



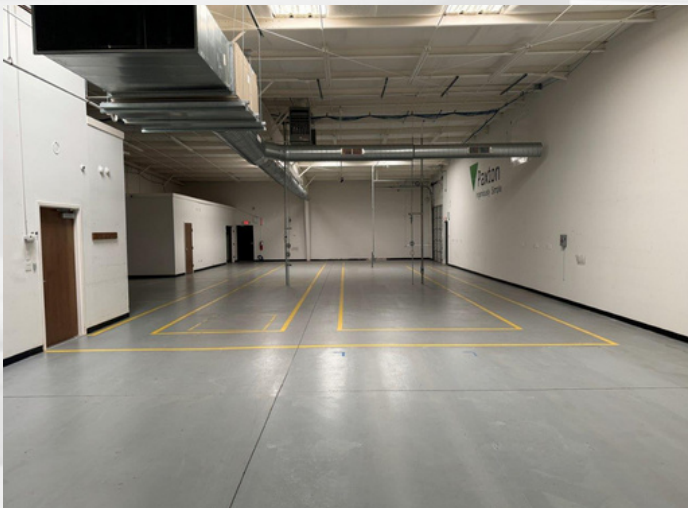
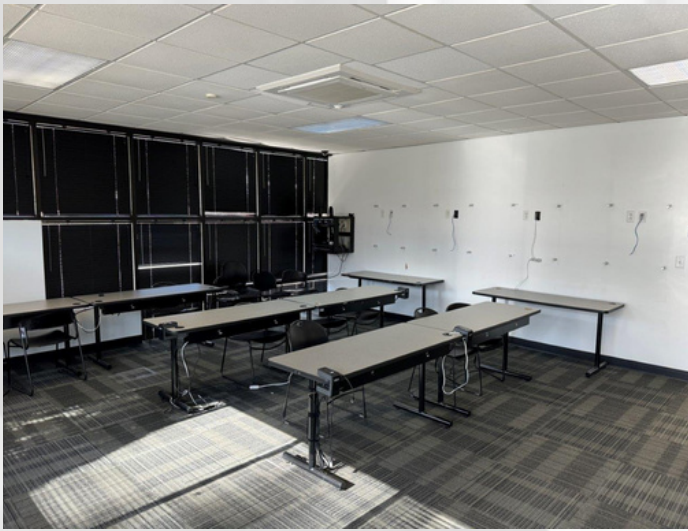
## 10,000 SF FLEX BUILDING FOR LEASE

138 Commerce Center, Greenville, SC 29615



### Property Highlights:

- 10,000 SF (6,125 SF office w/ 3,825 SF whse)
- Located in desirable Pelham/85 submarket off exit 54.
- Freestanding flex building located in the well established Commerce Center industrial park.
- Conditioned warehouse space well suited for manufacturing, storage, or assembly use.
- One dock and drive-in door
- Multiple telecommunication providers providing redundant fiber access.
- Lease Rate: \$15.00 NNN + CAM (Est at \$2.55 PSF)



# Floor Plan

