

OFFICE / FLEX BUILDING FOR SUBLEASE

JUST OFF OF PELHAM ROAD

300 BEN HAMBY DRIVE, GREENVILLE

6,200+- SF

- 5,100+- SF OFFICE AREA
- 1,100+- SF WAREHOUSE SPACE
- 10'x12' DOCK HIGH DOOR
- 8'x10' DRIVE-IN DOOR
- 1/2+- ACRE FENCED YARD



- ONLY 0.3+- MILE OFF OF PELHAM ROAD
- 0.8+- MILE FROM PELHAM ROAD AND I-85 INTERCHANGE (EXIT 54)

- IN THE GSP AIRPORT ENVIRONS AREA
- ZONED GREENVILLE COUNTY S-1
- TAX MAP 0530.05-01-029.01



MONTHLY LEASE RATE:
NOW UNTIL FEB 28, 2025: \$6,180+NNN
MARCH 1, 2025 THROUGH FEB 28,
2026: \$6,366+NNN
2024 NNN IS \$2.39/SF

FOR MORE INFORMATION CONTACT
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ONLY 0.3+- MILE OFF OF PELHAM ROAD
0.8+- MILE FROM PELHAM ROAD AND I-85 INTERCHANGE (EXIT 54)
CLOSE TO GREENVILLE SPARTANBURG AIRPORT AND BMW







