

**FOR LEASE**  
**Office & Warehouse**

**+ / - 6400 SQUARE FEET**  
**2124 JODY ROAD, FLORENCE, SC**



## **OFFICE-FLEX BUILDING AVAILABLE**

### **Excellent Stand-Alone Office Building Available** **with Warehouse Storage**

#### **PROPERTY SPECS**

- 6,400 Total Square Feet
- 1,000 SF Office Area
- 4,000 SF Conditioned Warehouse
- 1,400 SF Un-Conditioned Warehouse
- Great Location with Easy Access to Primary Commercial Corridors
- Owner will consider sale at \$399,000 +/- 9,000 Total Square Feet

This stand-alone office building located on Jody Road, is situated among a quite and quaint commercial area less than a 1/4 mile from Hoffmeyer Road. Jody Road is home to a variety of service and professional businesses. Conveniently located near the Five Points area of Florence and with easy access to major commercial corridors, this property provides a unique and rare opportunity for the small office end user.

The 6,400 square foot building is situated on approximately 1 acre. The layout provides for three individual offices, two storage areas, a large conference room, a large receptionist office area, foyer entrance, three restrooms and a large warehouse area. To the rear of the building, there is a large gated and chain link fenced back yard. Adequate parking is available at the front of the property. The front of the building is nicely landscaped and well manicured.

**The Building is For Lease for the following: Office Area +/- 1000 Sq. Ft. consisting of 4 offices & foyer \$6.00 per square foot. Conditioned warehouse and unconditioned warehouse totaling +/- 5400 square feet for \$4.50 per square foot.**



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For additional information on this and other available properties, please visit our website at  
**[www.palmettocommercial.com](http://www.palmettocommercial.com)**

No warranty or representation is made as to the accuracy of the information contained herein.

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