



117 WELPINE ROAD PENDLETON . SOUTH CAROLINA 29670

for lease:

±7,200 SF Flex/Warehouse Facility

\$9.50/SF NNN + \$3.93/SF CAM

Building 1 (±4,000 SF) \$4,477/mo
includes ±1,200 SF fully conditioned office
space + restroom

Building 2 (±3,200 SF) \$3,582/mo
includes ±600 SF fully conditioned conference
room + restroom

property highlights:

- Two metal A-frame buildings sitting on 1.25 AC
- Zoned I-1
- Ideally positioned off of I-85, roughly 0.6 miles from exit 19 and 1.6 miles from exit 21



exclusively listed by:

JOSH TEW, CCIM | josh@pintailcre.com | 864.414.6778

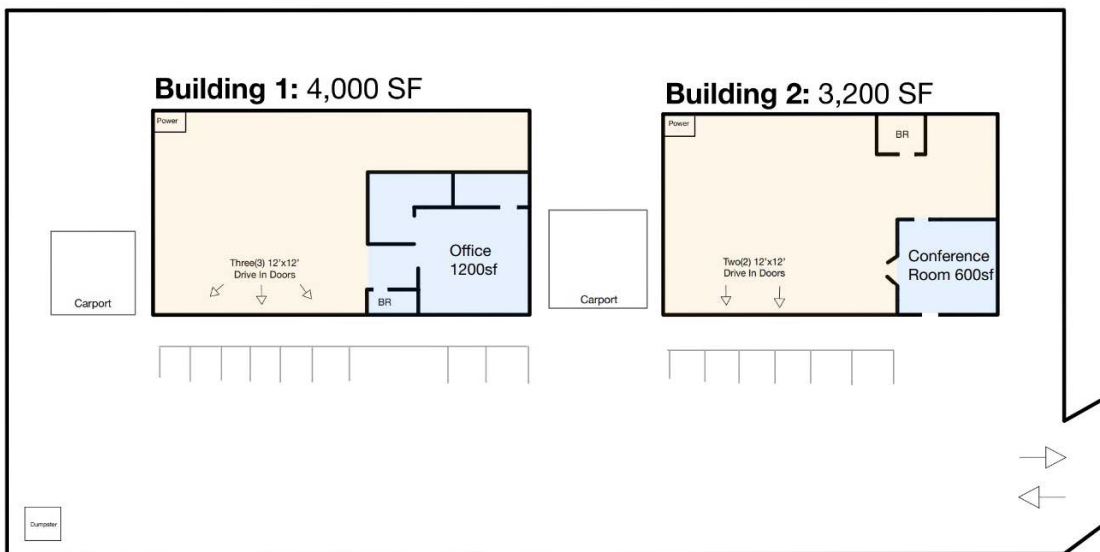
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ANNA NEWTON SPIERS | anna@pintailcre.com | 864.568.3305



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

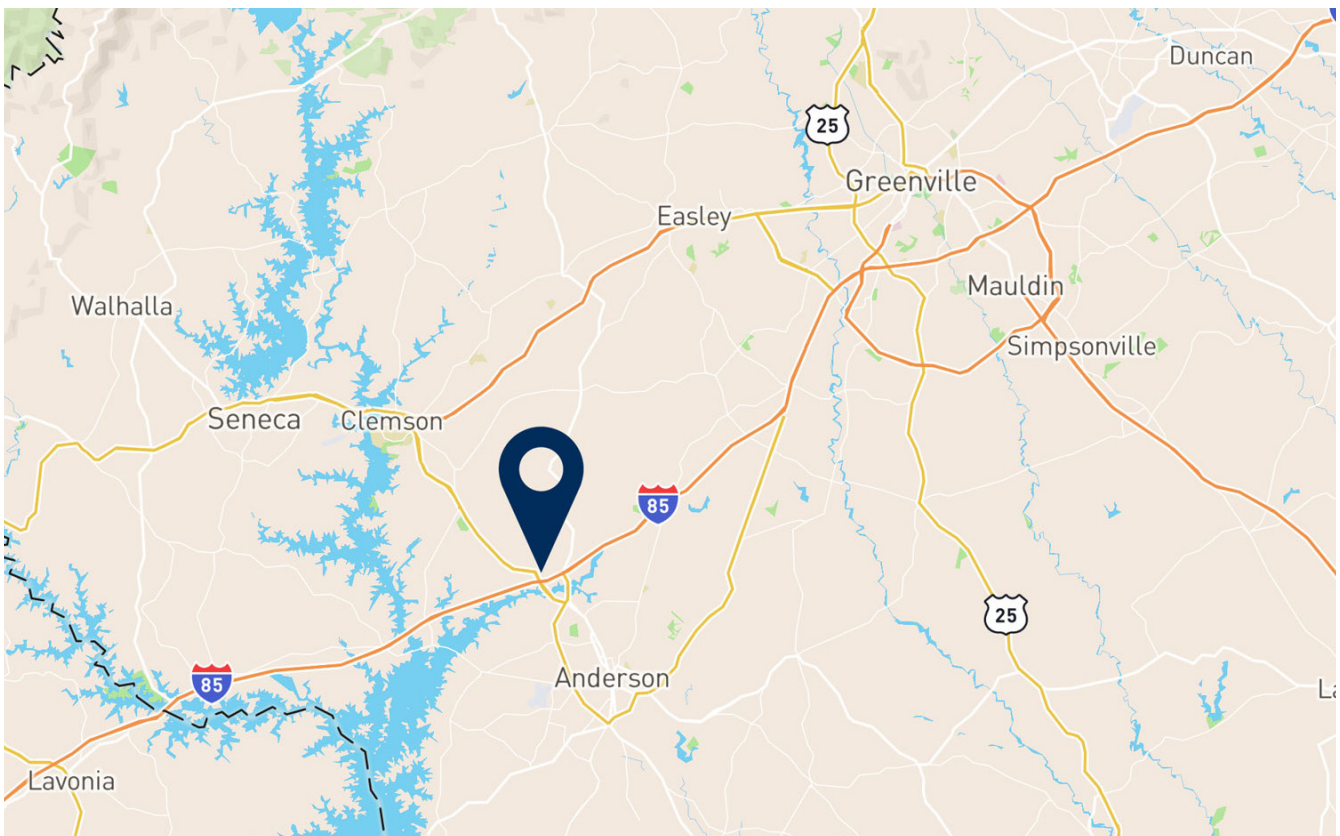
property layout



interior photos



property location



surrounding area

