



Available Industrial Building

Pelham 85 Commerce Ctr Spec Bldg 2, part  
%) 00 Dquare Feet

LOCATION: 105 Ben Hamby Rd  
COMMUNITY Greenville, SC  
COUNTY: Greenville  
STATE: South Carolina



Description

BUILDING AREA Office Square Feet  
Mfg / Warehouse Square Feet  
34,800 Total Square Feet  
SITE: 2.42 Acres  
YEAR BUILT: 2007  
CONDITION: Excellent  
PREVIOUS USE: New Construction  
CONSTRUCTION: Floor: Concrete  
Walls: Precast 6" (Insulated)  
Columns: 40' x 40'  
Roof: Insulated  
CLEAR HEIGHT: Eaves: 24' Clear  
Center  
SPRINKLER: ESFR  
HEAT PORTION: TBD  
AIR CONDITION.: TBD  
LIGHTING: TBD  
TRUCK DOCKS: 2 per bay DRIVE-IN DOORS:

Utilities

WATER: Greenville Water System  
GAS: Piedmont Natural Gas  
SEWER: Metro / ReWa  
ELECTRICITY Duke Energy

Transportation and Access

INTERSTATE ACCESS : I-85 0.5 Miles  
ALTERNATE HIGHWAY: Miles  
COMMERCIAL AIRPORT GSP International 4 Miles  
CIVIL AIRPORT: GVL Downtown Airport 8 Miles  
NEAREST PORT: Charleston 204 Miles  
RAIL ACCESS: None

Taxes and Zoning

TAX DISTRICT: 195  
MILLAGE RATE: 250.90 (2010)  
FIRE DISTRICT: Boiling Springs  
FIRE RATING: 1  
ZONING: S-1, Services

Sales

SALE PRICE: Lease Only  
LEASE PRICE: Negotiable  
AVAILABLE: Immediately  
CONTACT: Randall Bentley  
Lee & Associates  
864-704-1040

Comments

Portion of a 109,000-sq.ft. multi-tenant office/warehouse space. 12,800 sq.ft. to 34,800 sq.ft. available. Excellent location within 1/2 mile of I-85 interchange. Close to BMW, GSP Airport and downtown Greenville.

For Additional Information Contact:

Greenville Area Development Corporation  
233 North Main, Suite 250  
Greenville, SC 29601

Phone: 864-235-2008  
Fax: 864-235-9030  
E-Mail: jhoward@greenvillecounty.org



No warranty or representation, expressed or implied, is made regarding the accuracy of this data, and same is subject to omissions, errors, and changes. This report is in accordance with the terms and agreements of the InfoMentum License Agreement. This information was compiled by the SC Dept. of Commerce, the SC Appalachian Council of Governments and the Greenville Area Development Corporation

# Pelham 85 Commerce Center Location Map

## 105 Ben Hamby Drive

