



Sublease
±18,660 SF

 Virtual Tour



PELHAM CROSSING

FLEX SUBLEASE

2740-2750 SC-14, Suite C | Greer, SC 29650

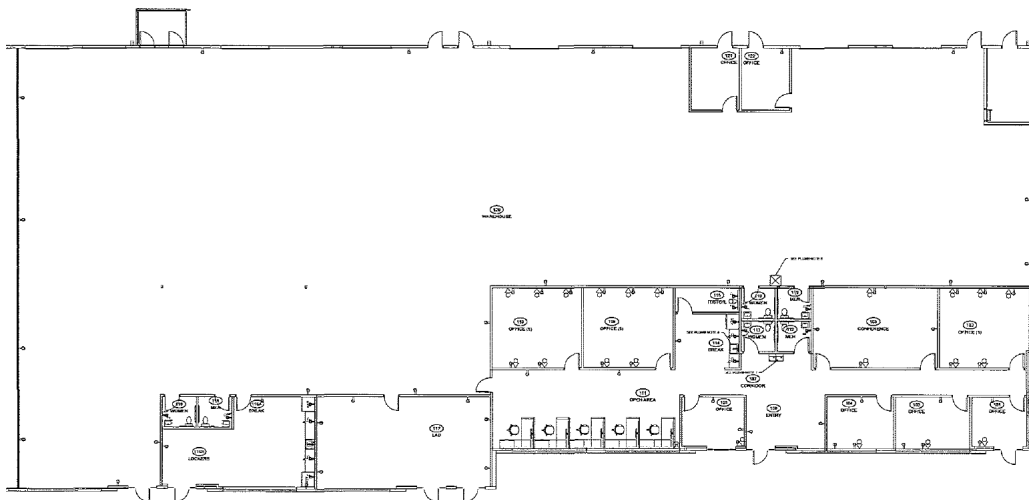
Offering one ±18,660-SF Class A office and warehouse suite
in a mixed-use park setting with retail amenities





PELHAM CROSSING

Suite C Floor Plan: ±18,660 SF



Property Overview



Class A flex move-in ready space



On-site amenities coming soon: retail, dining

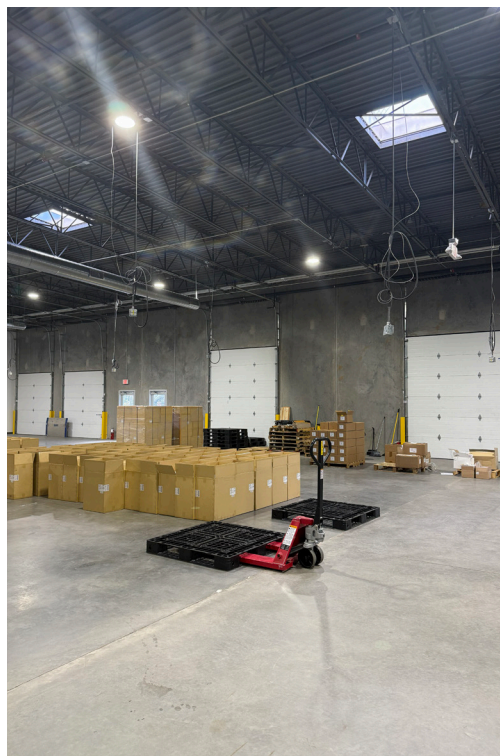


Proximity to industrial epicenter of Greenville-Spartanburg



One-minute drive to I-85 North/South on-ramp

Address	2750 SC-14, Suite C, Greer, SC 29650
Total availability	±18,660 SF Office: ±4,992 SF, Warehouse: ±13,668 SF
Lease rate	\$16.50/SF NNN
Move-in date	Immediate Availability
Type	Sublease (term through 5/31/29)
Access	Signalized intersection with turn lane on SC Hwy 14 + rear access



SUITE C OVERVIEW

±18,660 SF | **SUBLEASE**

Located within "Crossings Two" Suite C is a newly available opportunity.

The office space features 7 private offices, a reception area, conference room, IT room, break area, open workstation area, lab space and restrooms.

The fully conditioned and well-lit warehouse includes its own break area and restrooms.



±4,992 SF of Class A office space



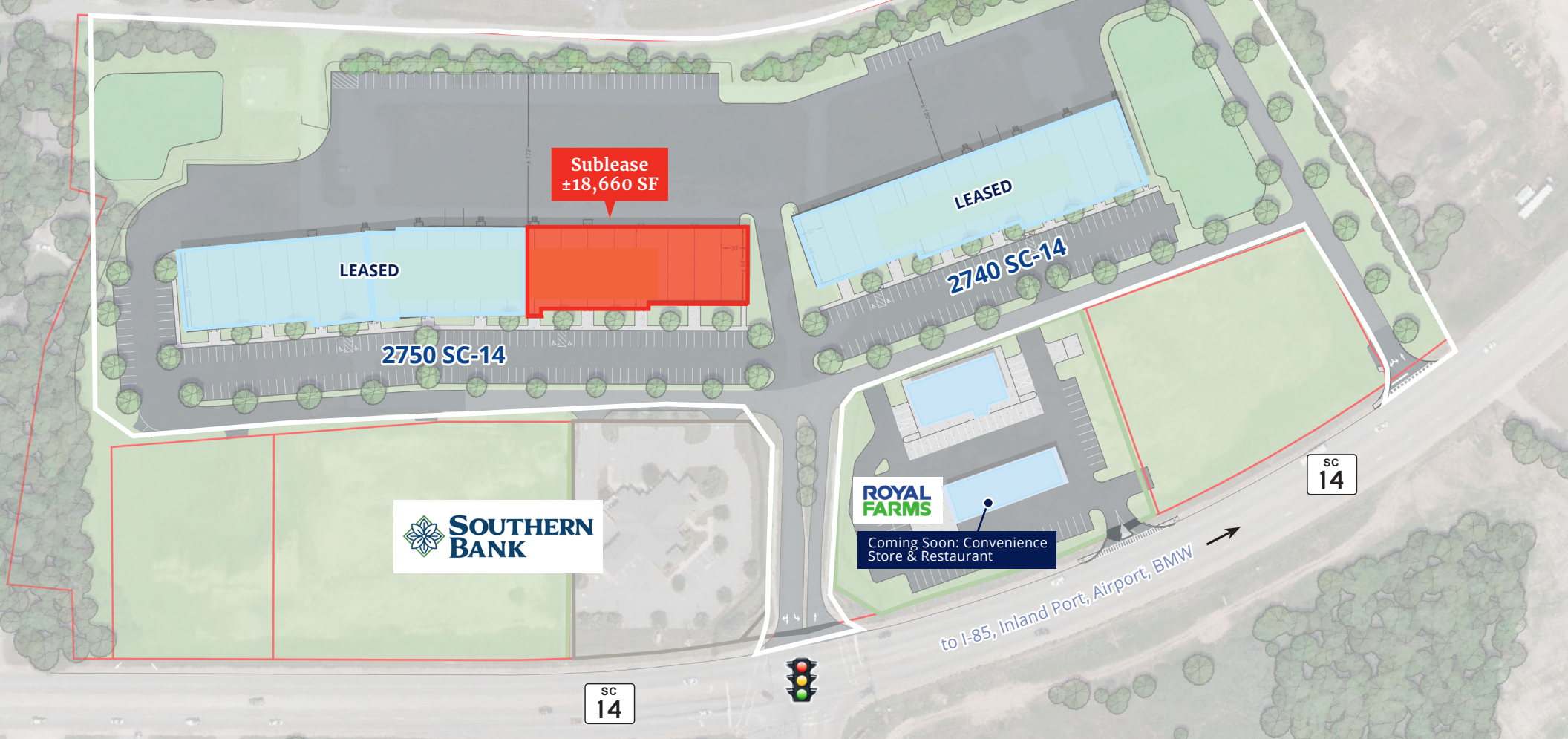
±13,668 SF of Class A flex warehouse space with 4 dock doors



Community and individual work spaces

 Virtual Tour





PELHAM CROSSING FLEX SUBLEASE

[Virtual Tour](#)

Crossings Two: 2750 SC-14

Building size	±58,920 SF; rear-load orientation
Dock doors	6 drive-in docks; 15 typ. dock doors
Column spacing	30 x 84 / 30 x 92 / 30 x 100
Auto parking	±132 employee/client parking w/ potential for ±36 additional rear spaces

Trailer parking	120' rear truck court
Clear Height	18' clear height
Windows	8' ribbon glass across front
Availability	±18,660 SF SUITE C

Colliers

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FLEX SUBLEASE

100 mil

Consumers within a one-day truck drive

735,557

Total Upstate, SC labor force

1.6%

Unionization rate (lowest in country)

4.75%

5-year projected population growth rate in Upstate, SC

26+

Colleges and Universities, (21,448 college graduates in 2019)

#2

Business climate in the US (Site Selection executives)

#1

For business incentive programs, area development

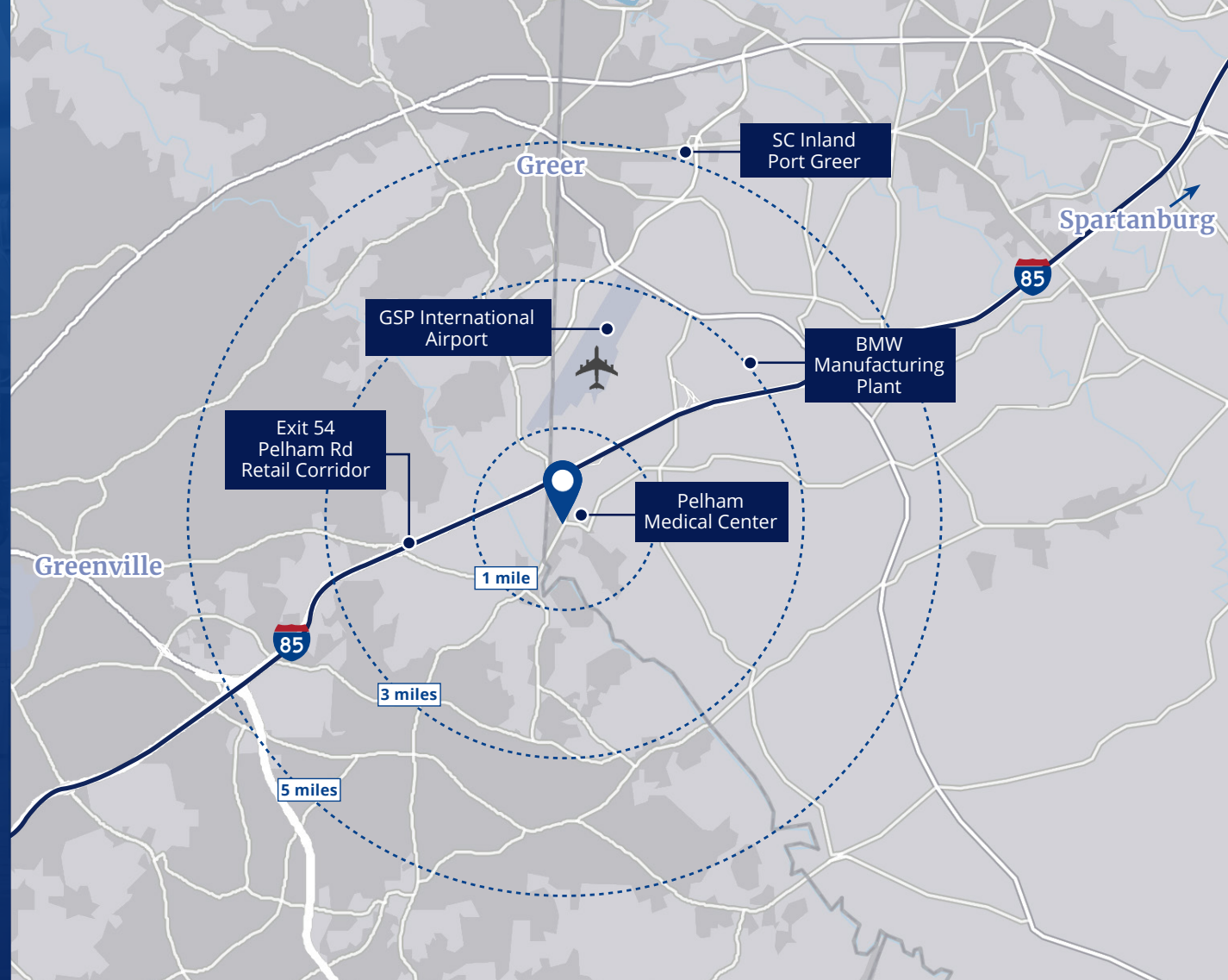
#2

Fastest-growing state in the Eastern US



AREA STATS AND INFO

**Upstate SC Alliance/ESRI*



Key distances

I-85 North/South	±0.4 miles	Spartanburg, SC	± 20 miles
GSP Int'l Airport	±1.4 miles	Port of Charleston	±212 miles
SC Inland Port	±6 miles	Charlotte, NC	±91 miles
BMW Plant Spartanburg	±3.5 miles	Charlotte Douglas Airport	±84 miles
Greenville, SC	±12 miles	Atlanta, GA	±150 miles

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