



**AVAILABLE FOR LEASE**  
**107 SUNBELT COURT, SUITE 1**  
**GREER, SC 29650**

**FLEX USE**                      **3,900 SF**

---

**TYPE**                              OFFICE SPACE + WAREHOUSE

---

**OFFICE 1,800 FT.<sup>2</sup>    WAREHOUSE 2,100 FT.<sup>2</sup>**



**RECEPTION**



**OFFICES**



**WAREHOUSE**



**LOADING DOCK**

**UNIT OVERVIEW**

- Office/Flex Unit w/ large warehouse
- Grade level roll-up door w/ access to an exterior rear dock
- Zoned S-1 (Services)
- 3900 ft.<sup>2</sup> Suite
- 1800 ft.<sup>2</sup> office space
- 2100 ft.<sup>2</sup> storage warehouse
- Reception Area, 4 Offices, Breakroom, 2 Restrooms, Warehouse, and Storage Areas
- Great visibility on S. Batesville Road, less than half a mile from The Parkway
- Conveniently located near I-85, Pelham Road, Thornblade Club, Highway 14, GSP Airport, and more!

Ronnetta Griffin

(864) 884-8369

RONNETTA@GRIFFINFINEREALSTATE.COM



**AVAILABLE FOR LEASE**  
**107 SUNBELT COURT, SUITE 1**  
**GREER, SC 29650**

**FLEX USE**      **3,900 SF**

**TYPE**      OFFICE SPACE + WAREHOUSE

**OFFICE** 1,800 FT.<sup>2</sup>    **WAREHOUSE** 2,100 FT.<sup>2</sup>



 **SCAN ME**



Introducing a versatile office/flex unit with a spacious warehouse offering accessibility and exposure for your business needs. Zoned S-1 for Services, this 3900 SF Suite comprises 1800 sq. ft. of office space and 2100 sq. ft. of storage warehouse featuring a grade-level roll-up door and access to an exterior rear dock. The office layout includes a reception area, one executive office with a private restroom, three additional offices, a breakroom, two restrooms, and storage areas. The warehouse and storage areas offer ample space to accommodate your operational needs with ease. Strategically positioned for maximum exposure, this property enjoys prime visibility on S. Batesville Road, less than half a mile from The Parkway. Experience unparalleled convenience with easy access to major routes and destinations including I-85, Pelham Road, Thornblade Club, Highway 14, and GSP Airport. Current tenants include: Griffin Fine Real Estate, Hannah’s Gourmet Spices (wholesale), Coggins Flowers (wholesale), Upstate Family Solutions (counseling), House Express Real Estate, and Hart Consumer Law. Elevate your business presence and seize this exceptional leasing opportunity today!

Ronnetta Griffin

(864) 884-8369

RONNETTA@GRIFFINFINEREALSTATE.COM