HIGH VISIBILITY BUILD TO SUIT OR GROUND LEASE SITE

2319 PELHAM ROAD
GREENVILLE, SC 29615



PAMELA JACKSON
713.927.7026

MARK E. MASASCHI, CCIM
864.380.2614

All information deemed reliable, but not guaranteed.

KDS CAINE
COMMERCIAL REAL ESTATE

DETAILS



AVAILABLE SPACE

Address:	2319 Pelham Road Greenville, SC 29615
Pricing:	Contact Broker
Specific Terms:	Ground Lease, Build to Suit
Acreage:	±1.4 Acres
Tax Map ID:	0533040101501
Zoning:	PD

PROPERTY HIGHLIGHTS

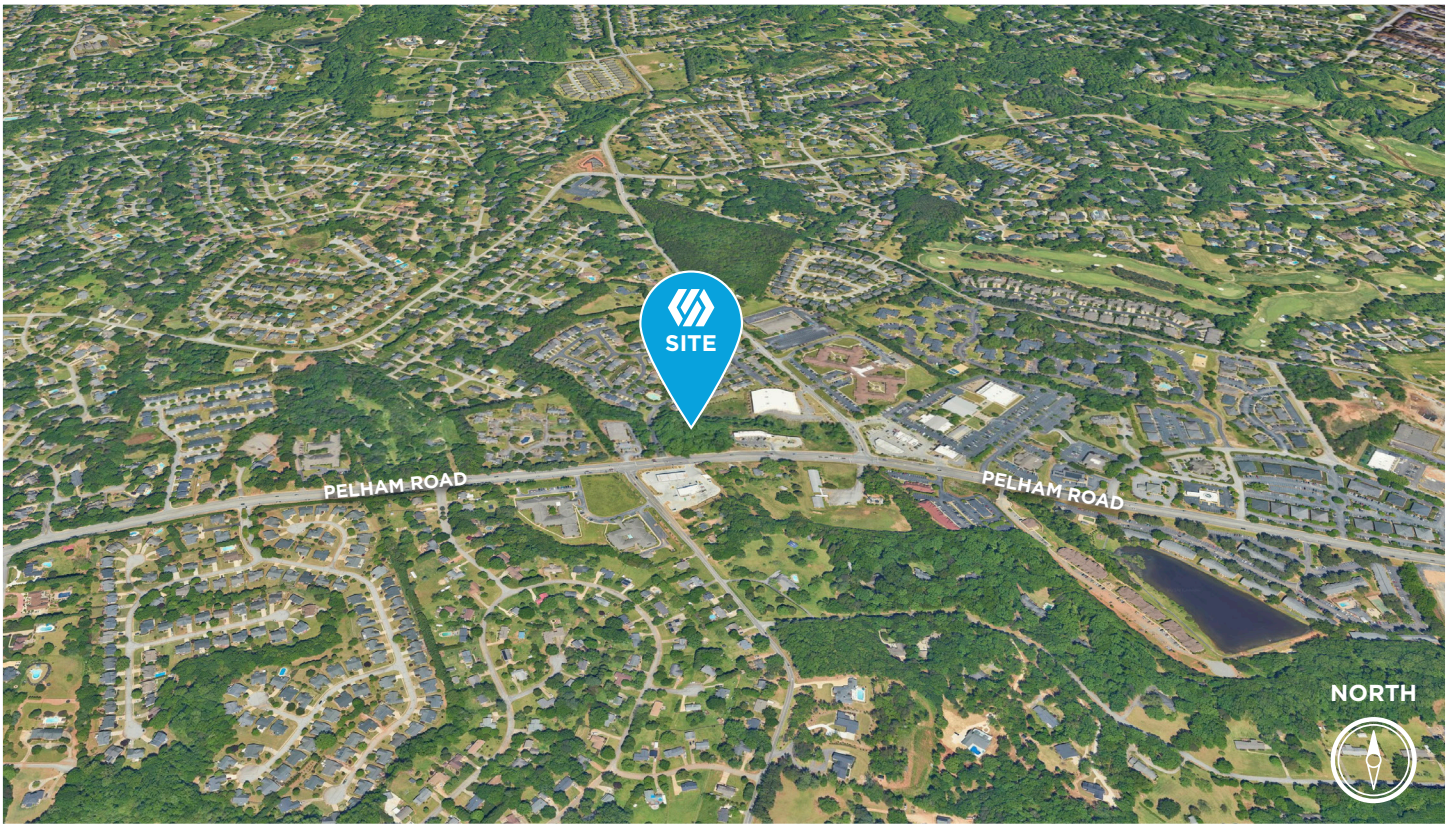
- High visibility Ground Lease or Build to Suit
- ±10,000 Cars daily
- ±232 Linear feet of frontage on Pelham Road
- Surrounded by high density residential developments
- Close proximity to existing manufacturers, retail, and medical
- All utilities available
- Proposed shared access through existing developed egress

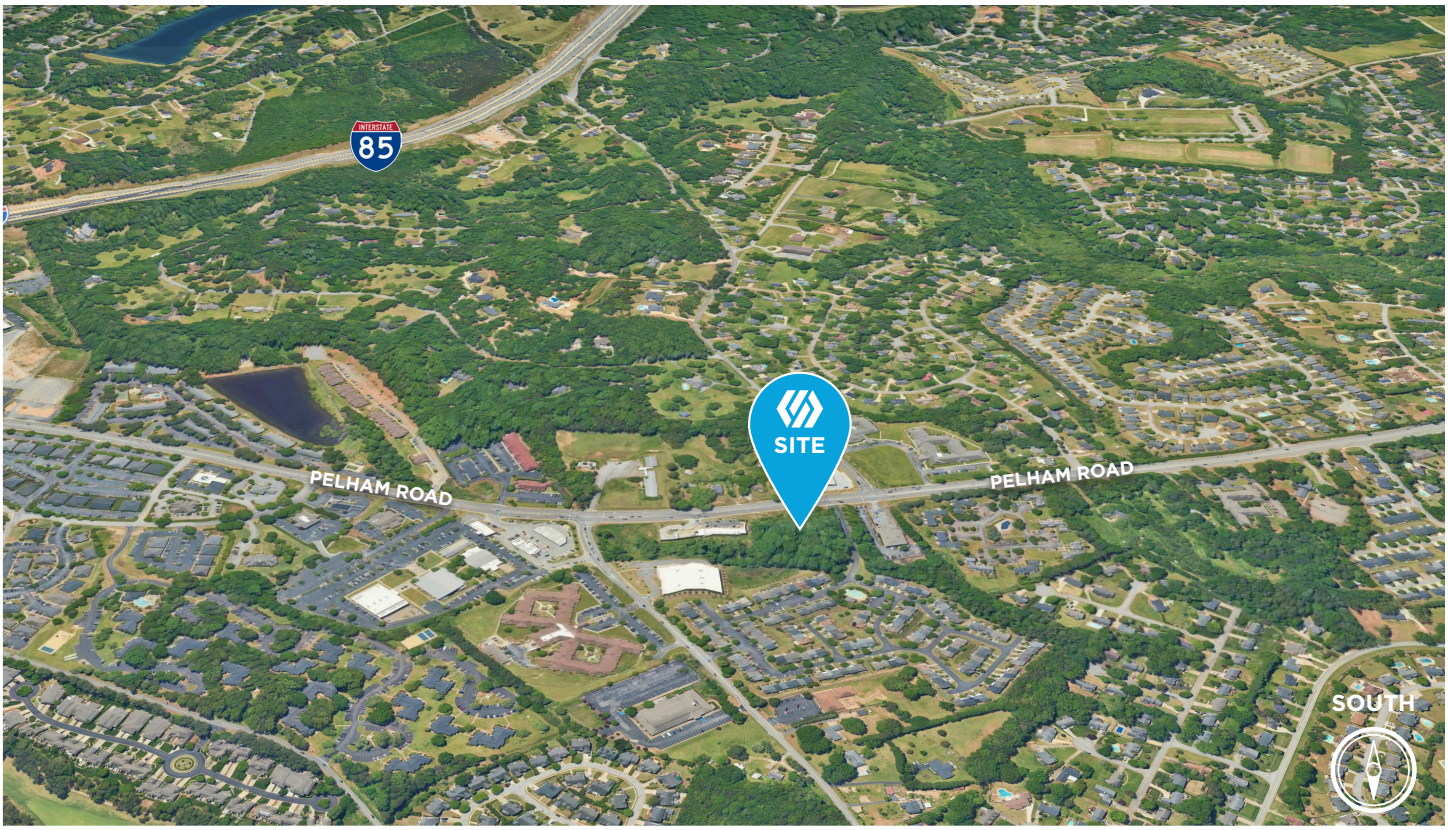
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PROPERTY PHOTOS





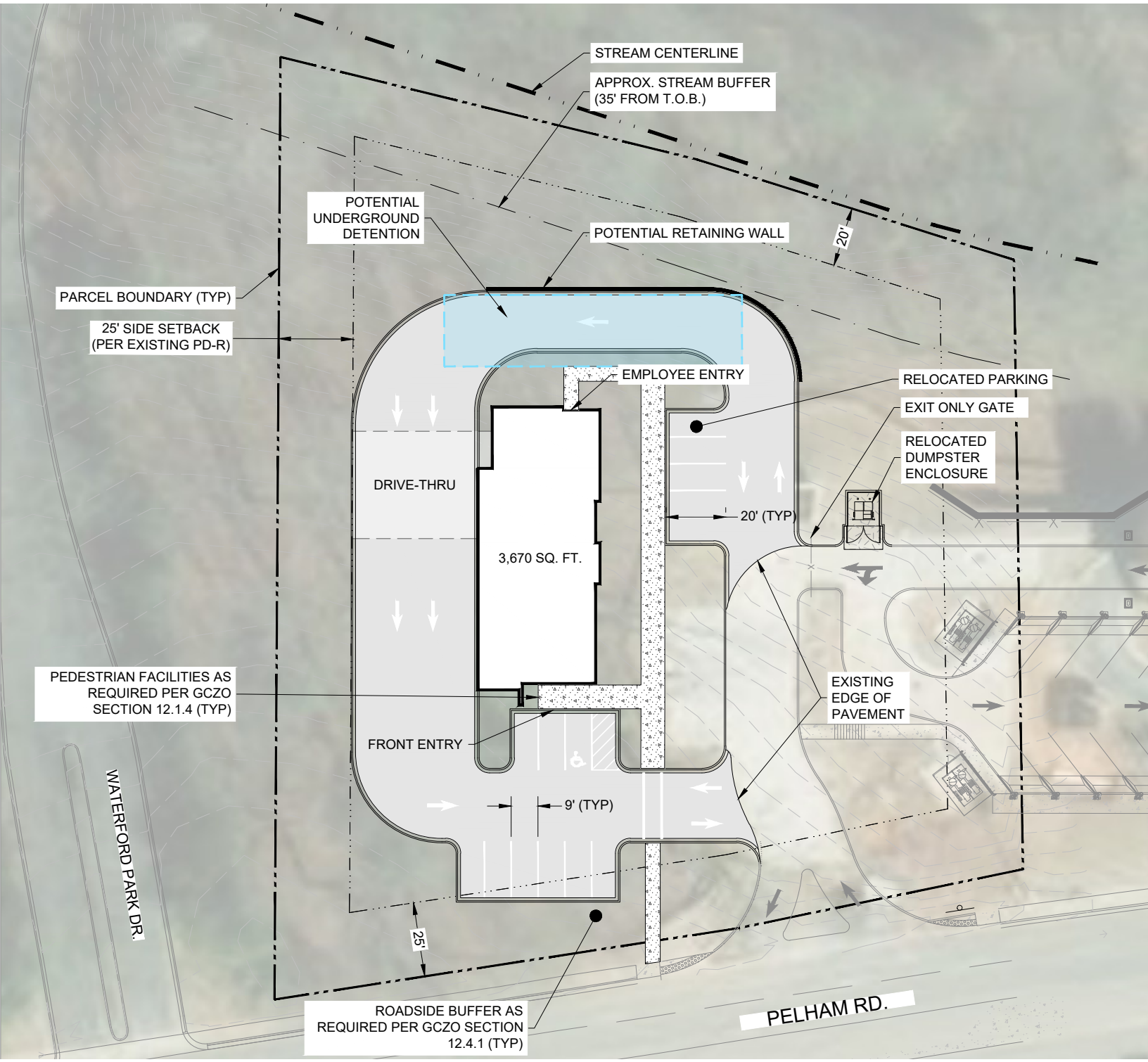
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PRELIMINARY PROPOSED SITE LAYOUT



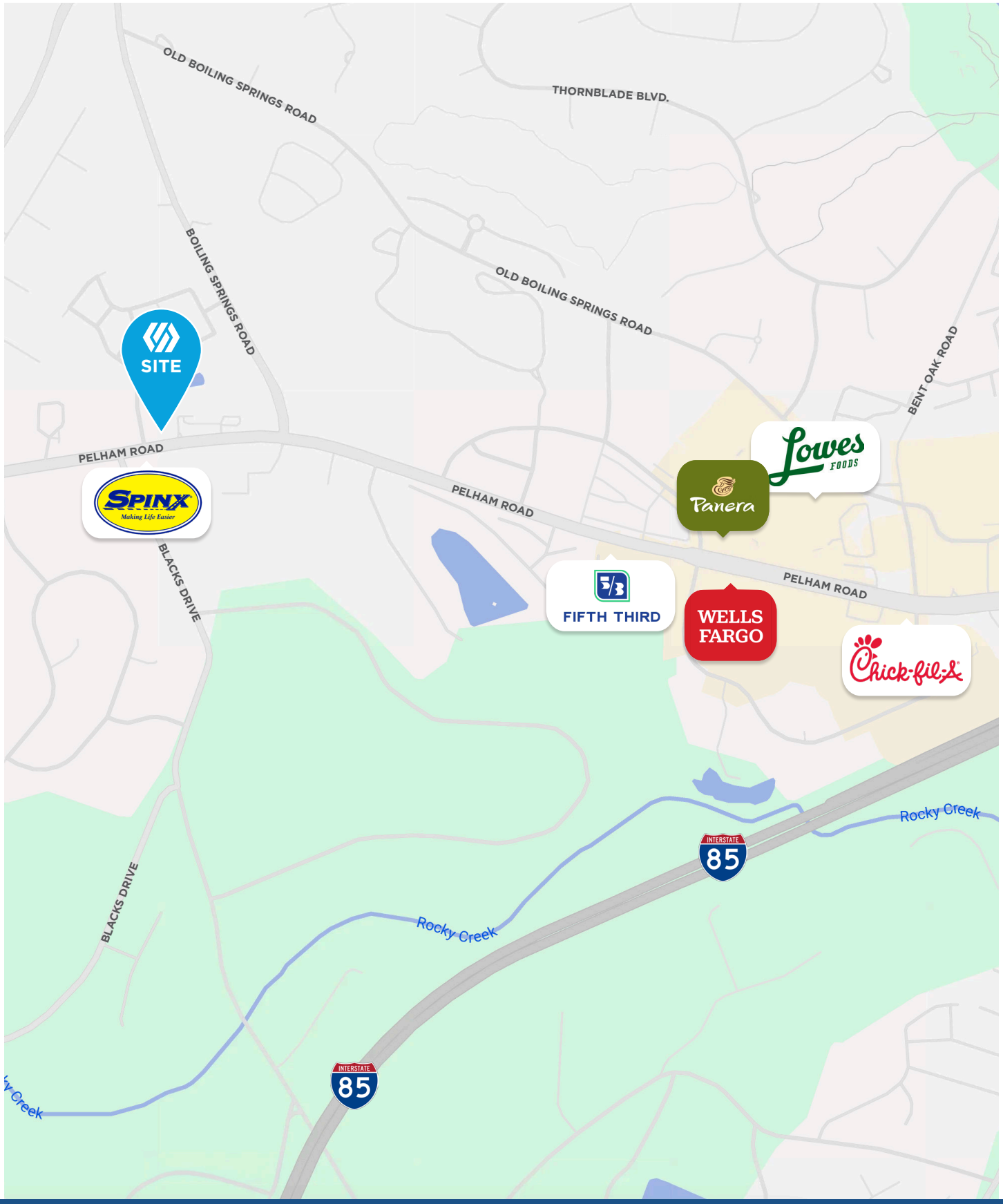
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LOCATION



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THE UPSTATE

LOCATION, LOCATION, LOCATION

1.6 Million People
10 Upstate SC Counties

More Than 575
International Companies

#3 GDP Worldwide
At $6.0T, the Southeast United States GDP Ranks #3 in the World.[1]

160 New Locations
More than 160 companies have announced new locations in the Upstate over the last 5 years.



A CRITICAL MANUFACTURING HUB

SOUTH CAROLINA IS OPEN FOR BUSINESS

#2
in the U.S. for Manufacturing 2024
Site Selection Group

#2
State for Doing Business 2024
Area Development

$18B+
Capital Investment in the Upstate over Last 5 years

Data & Information Provided by Upstate Alliance
[1] Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia

KDS CAINE
COMMERCIAL REAL ESTATE

REAL RELATIONSHIPS, NOT JUST REAL ESTATE

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340 Rocky Slope Road
Suite 302
Greenville, SC 29607

DOWNTOWN OFFICE
117 Williams Street
Greenville, SC 29601

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All property information is subject to change or withdrawal without notice.