



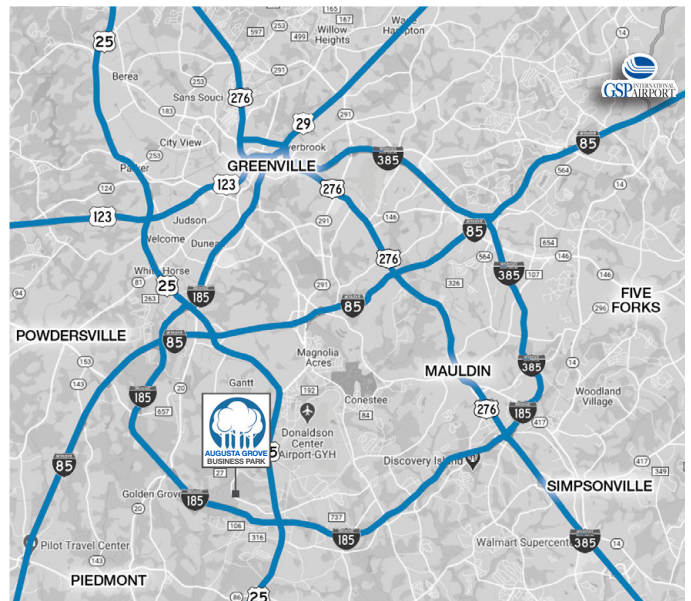
AUGUSTA GROVE BUSINESS PARK



1701 OLD GROVE ROAD | SUITE B
PIEDMONT, SC 29673

- **Available SF:** ±48,750 SF
- **Available Space Dimensions:** 310' X 156'
- **Clear Height:** 32'
- **Column Spacing:** 50' X 52' (60' Speed Bay)
- **Dock Doors:** 7 (9' X 10") Doors (4 with 35,000 Lb Mechanical Pit Levelers)
- **Sprinkler System:** ESFR
- **Lighting:** LED
- **Power:** 277/480 Volt | 2,000 Amps | 3 Phase
- **Floor:** 6" Slab (4,000 PSI Unreinforced Concrete)
- **All Utilities Available**
- **Truck Court:** 185' (60' Concrete Apron)
- **Rear Load Configuration**
- **Trailer Parking:** ±25 Spaces
- **Auto Parking:** ±50 Spaces (Expandable)
- **Adjacent Tenants:** Maytronics & RTCO SC Packaging

CONTACT BROKER FOR LEASE RATE



LOCATION

- Ideal location along the I-85 corridor between Atlanta & Charlotte
- Less than 4 miles to I-85 & direct access to I-185
- Park access from US-25 (Augusta Road) & Old Grove Road

FOR MORE INFORMATION

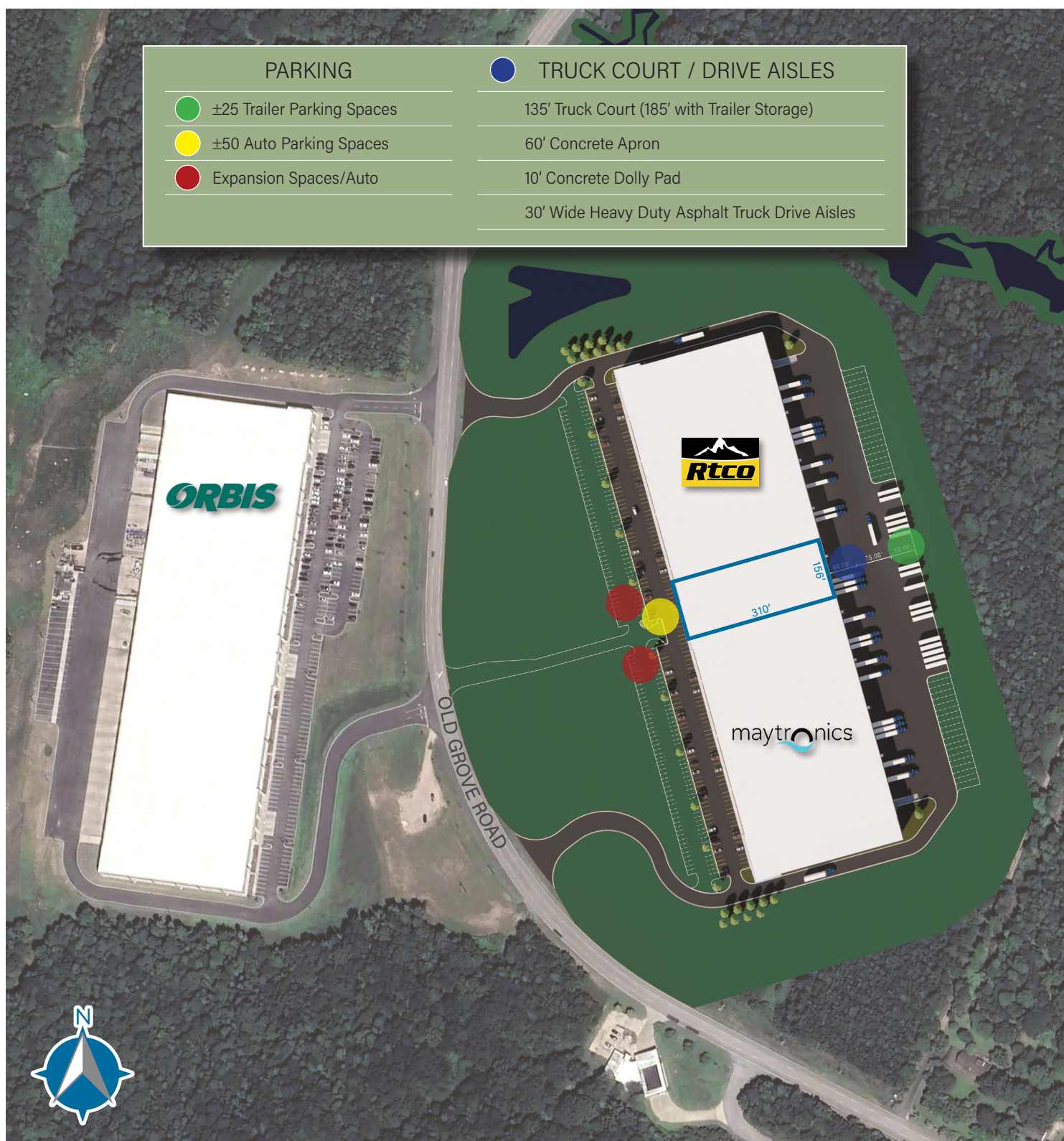
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ALL INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE. HOWEVER, NO REPRESENTATION OR WARRANTY IS MADE TO THE ACCURACY THEREOF.



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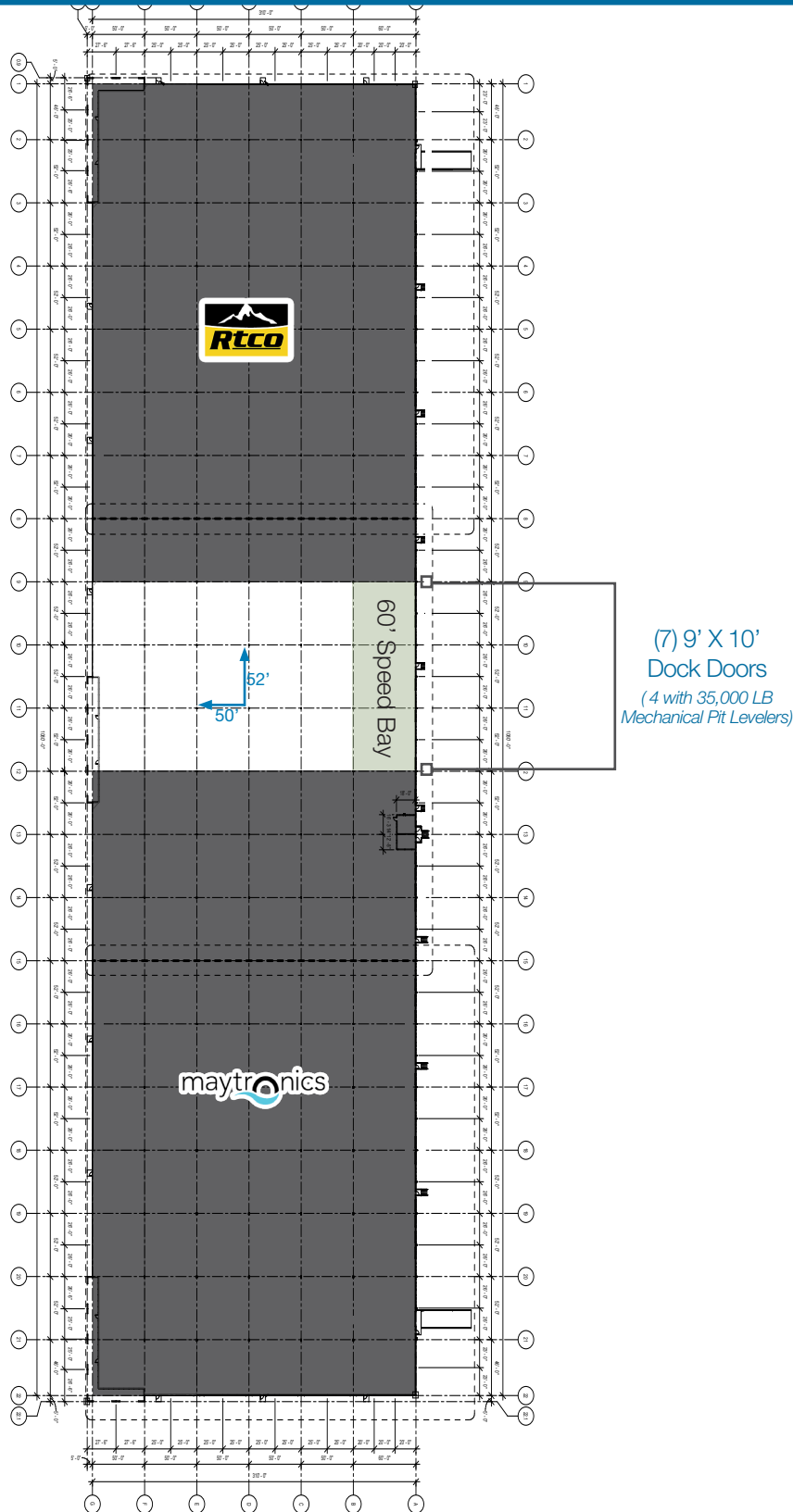
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1701 OLD GROVE ROAD / PIEDMONT

FLOOR PLAN



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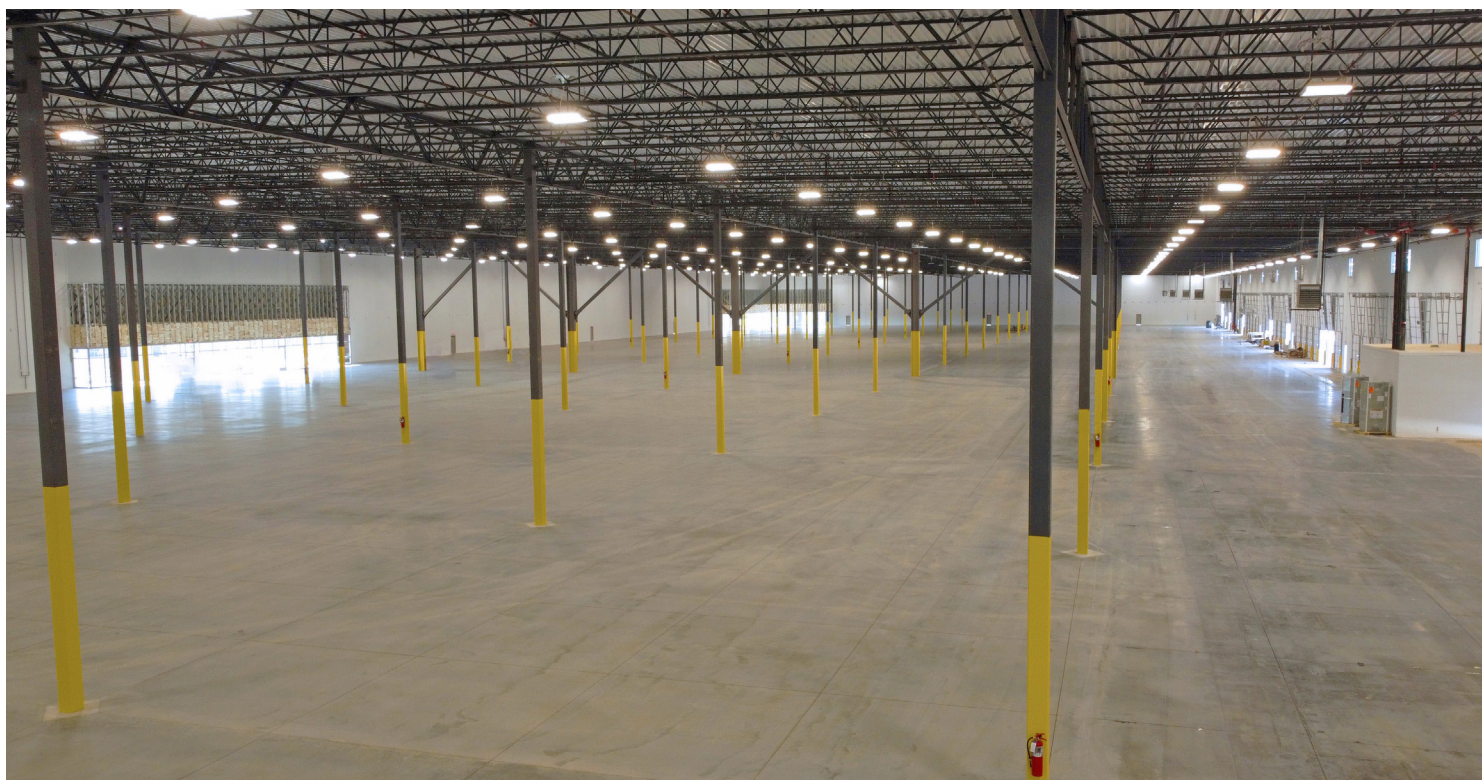
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PHOTOS



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AUGUSTA GROVE BUSINESS PARK

1701 OLD GROVE ROAD / PIEDMONT

SUBMARKET MAP



DRIVING DISTANCES



±4 miles



±22 miles



±11 miles



±9 miles



±39 miles



±106 miles



±16 miles



±148 miles



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PARK MAP



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