

## 555 John Ross Court | Pelzer, South Carolina

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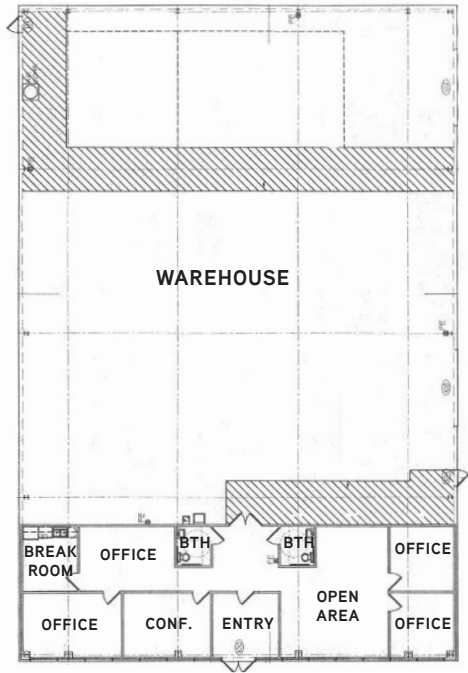
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### For Lease

Colliers International  
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BUILDING SPECIFICATIONS

Year Built	2004
Availability	±9,600 SF
Office	±1,870 SF
Warehouse	±7,730 SF
Lease Rate	\$5.35/SF
TICAM Estimated	\$1.40/SF

AMENITIES



PROPERTY

The property is zoned S-1 and includes a fenced in lot with land that is available for expansion.



BUILDING

Steel construction with metal roof that is screwed down and ribbed. Office space offers convenient layout with break room and meeting room. 2 drive in doors each 14' x 16'



WAREHOUSE

Fully conditioned warehouse, well insulated with 18' ceiling height at center and clear span for ease of use.



ACCESS

Within 5 miles of I-185 with 4 lanes the entire way.



ELECTRICITY

Heavy power with 1200 Amps and 2 power distribution systems through warehouse for convenience.



## THE AREA

555 John Ross Court is located in Pelzer, South Carolina, right off Augusta Road in a private cul-de-sac. The  $\pm 9,600$ -square-foot building sits on  $\pm 2.6$  acres and features a newly fenced lot. The property is less than 5 miles from I-185 and 10 minutes south of the South Carolina Technology and Aviation Center (SCTAC)..

