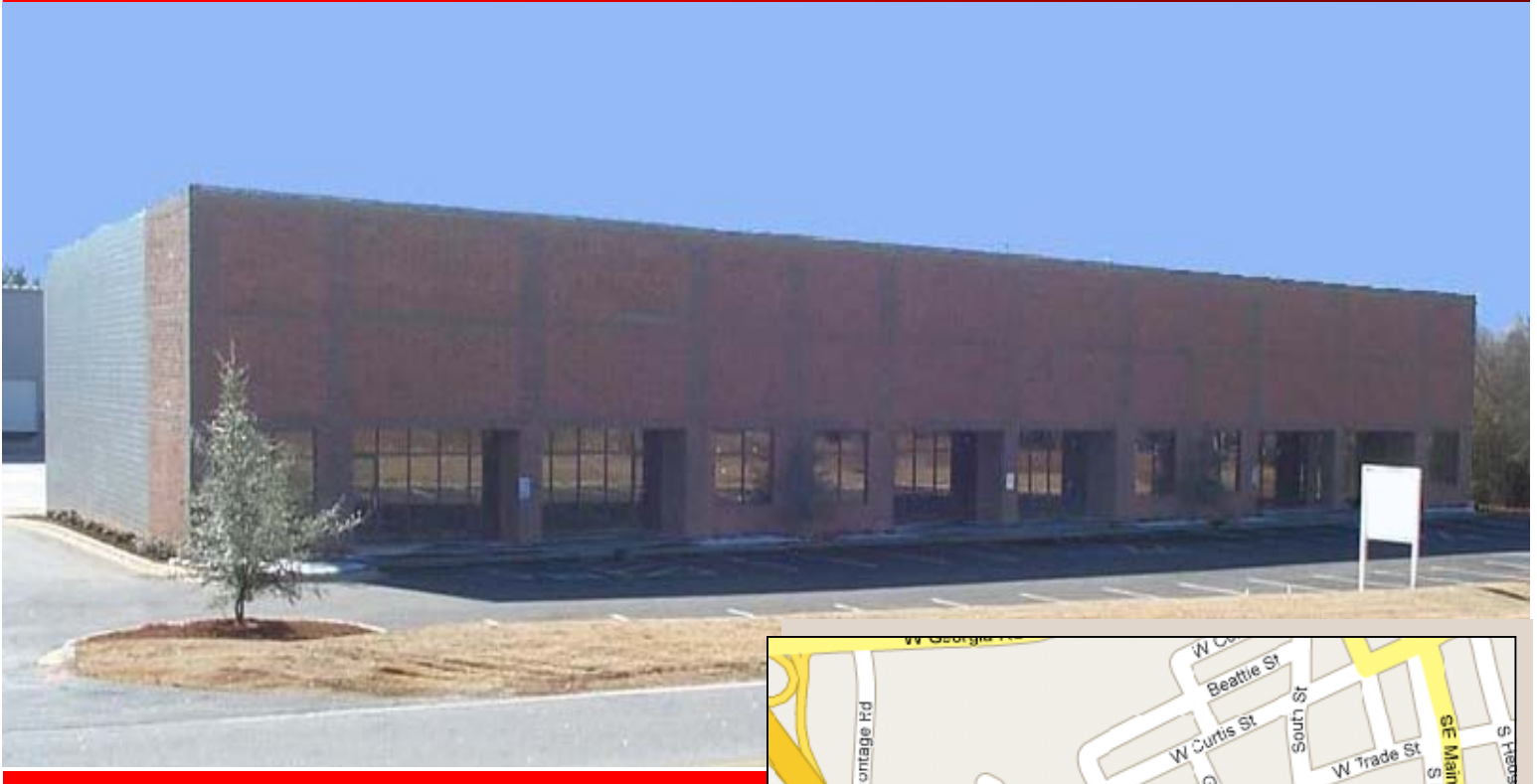


FLEX SPACE FOR LEASE



501 Richardson Street Simpsonville, SC

SPACE AVAILABLE: 2,700 SF (Suite D)
300 SF Office
2,400 SF Warehouse

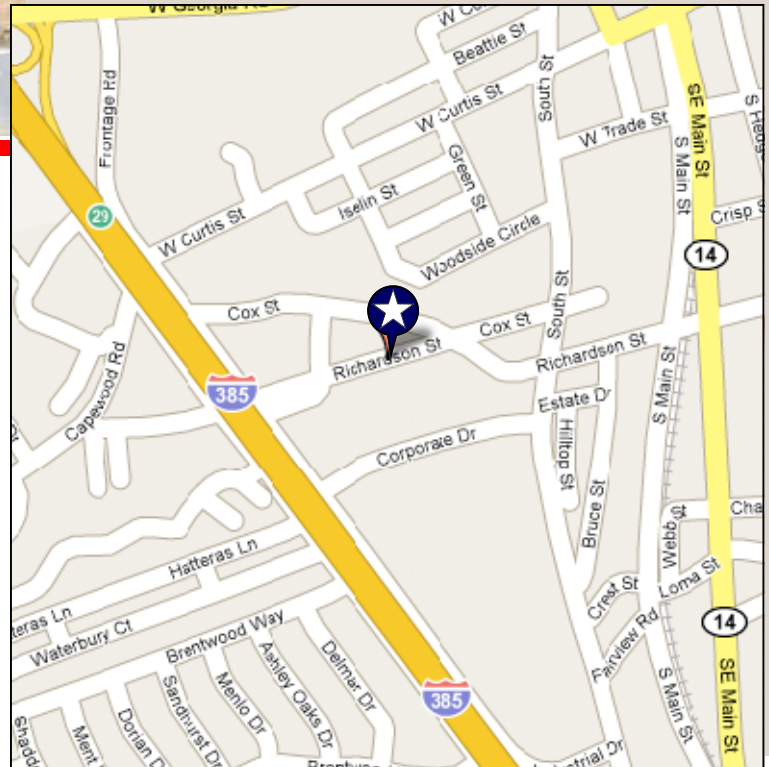
LOCATION: Building II in Park 385 in Simpsonville

DOCKS: 1 Dock High Door

HVAC: 100%

CONSTRUCTION: Masonry and Glass

LEASE RATE: \$6.15/SF (NNN)



101 A West Court Street
Greenville, SC 29601

KEVIN BENTLEY
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kbentley@bentleycommercial.com

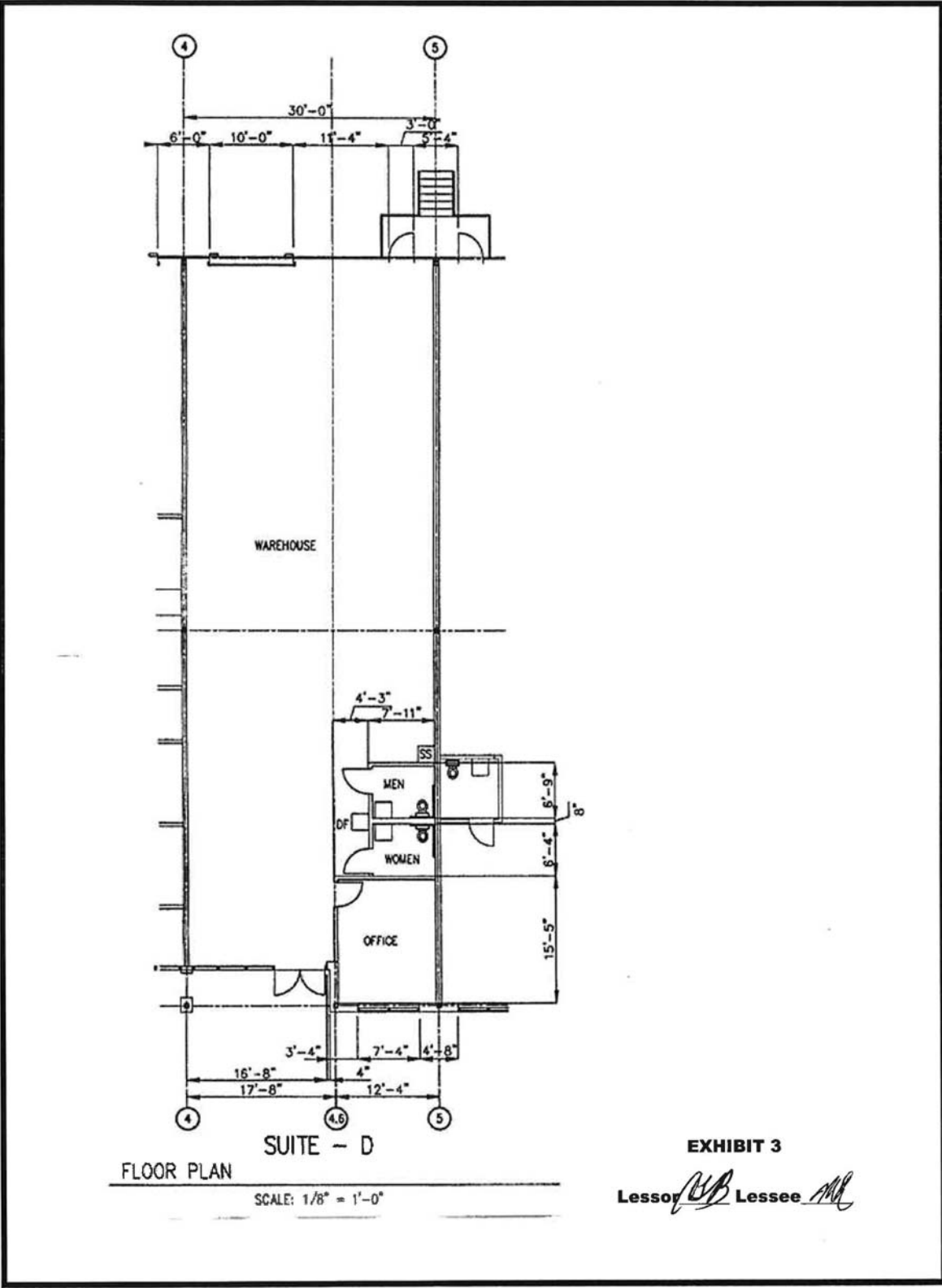
Visit us Online
www.bentleycommercial.com

Bentley Commercial LLC
CORFAC INTERNATIONAL

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

FLOOR PLAN

501 Richardson Street • Simpsonville, SC



FLOOR PLAN

SCALE: 1/8" = 1'-0"

EXHIBIT 3

Lessor *UB* Lessee *MLL*