

*Available February 2025*



**10035 PELHAM RD EXT SIMPSONVILLE . SOUTH CAROLINA 29681**

*available for lease:*

- ±6,000 SF flex/warehouse space
- Monthly Rent: \$6,050
- \$11.00/SF NNN + \$1.10/SF est. taxes & insurance
- Available February 2025**

*property highlights:*

- Flex space with retail front
- Excellent location near retail corridor
- Warehouse, office, and showroom
- Plenty of parking
- 2 Drive-in Doors, 1 Dock Door



GREENVILLE COUNTY TAX MAP NO. 0303000100418

*exclusively listed by:*

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*additional photos*

