



Property Features:

- Flex/Office park located right off I-85 at Exit 54 (Pelham Rd.)
- +/- 3,200 sf of fully conditioned space; Zoning: S-1
- Space Details: masonry construction, large showroom/display/open area for inventory assembly, meetings or cubicles, 3 large, hard-walled offices/conference rooms, rear loading dock
- Variety of tenants take advantage of the ideal location
- Pelham Rd considered a strategic regional position along a booming I-85 corridor between Atlanta & Charlotte
- Traffic counts: >131,000 AADT I-85; >23,000 AADT Pelham Rd
- **Lease Rate: \$7.30/sf NNN**
 - NNN approx. \$0.95/sf



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