

INDUSTRIAL SPACE FOR LEASE



1 BROZZINI COURT | SUITE B | GREENVILLE, SC

BUILDING DETAILS

AVAILABLE SPACE:	48,000 SF Total 5,370 SF Office 42,630 SF Warehouse
BUILDING NAME:	Pelham South
CONDITION:	Excellent
PROPERTY TYPE:	Industrial / Warehouse
TAX MAP#:	533020100921
ZONING:	I-1, Greenville County
PARKING:	170 Paved Spaces
YEAR BUILT:	1997
HEATING & TYPE:	100% Suspended Gas Heaters
AIR CONDITIONING:	100% - 124 Tons
SPRINKLER:	100% ESFR

OFFICE DETAILS

TOTAL # OF ROOMS:	7
OFFICES:	5
MISC. ROOMS:	1 Data Room, 1 Copy Room, 1 Electrical & Main Stock Room
OFFICE CONDITION:	Good

WAREHOUSE DETAILS

WAREHOUSE SIZE:	42,630 SF
FLOORS:	6" Concrete
EXTERIOR WALLS:	Precast, Insulated
INTERIOR WALLS:	Precast, Insulated
CEILING:	24'
ROOF:	TPOI, Insulated
DOCKS:	11 Dock High (8x10)
LIGHTING:	Metal Halide

UTILITY DETAILS

NATURAL GAS:	Piedmont Natural Gas
POWER:	Duke Energy 800 Amp 480 - 3 Phase
WATER:	Greenville Water System
SEWER:	Metropolitan Sewer District

LEASE RATE: \$4.75/SF (NNN)

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