5 Mile
Population					
2029 Projection	4,477		50,013		143,039
2024 Estimate	4,155		46,750		133,134
2020 Census	3,835		45,147		125,580
Growth 2024 - 2029	7.75%		6.98%		7.44%
Growth 2020 - 2024	8.34%		3.55%		6.02%
2024 Population by Hispanic Origin		384		3,349	
2024 Population		4,155		46,750	
White	2,842 68.40%		34,763 74.36%		96,854 72.75%
Black	514 12.37%		3,813 8.16%		12,951 9.73%
Am. Indian & Alaskan	16 0.39%		89 0.19%		319 0.24%
Asian	323 7.77%		3,490 7.47%		7,981 5.99%
Hawaiian & Pacific Island	2 0.05%		164 0.35%		240 0.18%
Other	459 11.05%		4,431 9.48%		14,791 11.11%
U.S. Armed Forces	4		27		176
Households					
2029 Projection	2,096		19,835		57,358
2024 Estimate	1,941		18,510		53,267
2020 Census	1,791		17,861		50,103
Growth 2024 - 2029	7.99%		7.16%		7.68%
Growth 2020 - 2024	8.38%		3.63%		6.31%
Owner Occupied	713 36.73%		12,877 69.57%		35,818 67.24%
Renter Occupied	1,228 63.27%		5,633 30.43%		17,449 32.76%
2024 Households by HH Income		1,940		18,510	
Income: <\$25,000	295 15.21%		1,658 8.96%		4,772 8.96%
Income: \$25,000 - \$50,000	373 19.23%		2,525 13.64%		6,724 12.62%
Income: \$50,000 - \$75,000	201 10.36%		2,457 13.27%		8,296 15.57%
Income: \$75,000 - \$100,000	215 11.08%		1,874 10.12%		6,883 12.92%
Income: \$100,000 - \$125,000	259 13.35%		1,967 10.63%		6,624 12.44%
Income: \$125,000 - \$150,000	79 4.07%		1,554 8.40%		4,210 7.90%
Income: \$150,000 - \$200,000	229 11.80%		2,504 13.53%		6,850 12.86%
Income: \$200,000+	289 14.90%		3,971 21.45%		8,908 16.72%
2024 Avg Household Income		\$112,966		\$137,109	
2024 Med Household Income		\$86,744		\$109,418	
				\$126,051	
				\$99,848	