

# For Lease

# ±20,200 SF INDUSTRIAL FLEX SUITE W/OFFICE SPACE



## 514 Matrix Parkway | Piedmont, SC 29673



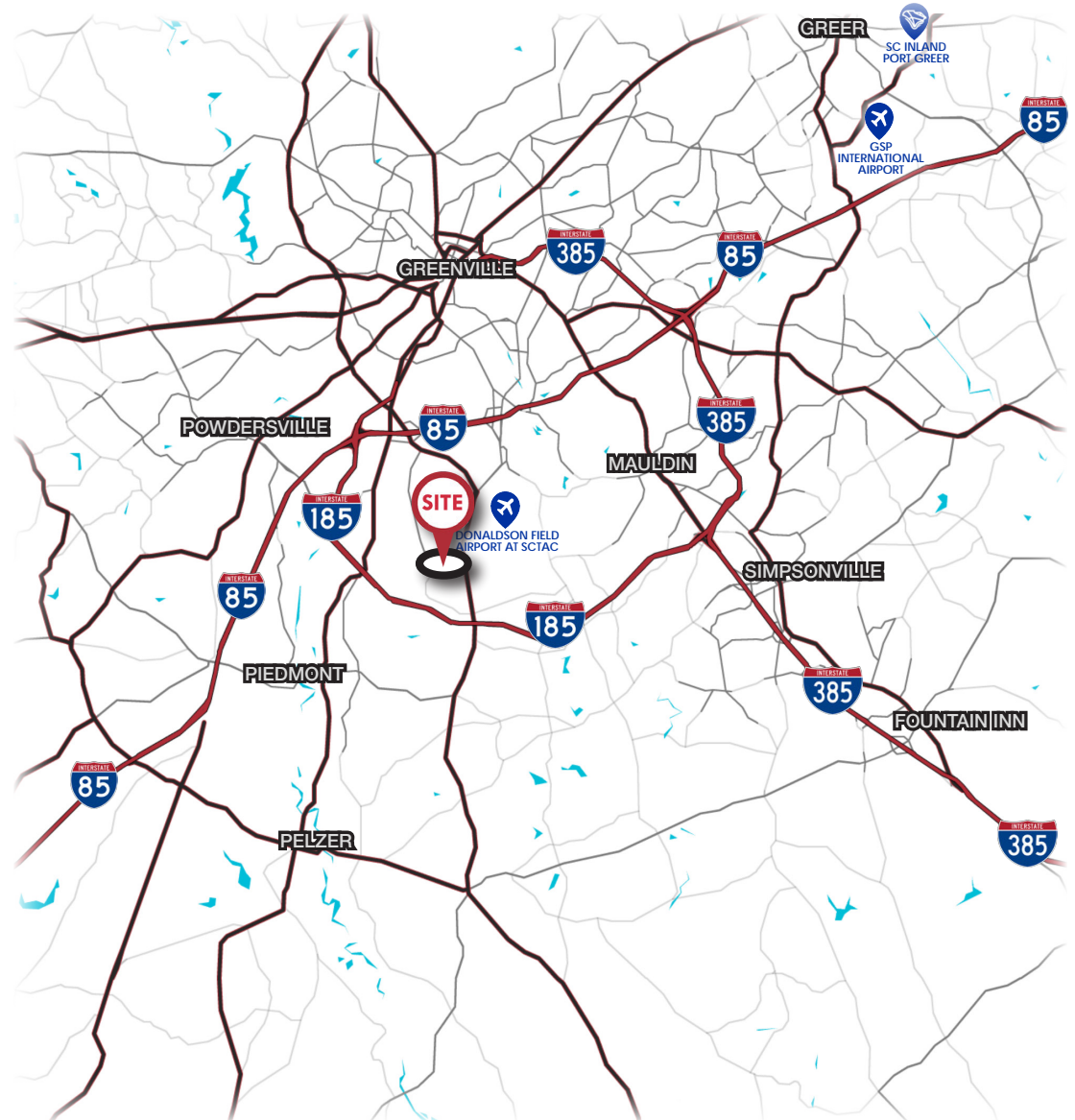
Grice Hunt, SIOR  
864.346.7611  
grice@naief.com

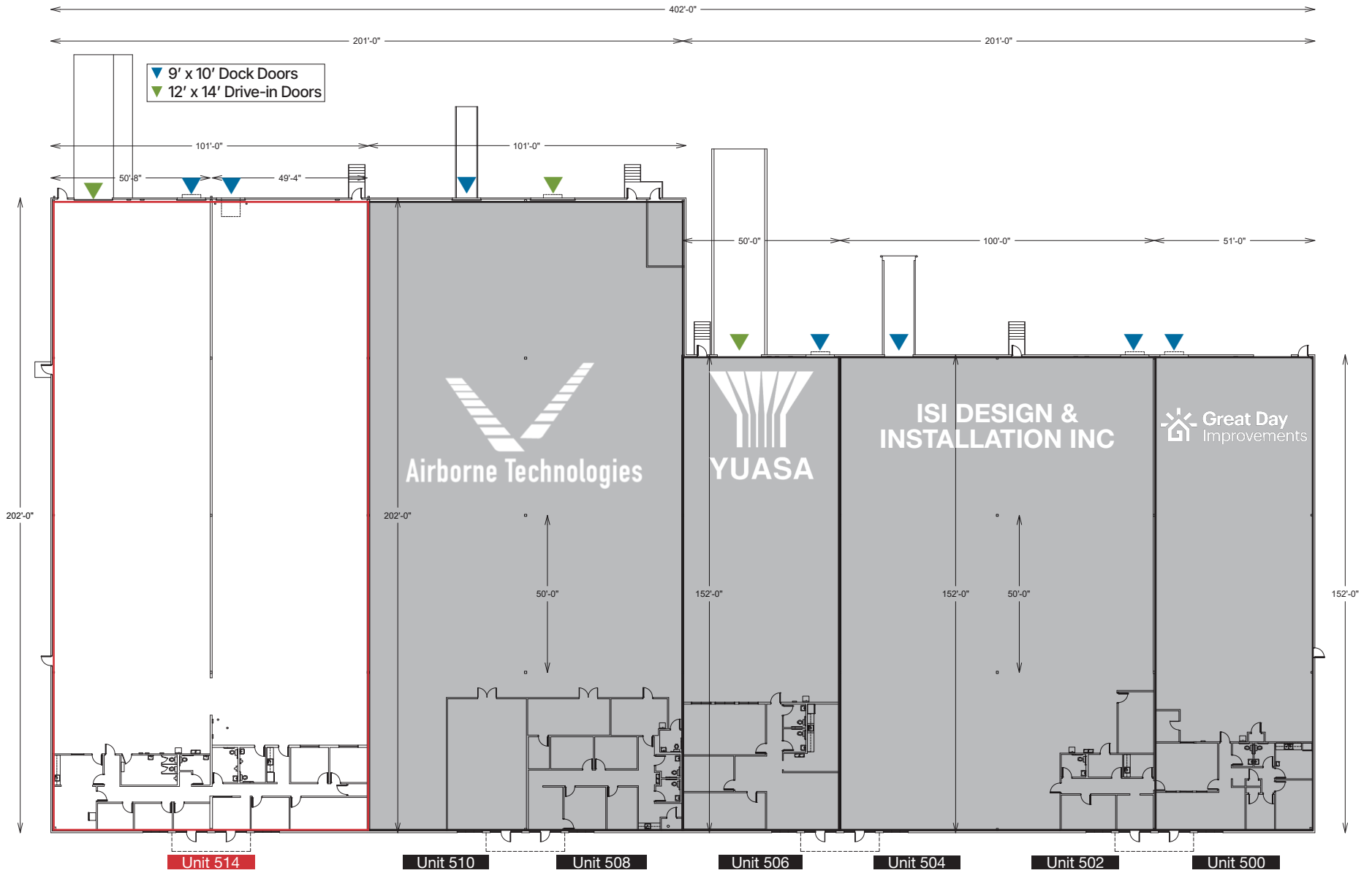
Clay Williams, SIOR  
864.706.7611  
clay@naief.com

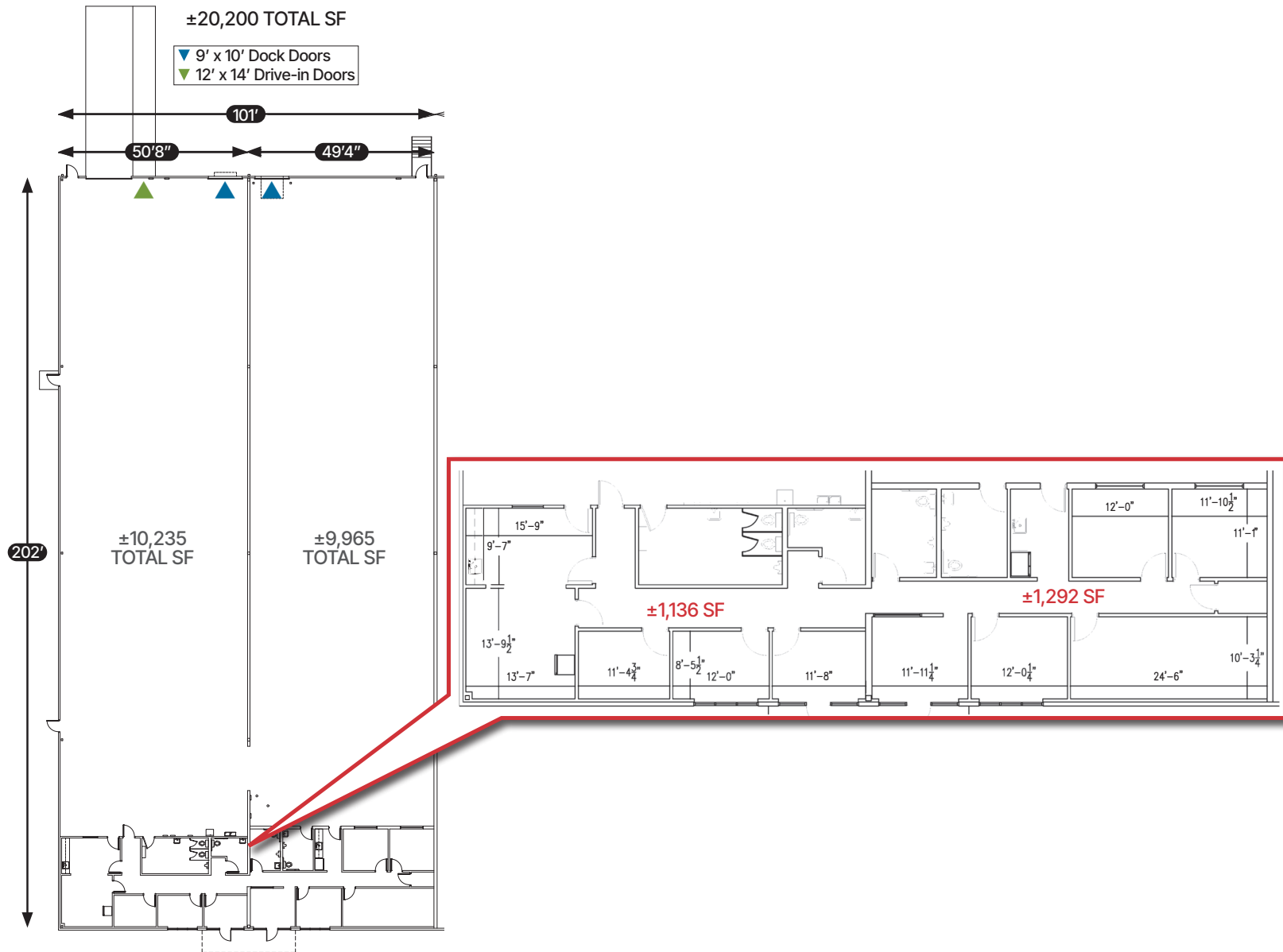
Will Coker  
864.680.0526  
wcoker@naief.com

This material may contain content generated with AI assistance and publicly sourced data. NAI Earle Furman makes every effort to verify the information but makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. Independent verification of all details is strongly encouraged. Prices, terms, and availability are subject to change without prior notice.

<b>TOTAL SF</b>	±20,200 SF
<b>WAREHOUSE SF</b>	±17,772 SF
<b>OFFICE SF</b>	±2,428 SF
<b>CONFIGURATION</b>	Rear Load
<b>CLEAR HEIGHTS</b>	19'2"
<b>DOCK DOORS</b>	(2) 9'x10'
<b>DRIVE IN DOORS</b>	(1) 12'x14'
<b>LIGHTING</b>	LED
<b>SPRINKLERS</b>	ESFR
<b>PARKING LOT</b>	Lighted
<b>AUTO PARKING</b>	Dedicated Spaces
<b>UTILITIES</b>	All Available
<b>LEASE RATE</b>	Contact Broker



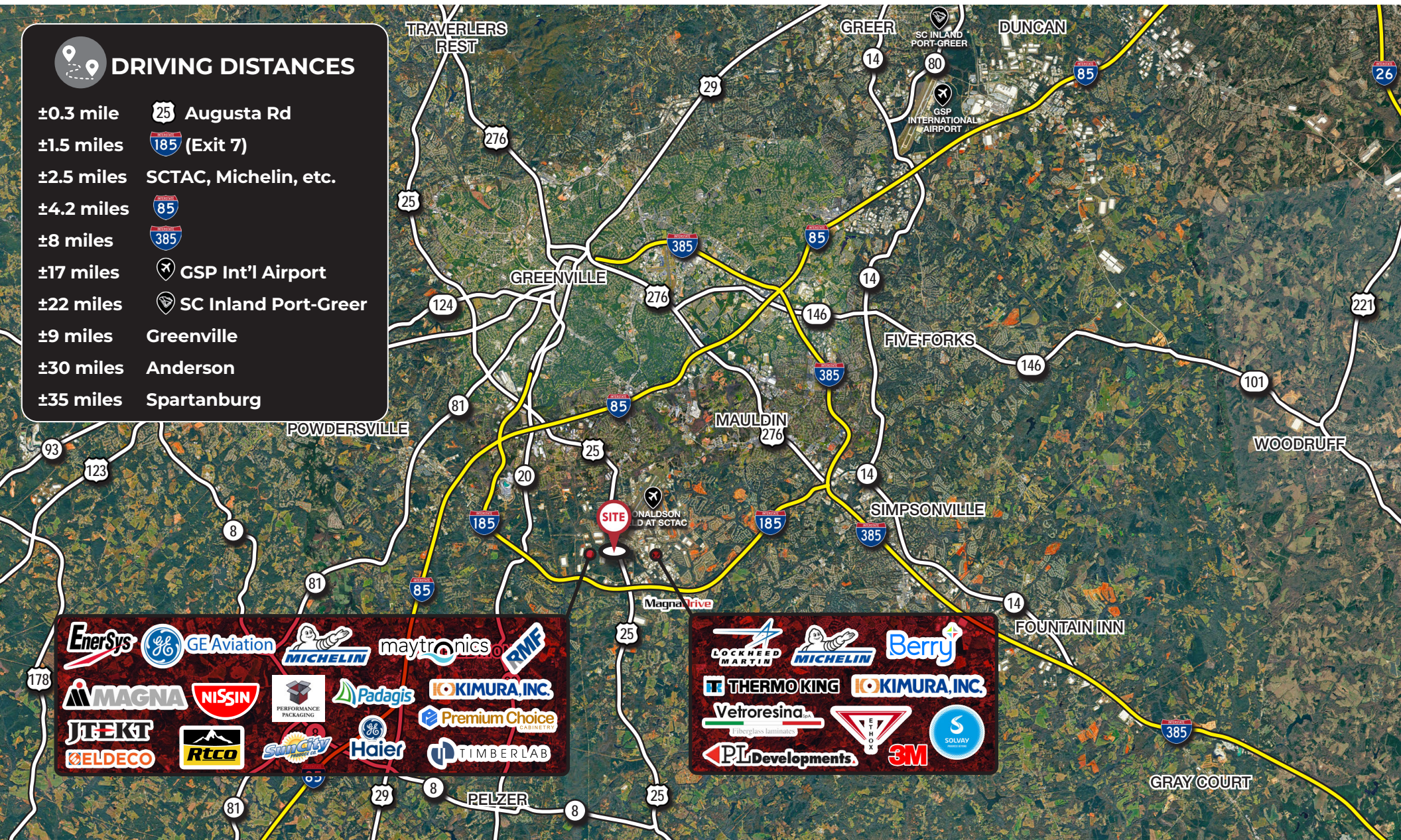






### DRIVING DISTANCES

- ±0.3 mile Augusta Rd
- ±1.5 miles (Exit 7)
- ±2.5 miles SCTAC, Michelin, etc.
- ±4.2 miles I-85
- ±8 miles I-385
- ±17 miles GSP Int'l Airport
- ±22 miles SC Inland Port-Greer
- ±9 miles Greenville
- ±30 miles Anderson
- ±35 miles Spartanburg



## **NA** Earle Furman

101 E. Washington St | Ste 400  
Greenville, SC 29601  
864.232.9040  
www.naearlefurman.com

### **CLAY WILLIAMS, SIOR**

Shareholder  
864.706.7622

### **GRICE HUNT, SIOR**

Shareholder  
864.346.7611

### **WILL COKER**

Sr. Associate Broker  
864.680.0526



FOR  
ADDITIONAL  
INFORMATION,  
CONTACT THE  
SALES TEAM