



117 WELPINE ROAD PENDLETON . SOUTH CAROLINA 29670

for lease:

Building A (±4,000 SF)
includes ±1,200 SF fully conditioned office
space + restroom

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

for sale:

±7,200 SF Flex/Warehouse Facility
Building A is available for occupancy
Building B is leased and income producing
Sale Price: \$975,000

property highlights:

Zoned I-1
Ideally positioned off of I-85 (0.6 miles)



exclusively listed by:

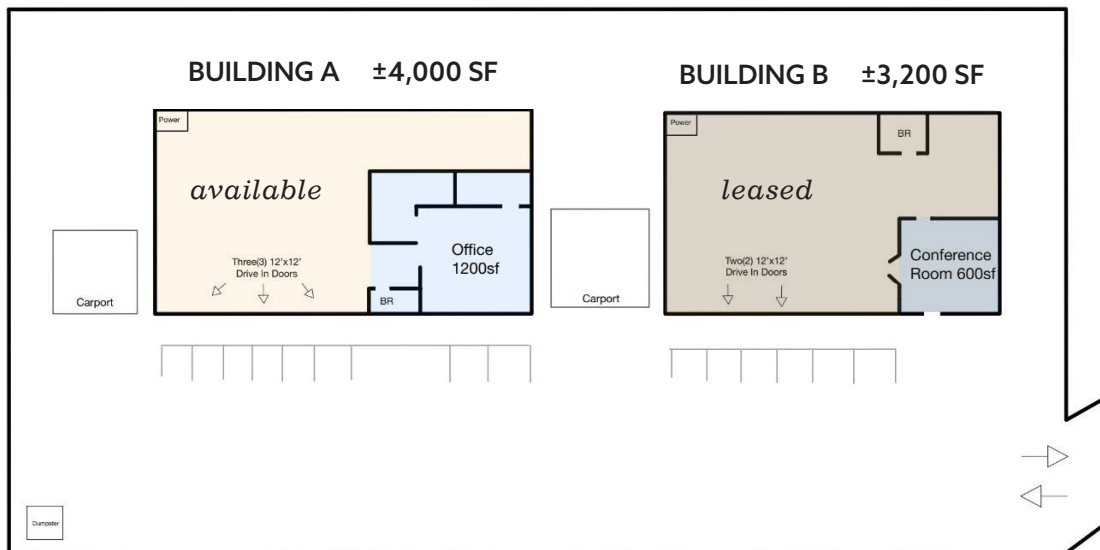
JOSH TEW, CCIM | josh@pintailcre.com | 864.414.6778
MONTY TODD | monty@pintailcre.com | 803.760.5559
ANNA NEWTON SPIERS | anna@pintailcre.com | 864.568.3305



building a photos



property layout



surrounding area



property location

