

FOR SALE OR LEASE



±10,415 SF WAREHOUSE ON ±2.23 ACRES

1400 Piedmont Highway
Piedmont, SC 29673



LEE & ASSOCIATES
GREENVILLE/SPARTANBURG

STONO
GROUP

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Associate

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PRICING/RATE:

**CALL FOR
PRICING**

CLICK OR
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VIDEO



- Two points of ingress/egress from Piedmont Highway and Camden Drive
- Landlord to provide site and interior/exterior building improvements
- Building has drive-through loading capabilities and dock potential



TENANCY
SINGLE-USER



ZONING
S-1

Interactive PDF



864.704.1040

LeeUpstate.com



DRIVE-IN DOORS
THREE TOTAL; (1)
24'X21', (1) 20'X16',
(1) 8'X10'



POWER
400 AMPS, 120/40V,
SINGLE PHASE, 3
PHASE AVAILABLE

PROPERTY OVERVIEW & PHOTOS

PROPERTY ADDRESS	1400 Piedmont Hwy Piedmont, SC 29673
TYPE	Industrial/IOS
TOTAL AVAILABLE SF	±10,415 SF
TOTAL BUILDING SF	±10,415 SF
OFFICE SF	±1,973 SF
COUNTY	Greenville
ZONING	S-1
SITE SIZE	2.23 Acres

LAYDOWN YARD	1.75 acres, fully fenced with motorized gates
CLEAR HEIGHT	24'-27'
COLUMNS	Clear Span
DRIVE-IN DOORS	Three (3) total (1) 24'X21' (1) 20'X16' (1) 8'X10'
DOCKS	One (1) could be added
POWER	400 amps, 120/40V, single phase. Installation of 3 phase negotiable.



IMPROVEMENT PLAN



Conceptual rendering,
subject to change

IMPROVEMENTS ARE NEGOTIABLE

1. Grade and regravels the laydown yard
2. Deliver spec office with new paint, flooring, ceiling tile, etc.
3. Repaint building exterior
4. Repair/replace drive-in doors
5. Repair insulation
6. Repair roof
7. Remove tree in yard
8. Add a loading dock
9. Install 3 phase power

PROPERTY PHOTOS

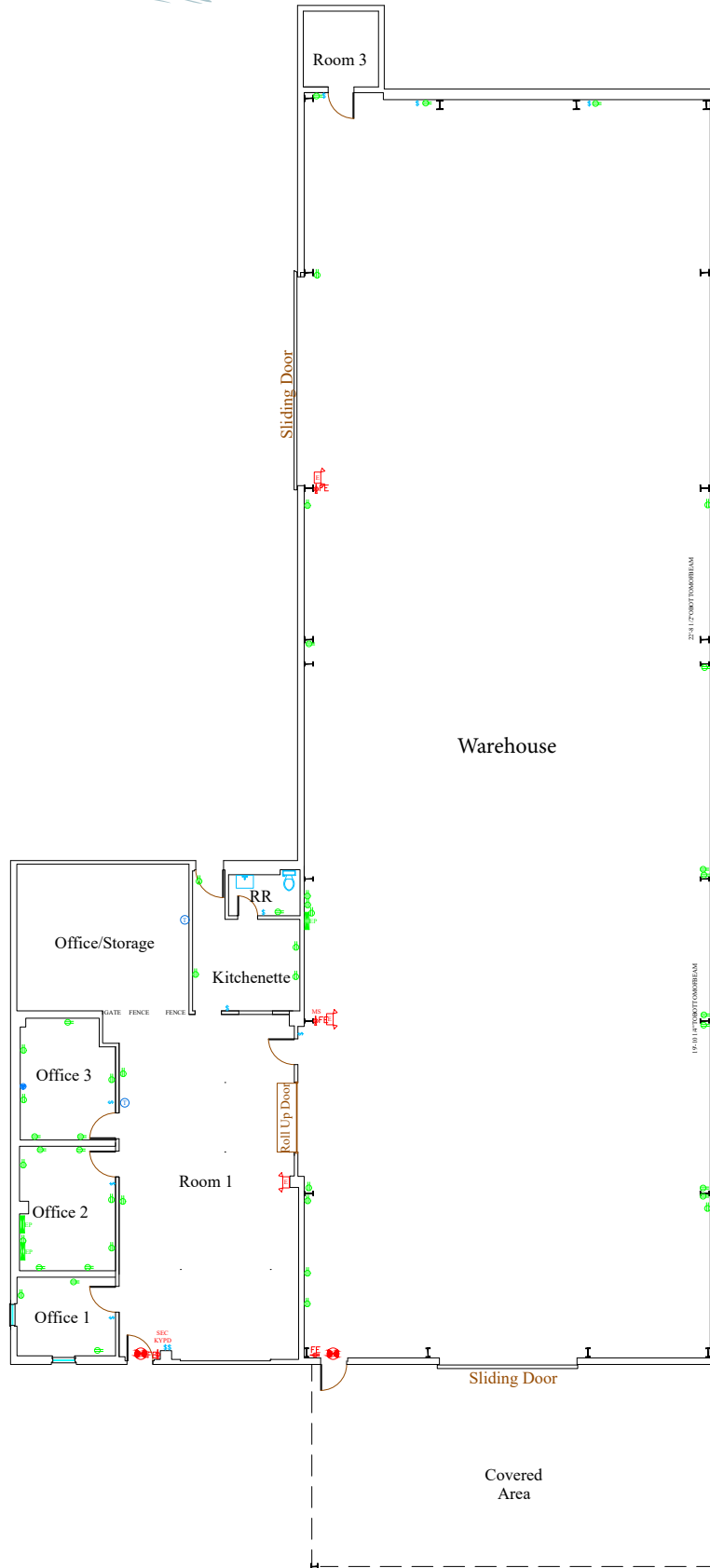


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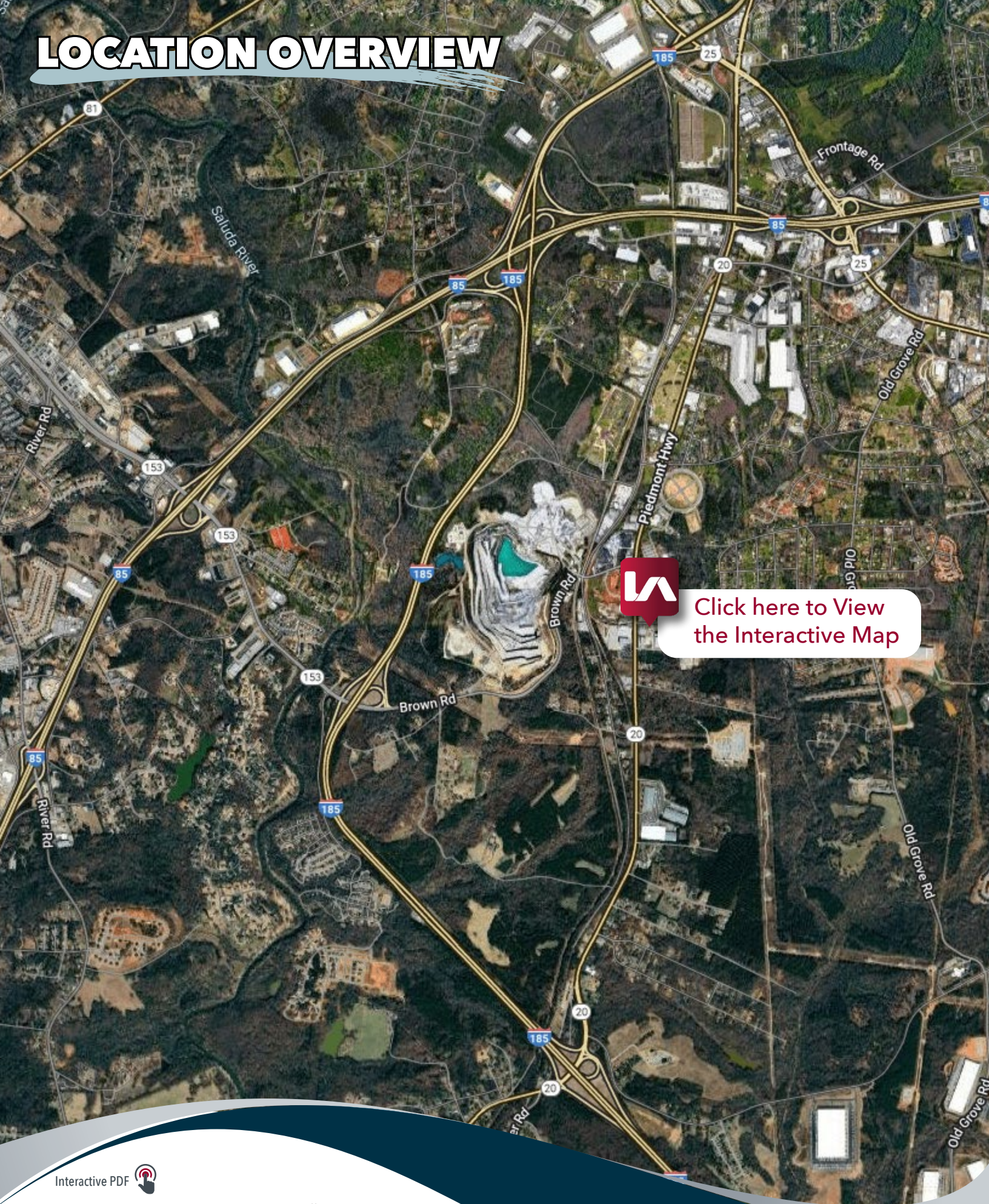
201 W. McBee Ave, Suite 400, Greenville, SC 29601
320 E. Main Street, Suite 430, Spartanburg, SC 29302
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SITE PLAN



LOCATION OVERVIEW



[Click here to View
the Interactive Map](#)

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CALL TODAY



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