

525 Old Piedmont Hwy

±411,000 SF Available

525 Old Piedmont Highway
Greenville, SC 29605
Site #2331

Contact Broker For Pricing

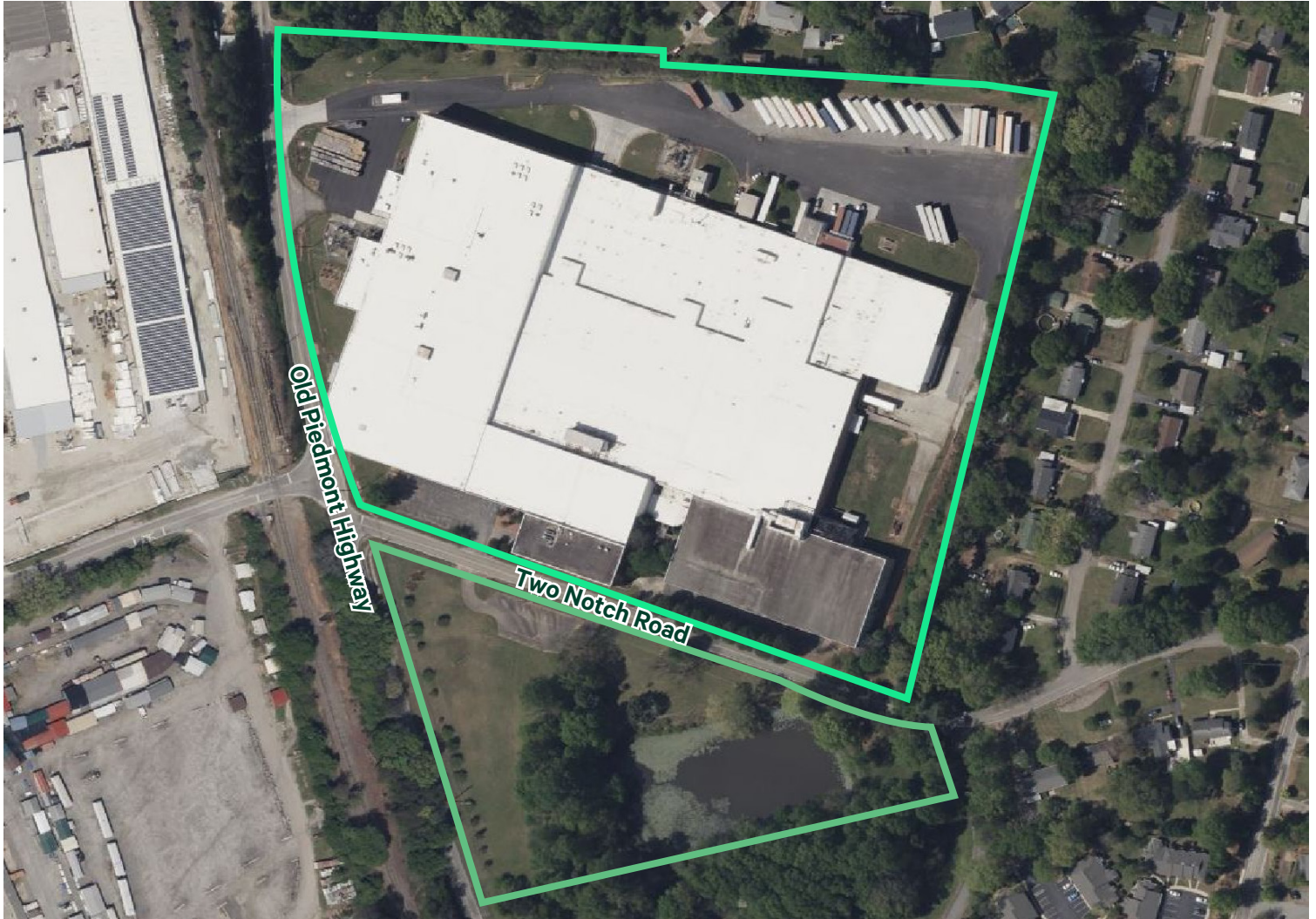


Contact Us

Campbell Lewis, SIOR
First Vice President
+1 404 312 1403
campbell.lewis@cbre.com

Marcus Cornelius, SIOR
First Vice President
+1 864 320 0445
marcus.cornelius@cbre.com

Doug Webster
Vice President
+1 864 787 5557
doug.webster@cbre.com



Property Details

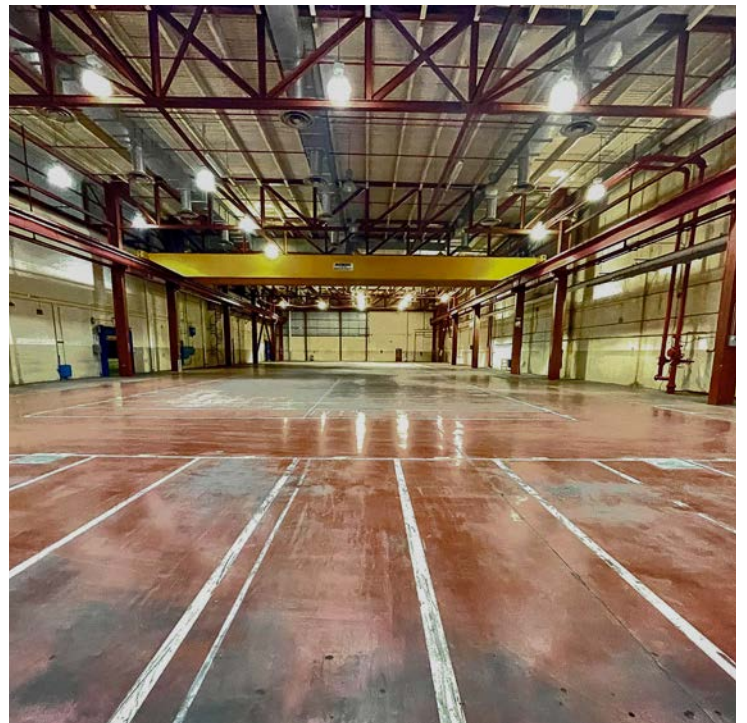
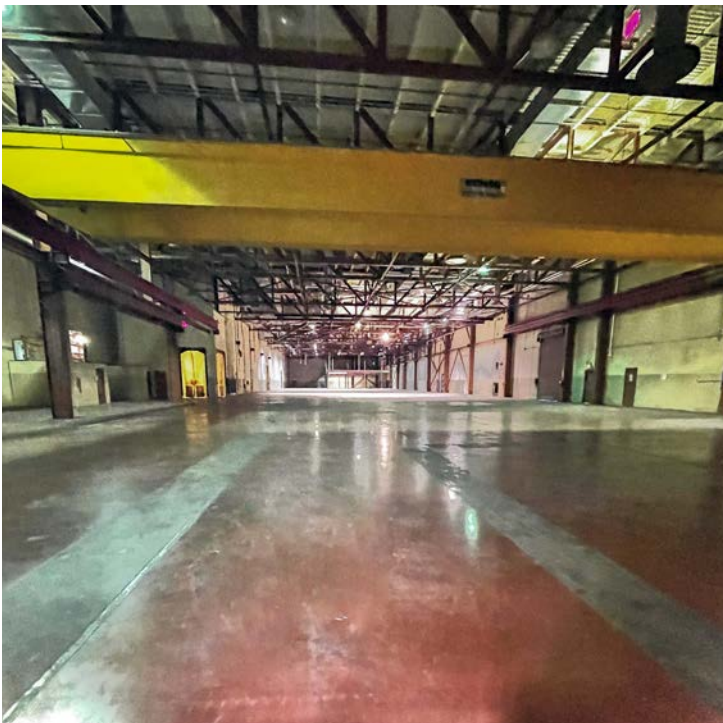
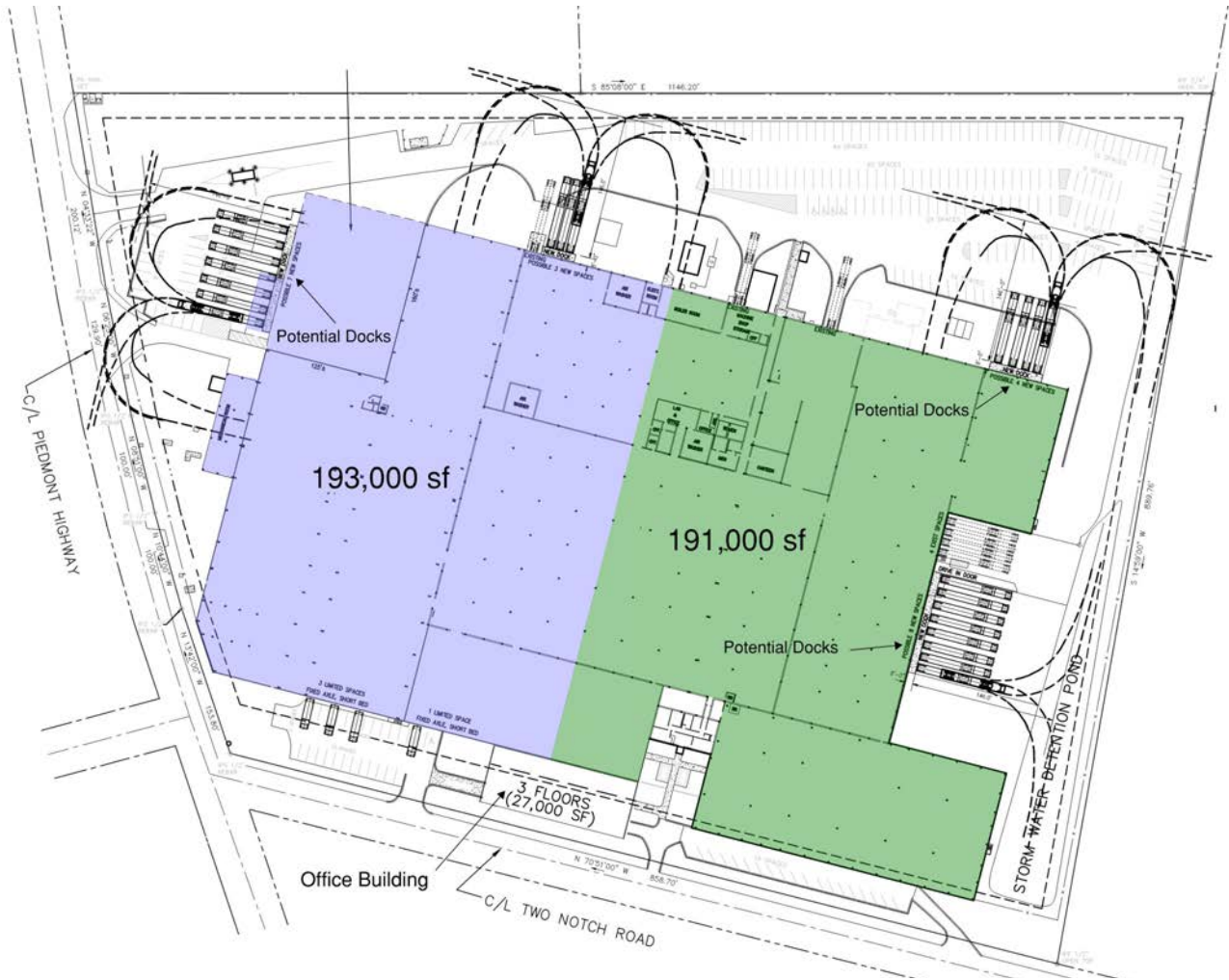
- + Total Building Size: ±411,000 SF
 - Manufacturing / Warehouse: ±384,000 SF
 - Office: ±27,000 SF (3 story)
- + Land Area: 22.97 Acres
- + Zoned: Greenville County | I-1
- + Tax Map #WG01010301100 & WG01010301400
- + Clear Height: 15' - 28'
 - 200,000 SF greater than 25'
- + Executive offices, cubicles and conference room
- + Dock Doors: 9
- + Drive-In Doors: 4
- + Overhead Cranes: 27 total ranging from 1-15 tons
- + Sprinkler: Wet
- + Up to 295 auto parking spaces available
- + Fenced secured truck court with guard shack
- + Power: 2, 44,000 volt substations; 6.5 MW
- + All Utilities Available:
 - Water: Greenville Water System
 - Sewer: Greater Greenville Sanitation
 - Gas: Piedmont Natural Gas
 - Electric: Duke

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For Lease

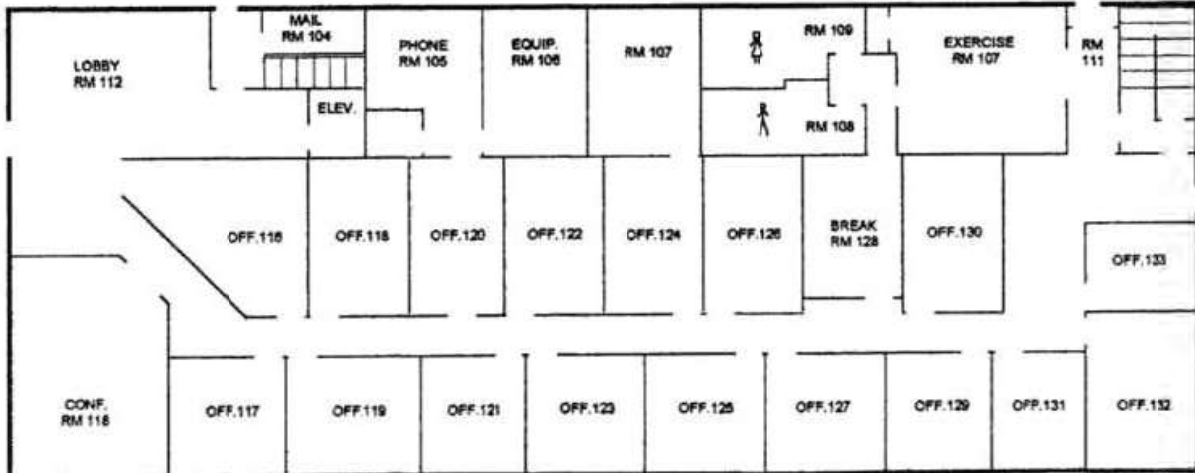


Building Floor Plan

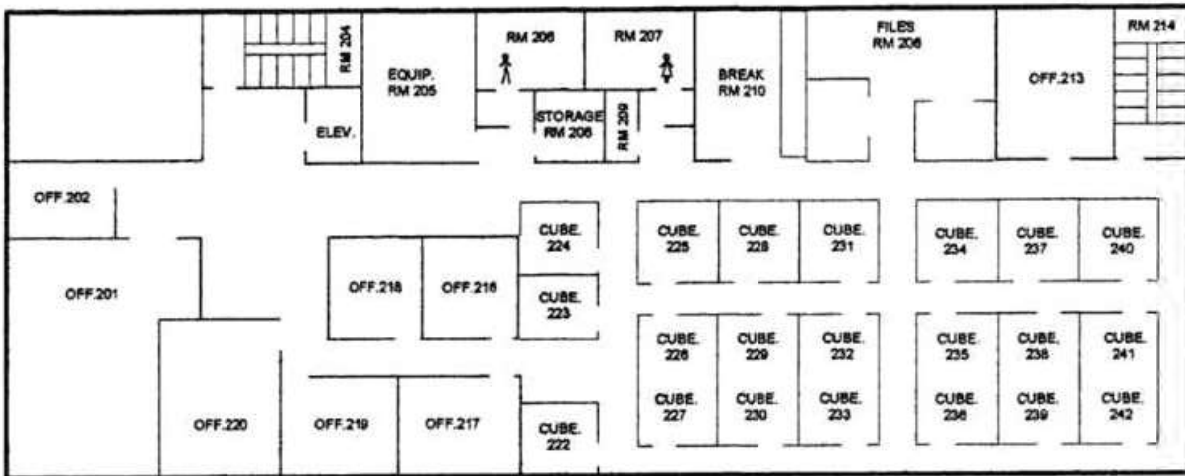


Office Floor Plan

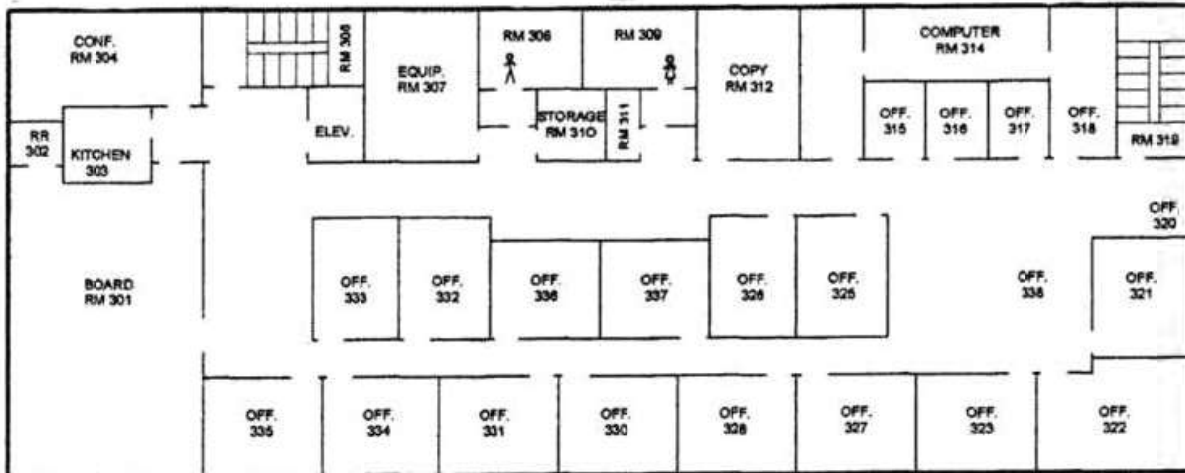
1st Floor:

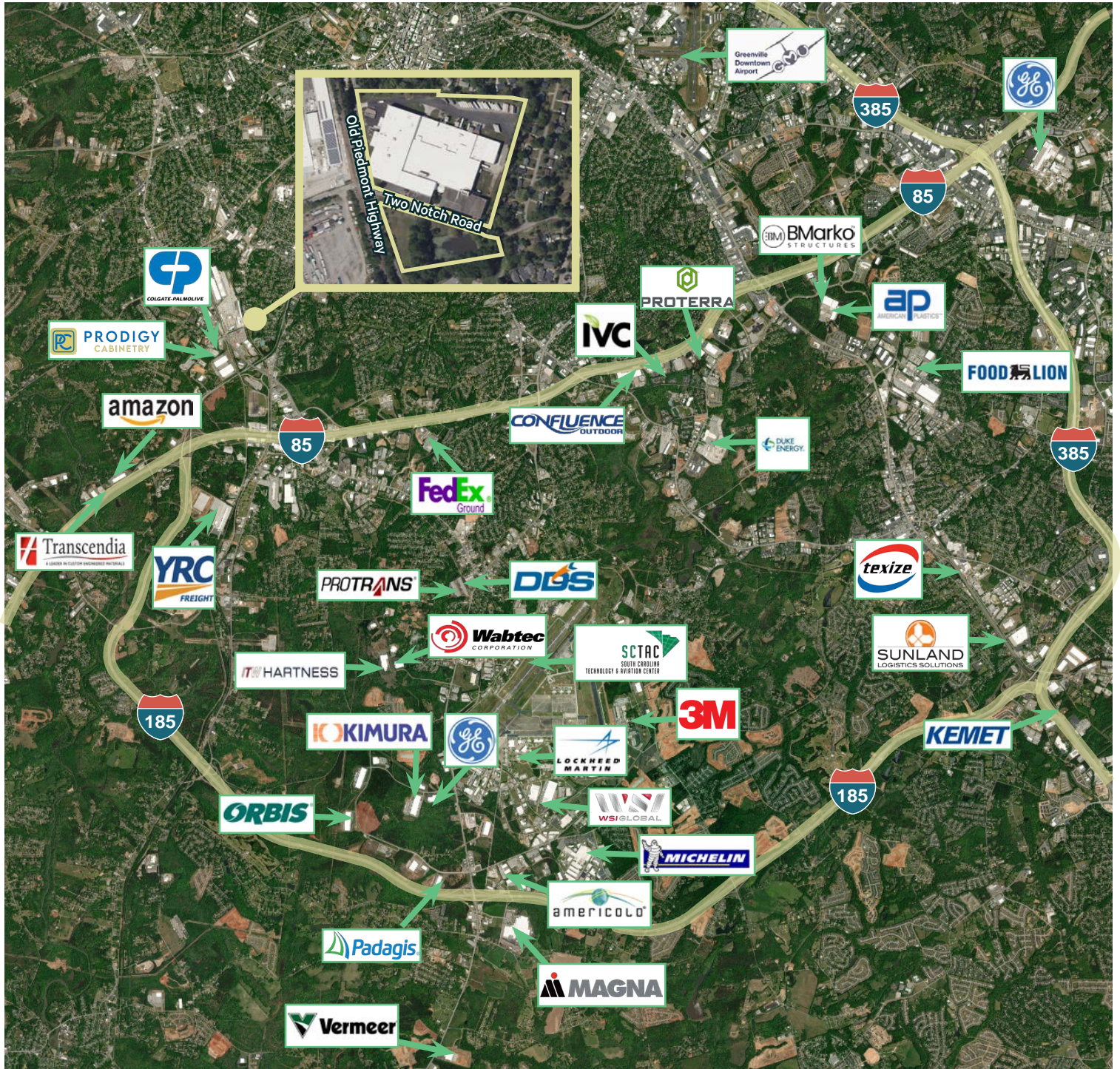


2nd Floor:



3rd Floor:

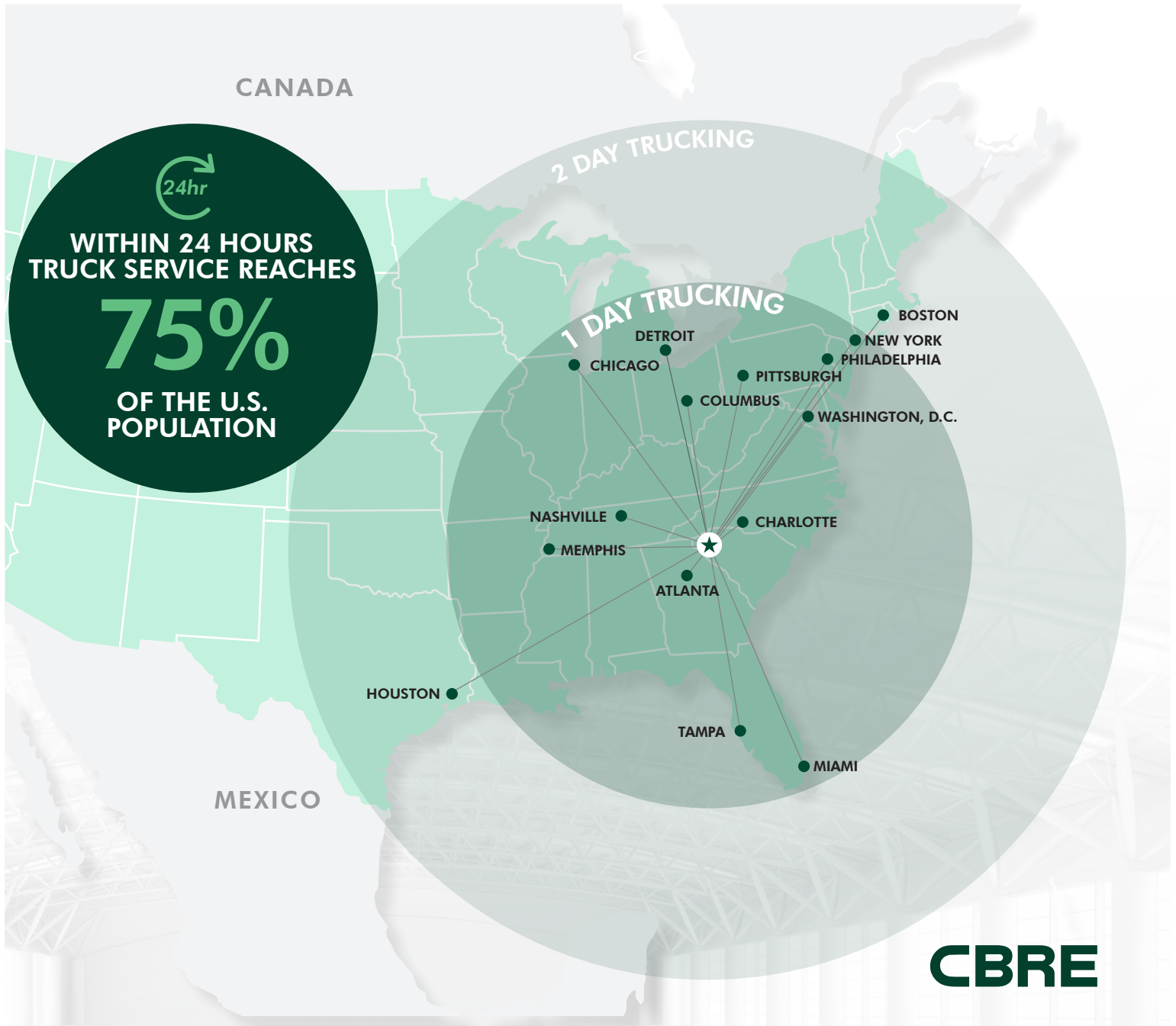




Demographics

	Population	Businesses	Labor Force	Bachelor's degree or Higher	Avg HH Income	Daytime Population
10 Miles	382,201	15,970	190,562	65,257	\$95,323	441,392
20 Miles	769,941	24,914	380,311	125,776	\$96,804	785,269
30 Miles	1,172,828	36,375	563,387	173,078	\$91,335	1,189,306

Trucking Map



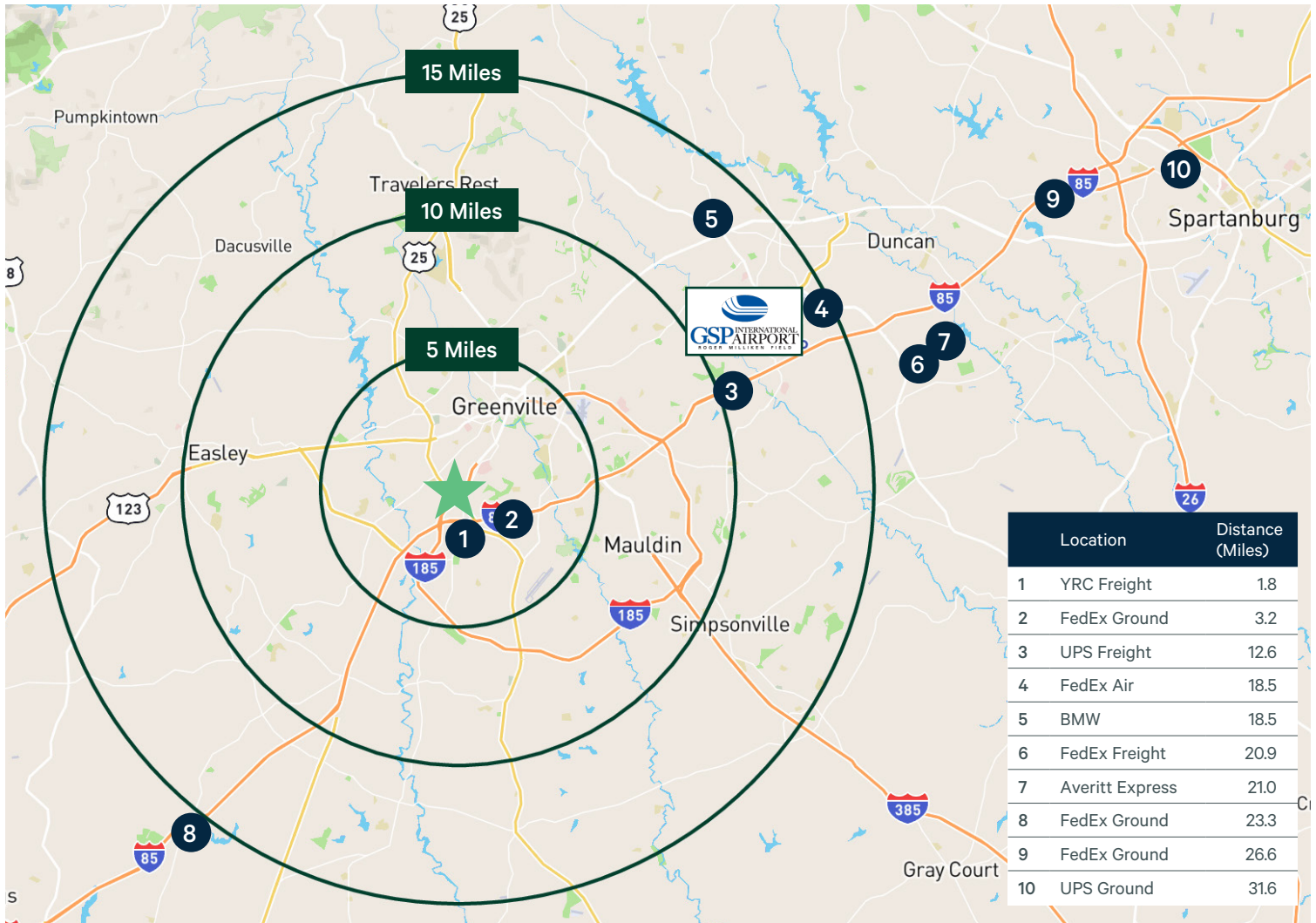
\$63.4B economic impact
100 foreign ports served
94M consumers live within 500 mile radius



MAJOR RAIL LINES AVAILABLE



19 NONSTOP DESTINATIONS ON
100+ DAILY FLIGHTS



0.9
Miles



2.3
Miles



15.8
Miles



22.1
Miles



31.3
Miles



219
Miles

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