



±2,700 SF FLEX SPACE FOR LEASE

501 Richardson St, Suite C
Simpsonville, SC 29681

Lease Rate:
\$12.50/SF NNN

- Available May 1st, 2024
- Minutes from Downtown Simpsonville
- Fully Air Conditioned Unit



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CITY LIMITS
CITY OF SIMPSONVILLE



OFFICE
7 OFFICES, CONFER-
ENCE ROOM, OPEN
WORK AREA, KITCHEN



I-385
LOCATED +-1.2
MILES FROM I-385



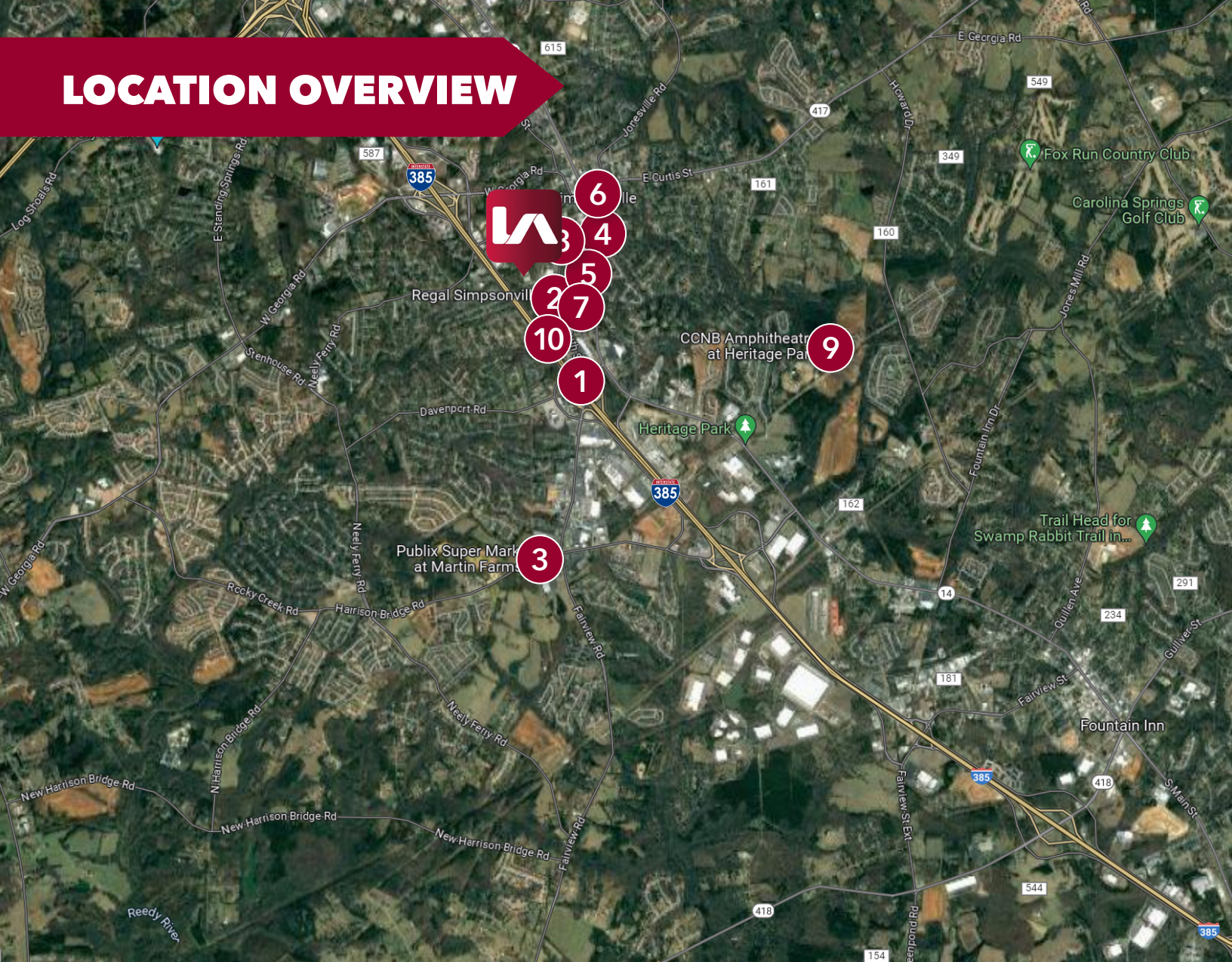
AVAILABLE SPACE
OFFICE: 2,565 SF /
WAREHOUSE: 135 SF

PROPERTY OVERVIEW

Property Name	501 Richardson St, Simpsonville, SC
Type	Flex
Total Available SF	2,700
Total Building SF	16,200
Tax Map #	TM0319000101001
County	Greenville
City Limits	Yes, Simpsonville
Zoning	B-I
Year Built	1998
Construction Type	Masonry
WAREHOUSE SF	135 SF
OFFICE SF	2,565 SF
CEILING HEIGHT	18'
DOCKS	One
Drive-In	No



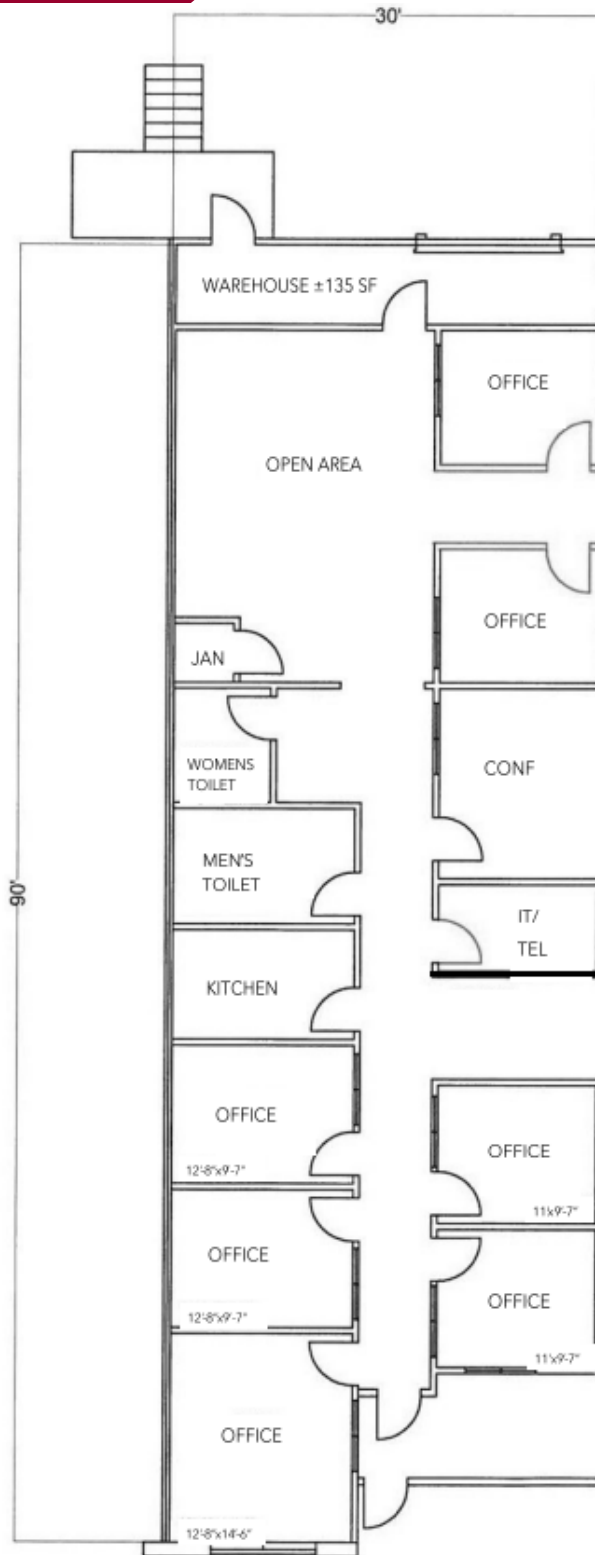
LOCATION OVERVIEW



- 1 I-385
- 2 Humble Pie Pizza Co.
- 3 Publix
- 4 Willy Taco
- 5 Ice Cream Station
- 6 Downtown Simpsonville
- 7 Warehouse at Vaughns
- 8 Truist Bank
- 9 Amphitheatre at Heritage Park
- 10 Food Lion



SITEPLAN





LEARN MORE GIVE US A CALL



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