

106-A PROFESSIONAL FLEX SUITE

Private Office • Drive-In Workspace • Business Headquarters

Unit 106-A pairs a polished private office with practical drive-in workspace - giving your business a professional place to meet, manage, store, and work.

\$1,650/MO

Modified Gross Lease
12-Month Minimum Lease Term
First Month's Rent + Security Deposit
Power and Water Included [normal business use]

1,150 SF • DRIVE-IN WORKSPACE • PRIVATE OFFICE • IN-UNIT RESTROOM • MEZZAZINE LEVEL • UTILITIES INCLUDED

106-A STRICKLAND DRIVE,
ROEBUCK, SC

85 8.8 Miles +/- 26 4.6 Miles +/-



106-A HIGHLIGHTED



VERSATILE WORKSPACE



PRIVATE OFFICE



PROFESSIONAL ENTRY

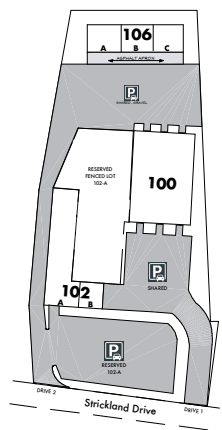
BUSINESS BENEFITS

- Private Office Environment
- Business Address w/ Onsite Mailbox
- Well-Maintained Property
- In-Unit Private Restroom
- Utilities Included

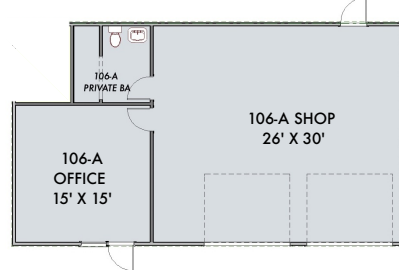
SUITE FEATURES

- Climate-Controlled Office
- 14' Sloped Ceilings in Workspace
- Two 8'H x 10'W Roll-up Doors
- Mezzanine Level Storage
- 4 Highbay LED Lights in Workspace
- 50-amp Outlet
- Asphalt Apron Along Front
- Gravel Drive and Yard

SITE LAYOUT



106-A FLOOR PLAN



IN-UNIT RESTROOM

COMPATIBILITY NOTES: Automotive-repair use limited to light, personal, or hobby-level work only • Commercial body shops, high-volume automotive repair, or paint operations not permitted.



SHERRY DEATON
OWNER | MEMBER

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SCAN FOR FULL
DETAILS AND
INQUIRY FORM

Showings scheduled for qualified inquiries only.
Information deemed reliable but not guaranteed • Tenant to verify suitability for intended use.