

# For Lease

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



## 514 Matrix Parkway | Piedmont, SC 29673



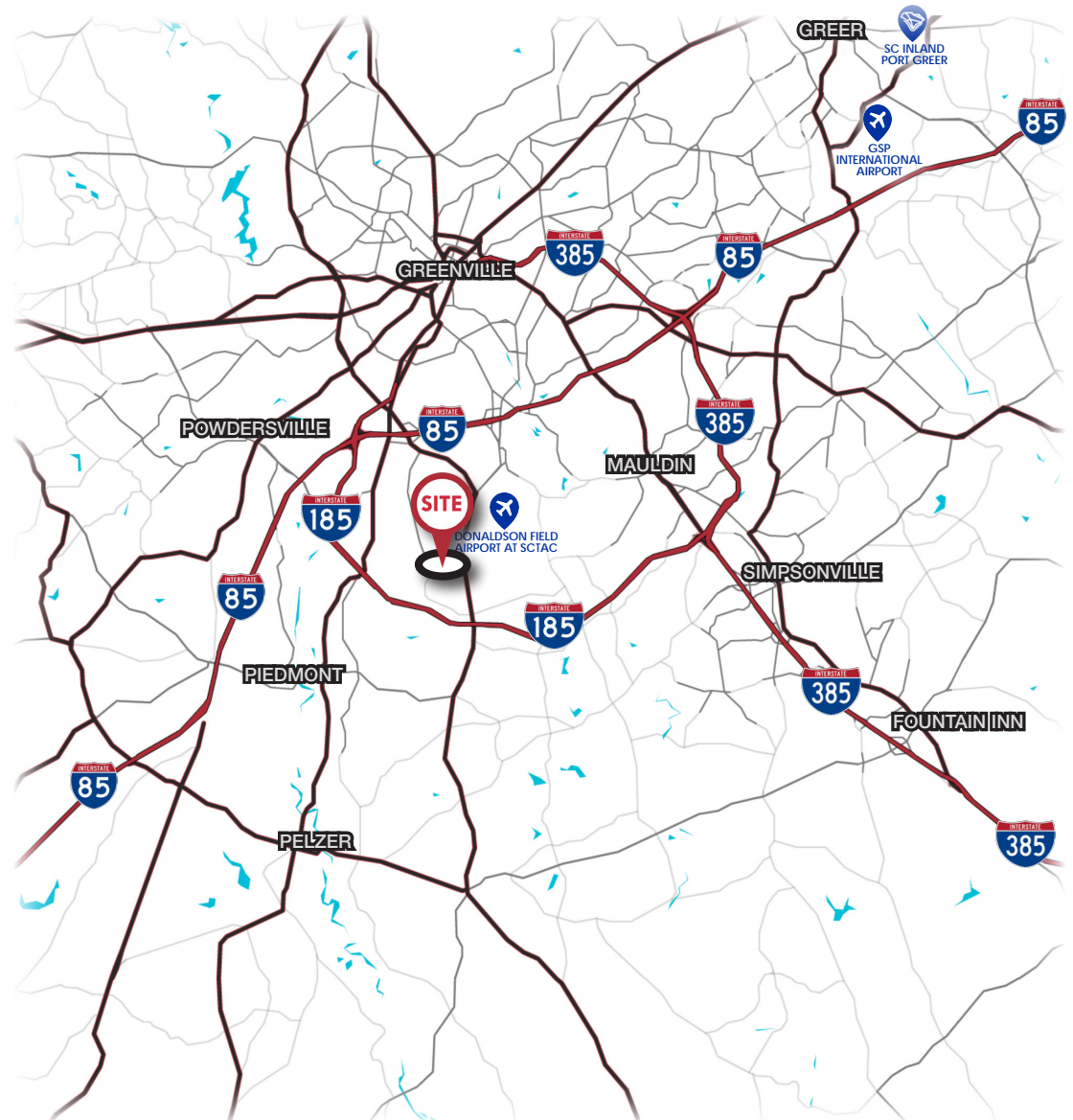
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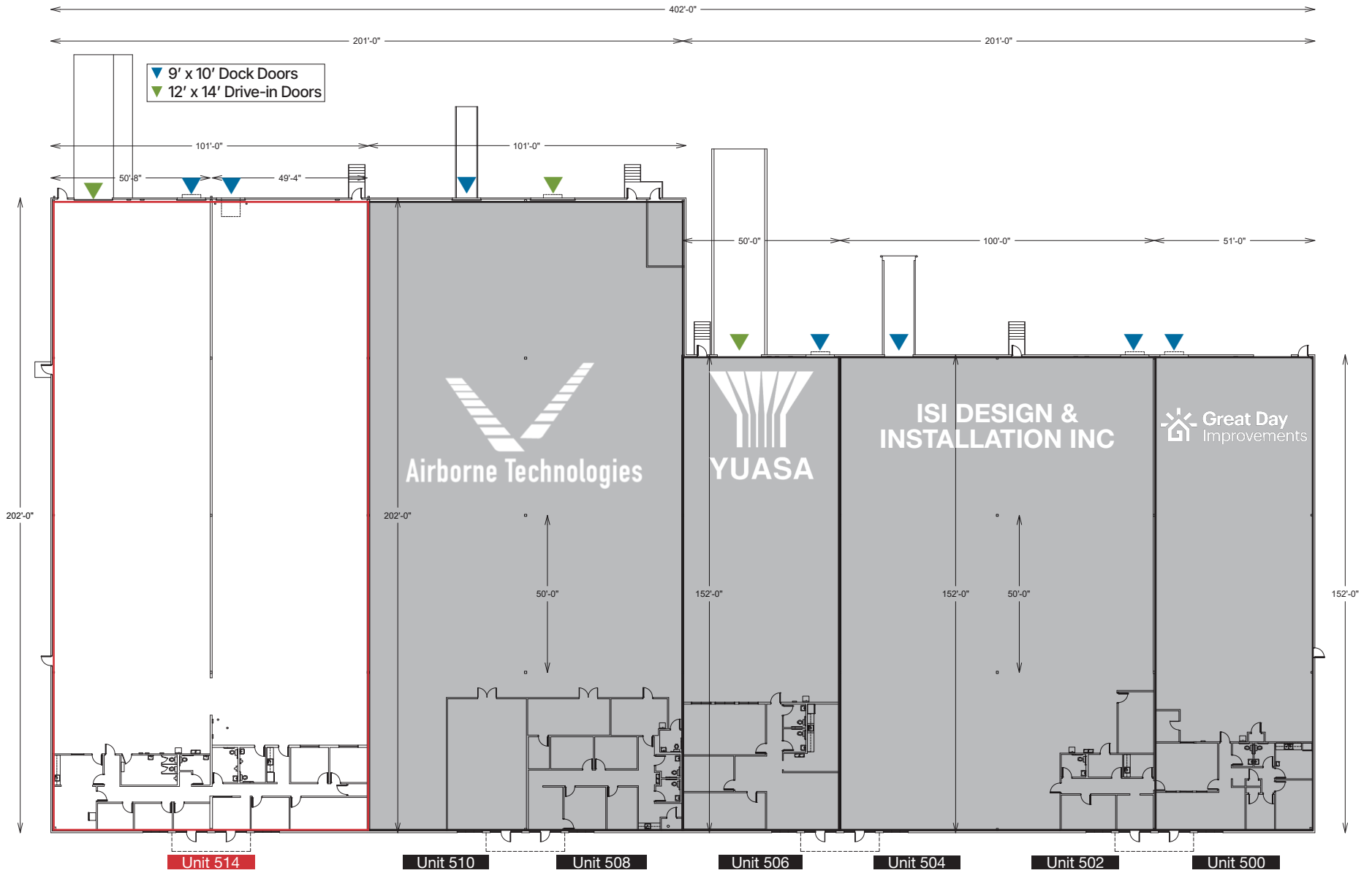
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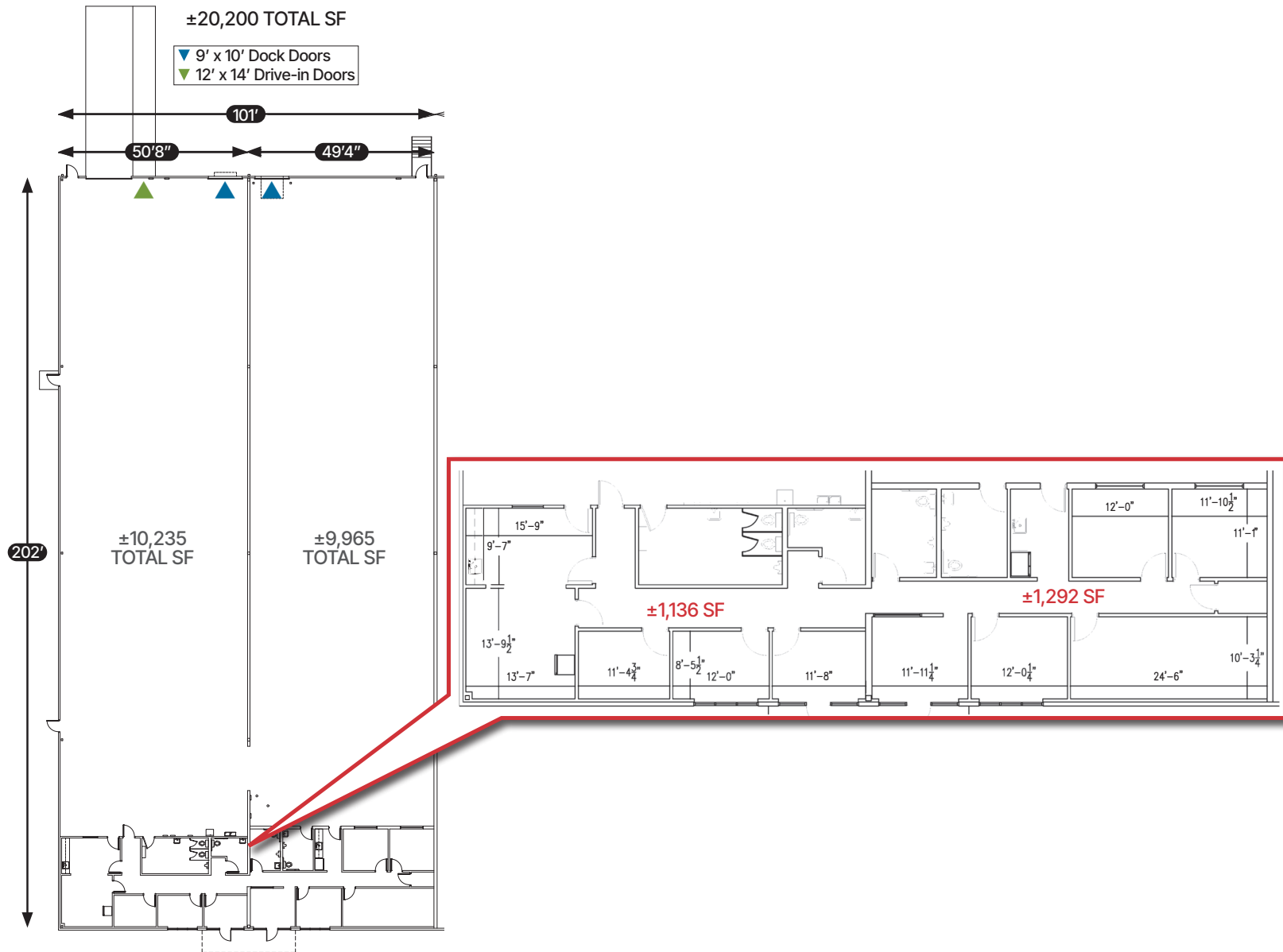
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<b>TOTAL SF</b>	±20,200 SF
<b>WAREHOUSE SF</b>	±17,772 SF
<b>OFFICE SF</b>	±2,428 SF
<b>CONFIGURATION</b>	Rear Load
<b>CLEAR HEIGHTS</b>	19'2"
<b>DOCK DOORS</b>	(2) 9'x10'
<b>DRIVE IN DOORS</b>	(1) 12'x14'
<b>LIGHTING</b>	LED
<b>SPRINKLERS</b>	ESFR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









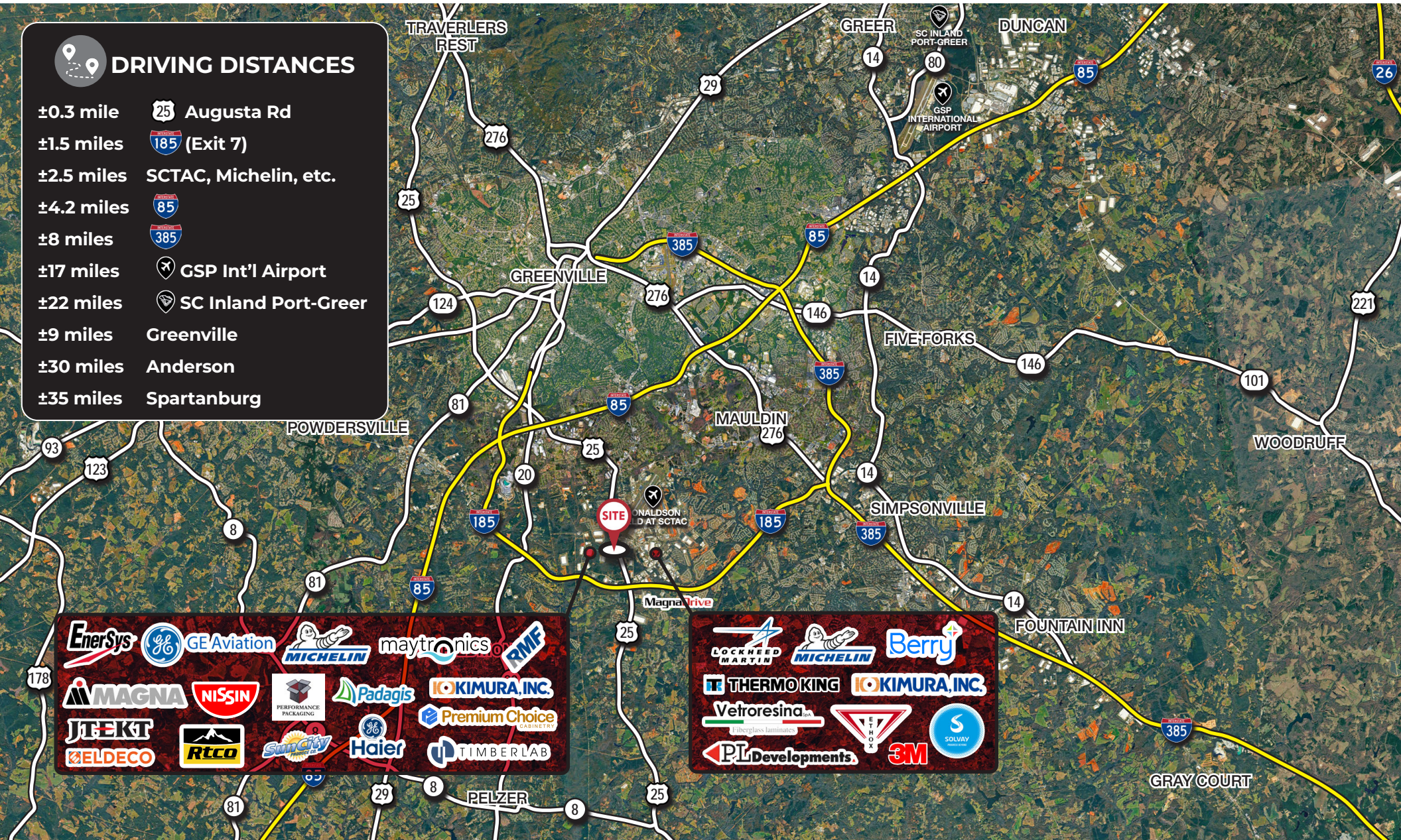






## DRIVING DISTANCES

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



## **NAI** Earle Furman

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FOR ADDITIONAL INFORMATION, CONTACT THE LEASING TEAM