



# PELHAM HYLAND

7001-7005 PELHAM ROAD  
GREENVILLE | SOUTH CAROLINA



**±39,124 SF**  
**OFFICE/FLEX SPACE**  
**LEASE RATE: \$12.50/SF NNN**

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# Upstate, SC

Comprised of Spartanburg, Greenville and Anderson, the Upstate region of South Carolina boasts a top-ranked pro-business climate, exceptional quality of life and a world-renowned research environment supported by quality institutions of higher learning. The region consistently earns a low cost-of-living ranking among large U.S. metropolitan regions, allowing a higher quality of life at a lower cost for the region's residents.

In addition, incentives like favorable tax rates, market accessibility and the quality and availability of workforce have attracted more than 350 international firms from 32 countries to the Upstate.

Automotive, advanced materials, aerospace, energy and bioscience industries make up a large component of the region's economy. Professional and business services, manufacturing, and trade, transportation and utilities are among the region's top employment sectors. In 2013, the South Carolina Inland Port (SCIP) opened, linking the Upstate to the Port of Charleston via an overnight Norfolk Southern rail service. Anticipated annual capacity for the SCIP is 40,000 containers with up to 100,000 by 2018. The inland port has outpaced projections and performing 100,000 container lifters per year as of 2017. Manufacturers are continuing to develop distribution facilities near the SCIP to take advantage of lower costs and efficient logistics.

The Upstate region as a whole, continue to support the success and growth of existing and new companies throughout the region. In order to attract and retain a quality workforce, the Upstate offers numerous outdoor activities, a world-class collection of museums and galleries, and signature restaurants, shops, and boutiques, creating a unique and contemporary environment sure to keep residents, employees, and visitors entertained.

## LOGISTICS

SC INLAND PORT	±8 mi
BMW	±7.5 mi
GSP	±5 mi
CHARLOTTE	±92 mi
ATLANTA	±154 mi
PORT OF CHARLESTON	±214 mi







Pelham at Hyland is a flex office park off Pelham Road in a high growth and high demographic area. With easy access to I-85, high visibility and multiple headquarters nearby, Pelham at Hyland is the perfect place to move a large business or to set up a new headquarters location.

Property highlights include:

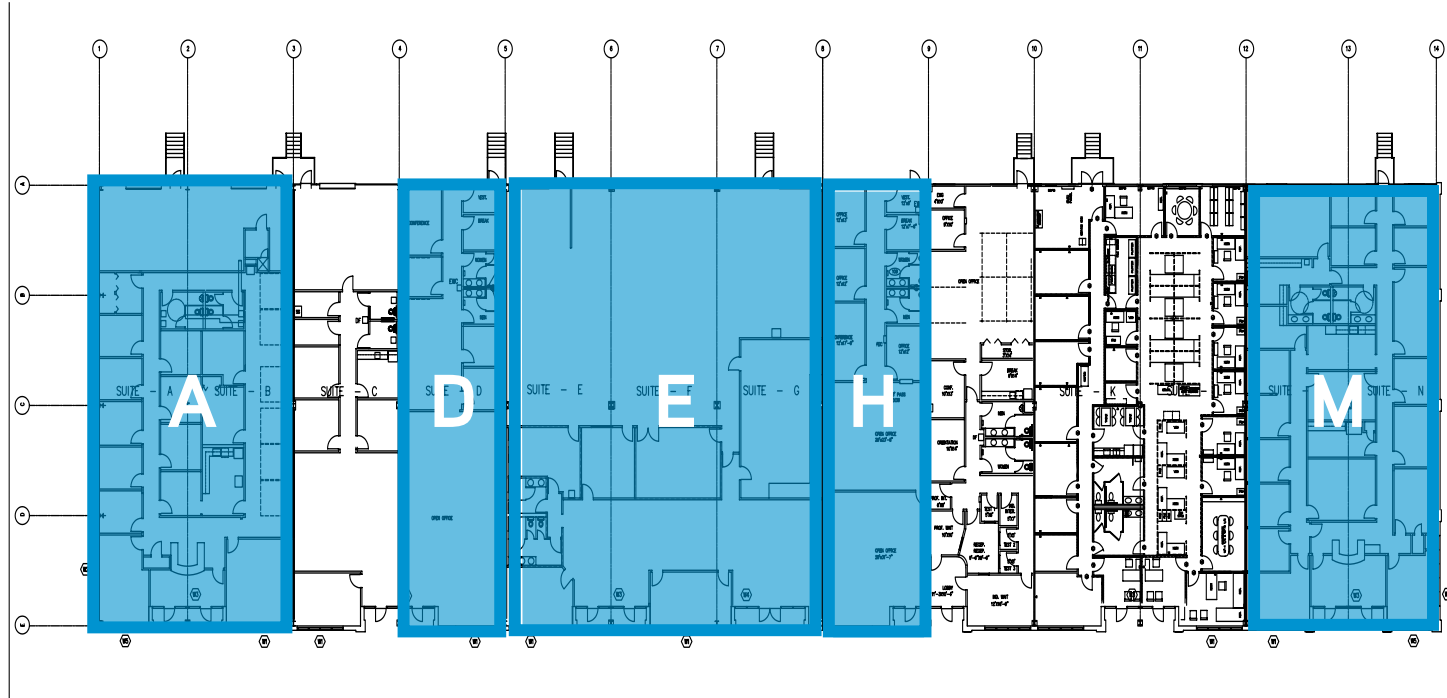
- Large block available ±38,000 SF (full building)
- Frontage and high visibility
- Building signage available
- Quick access to I-85
- 5 miles from GSP International airport
- Multiple headquarters nearby including BMW, Michelin, Scansource, Synnex, Guardian, Regional Management Corp, etc.
- Parking Ratio: 4.50/1000
- Flexibility for usage and build-out
- Ability to pull large employee base from Greenville, Spartanburg and Anderson
- Coveted Eastside location surrounded by amenities (restaurants, hotels, etc.)
- High growth, high demographic area
- Creative open space with high ceilings
- LEASE RATE: \$12.50/SF NNN

DEMOGRAPHICS (2017)

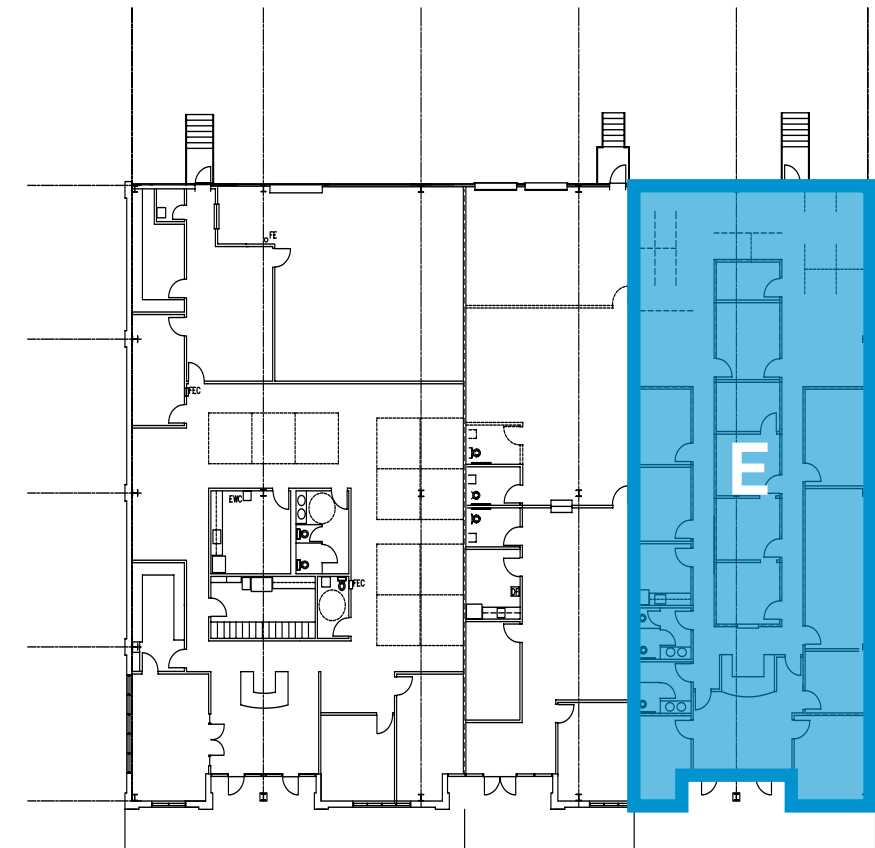
	1 mi	3 mi	5 mi
Population	1,340	42,699	115,748
Households	405	16,862	45,166
Average Household Income	\$95,015	\$109,577	\$97,144



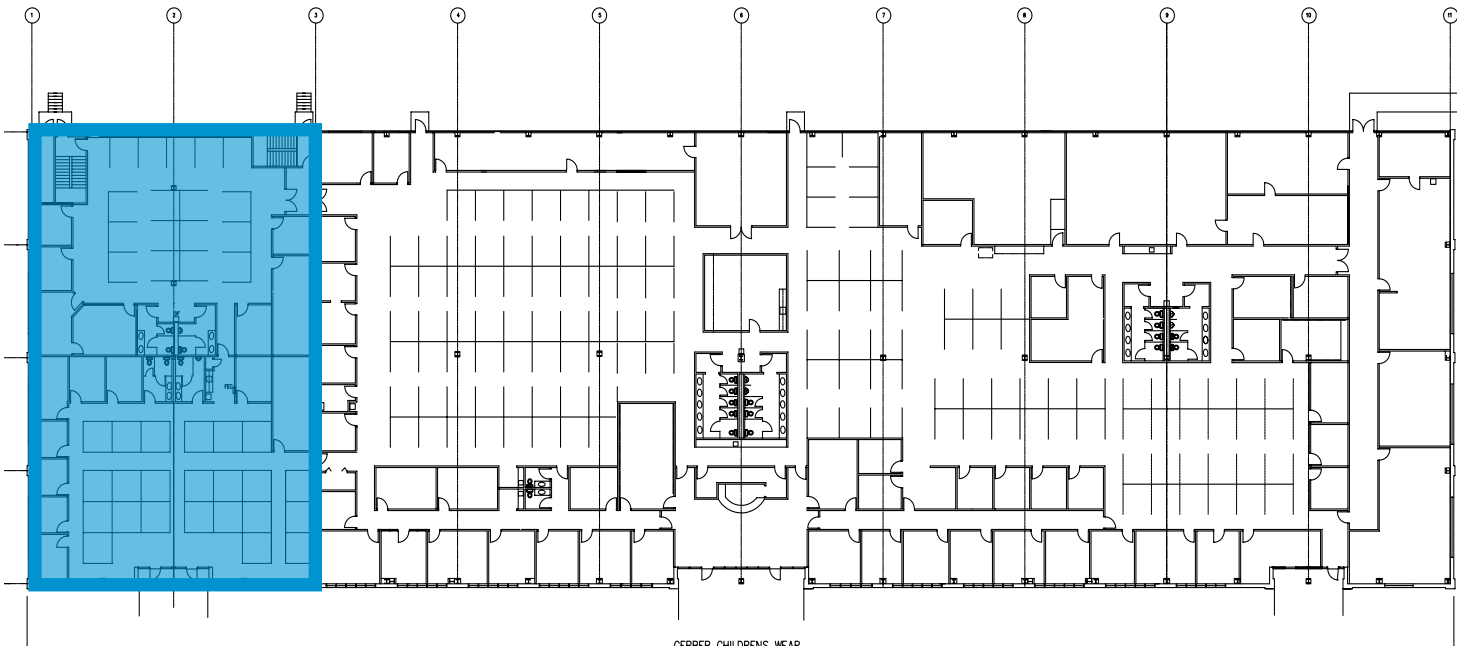
BUILDING 7001



BUILDING 7003



BUILDING 7005



BUILDING AVAILABILITIES (SHOWN IN BLUE)

7001 A	±5,500 SF	7003 E	±4,100 SF	7005 (150)	±9,124 SF
7001 D	±2,900 SF				
7001 E	±9,000 SF				
7001 H	±3,000 SF				
7001 M	±5,500 SF				



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INTERNATIONAL

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