

FOR SALE FULLY LEASED FLEX CENTER ON 5 ACRES

100 Business Parkway, Piedmont, SC



Executive Summary

100 Business Pkwy | Piedmont, SC

REEDY

Property Highlights:

- 100% Leased Multi-Tenant Flex Building
- ±12,750 SF building
- Flexible layouts ideal for a variety of tenant uses
- Building constructed in 2004
- Located just off high-traffic Hwy 153
- Strong rental history and tenant commitment
- ± 5.00 Acre Corner Site

Location Highlights:

- Less than 1 mile to I-85
- ±0.2 miles to SC-153
- ±6 miles to Downtown Greenville

Offering Summary

Building Size:	±12,750SF
Acreage:	±5.00 Acres
Sale Price:	\$1,850,000

Acreage, square footage, taxes, utilities, and lot dimensions to be verified.

***Contact Broker for financials*



Building Overview

BMM LLC DBA:
Mosquito Squad,
Conserva Irrigation,
Outdoor Lighting

2nd Inning Adult
Daycare

Suite	Tenant	Size (SF)
A-C	2 nd Inning Adult Daycare	7,750
E-F	BMM LLC	5,000

Parcel Overview



McNeely Road

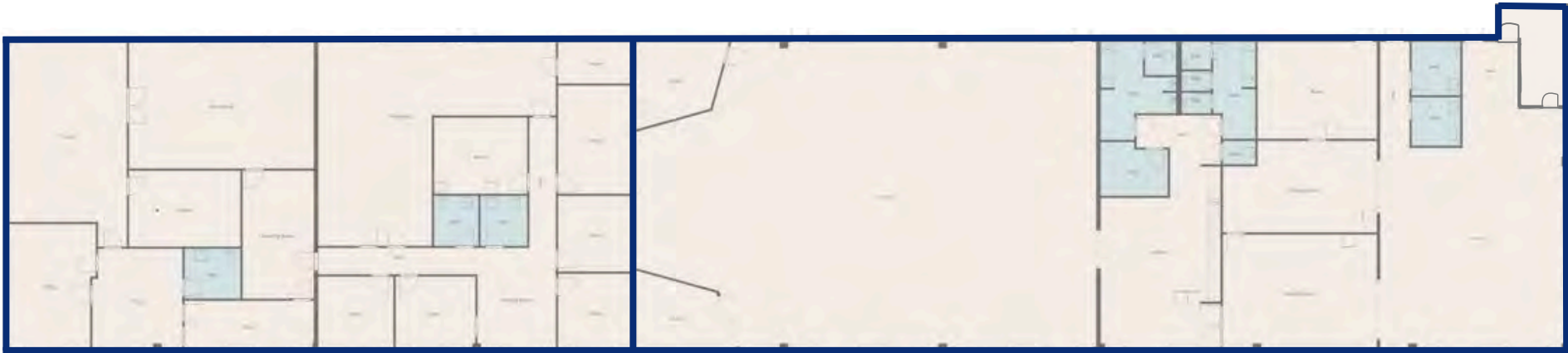
River Road

Property Photos





Floorplan



↑
Suite E-F

↑
Suite A-C



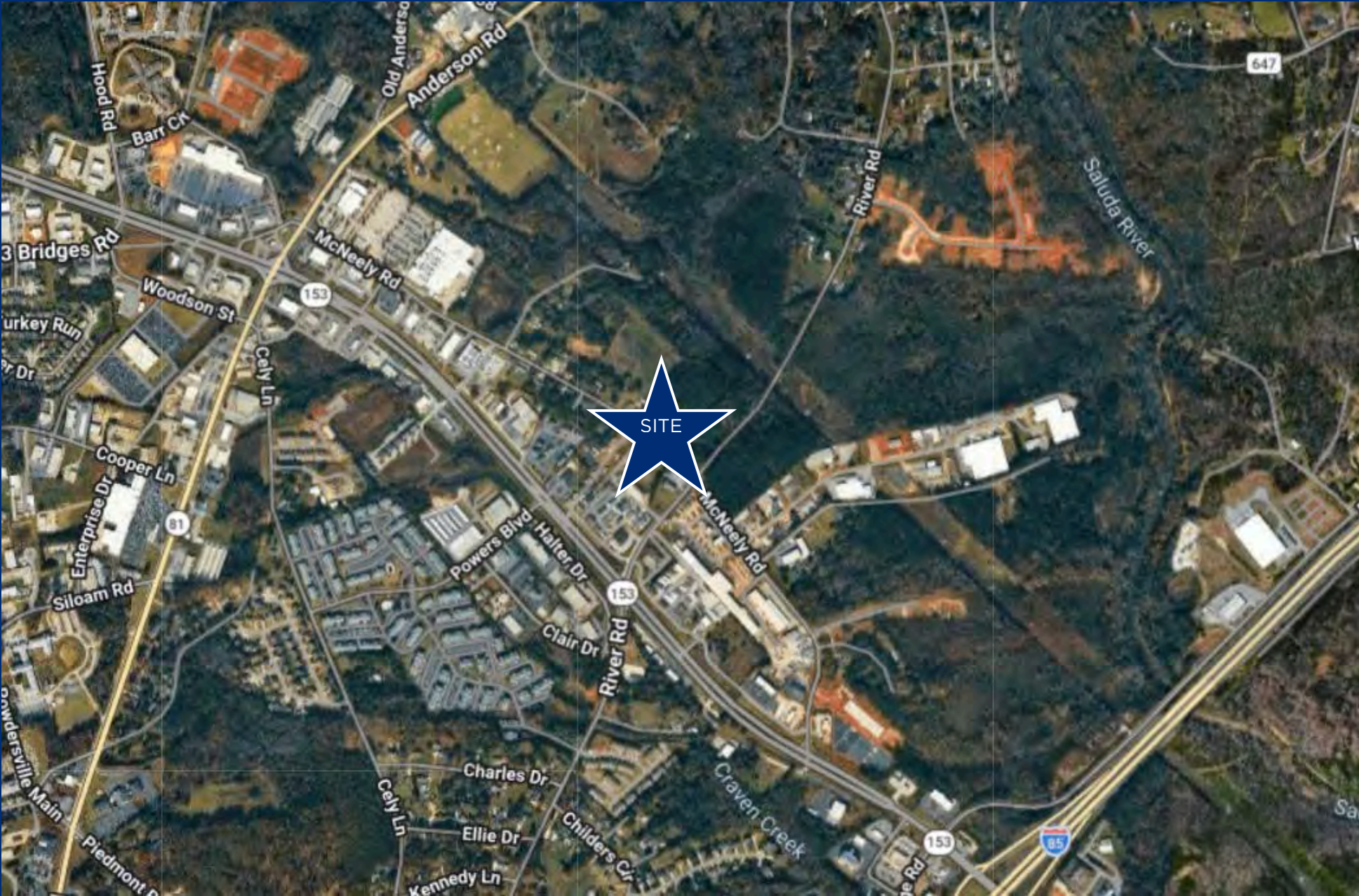
±5.0 AC

Location Overview

100 Business Pkwy | Piedmont, SC 29673
Anderson County Tax ID #: 2360006027

Map

Piedmont, SC



Confidentiality & Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

Contact Information

Reedy Property Group

WE KNOW THE MARKET BECAUSE WE'RE INVESTED HERE TOO

At Reedy Commercial, we care about the why behind a commercial property as much as the what.

That's because we believe resilient communities, and portfolios that weather any market, start with people who have a vision beyond a quick profit.

Our network is as valuable as our net worth because this is our market, too.

We're invested in every asset class of commercial real estate right where our roots run deepest. That's how we uncover powerful investments in unexpected locations that yield incredible returns. It's why our clients trust us over the latest trends. And, it's what ignites our deepest passion – turning real estate investments into legacies.



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