

FOR LEASE

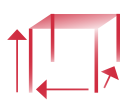


LEASE RATE
\$6.95/SF NNN

PROPERTY DETAILS



- Class A, industrial space (±264' x ±300') for lease
- ±79,879 SF
- Spec office to suit



- ±32' Minimum clear height
- ±48' x ±52' Column spacing with 60' speed bay



- 1 (12' x 14') Ramp door
- ±5 (9' x 10") Dock doors (4 w/35,000 lbs mechanical pit levelers with seals)
- ±6 Knock-out panels



- ±135' Truck court
- ±8 Trailer storage spaces
- ±45 Car parking spaces



- LED lighting

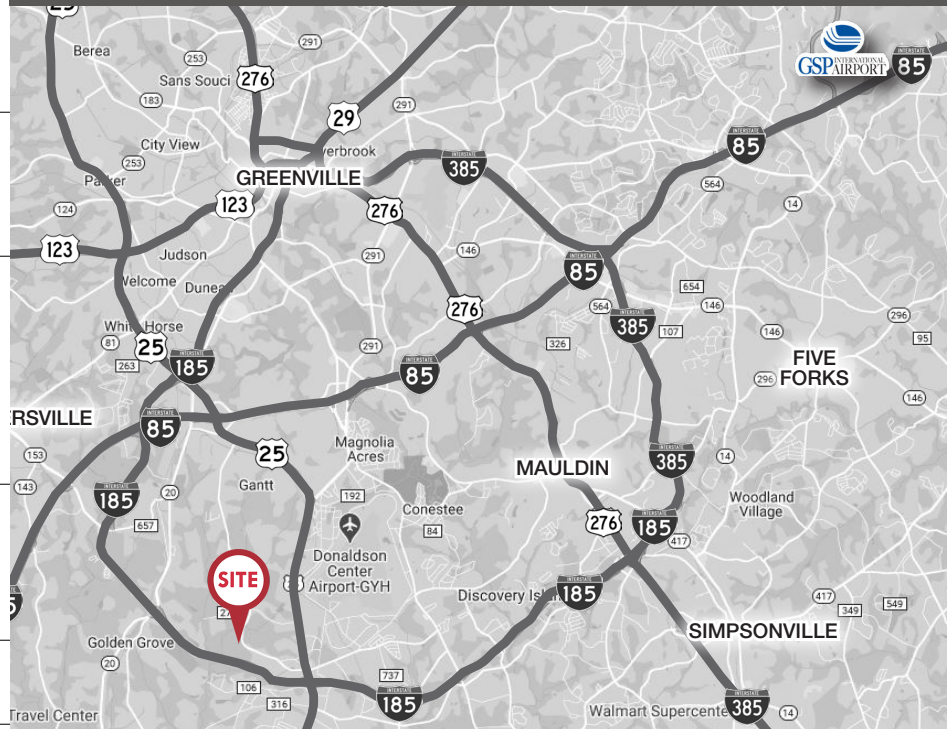


- ESFR Sprinkler system w/K-17 heads



- Electrical - 277/480 Volt, 1,200 AMP, 3-phase

1700 Old Grove Road, Unit A Piedmont, SC



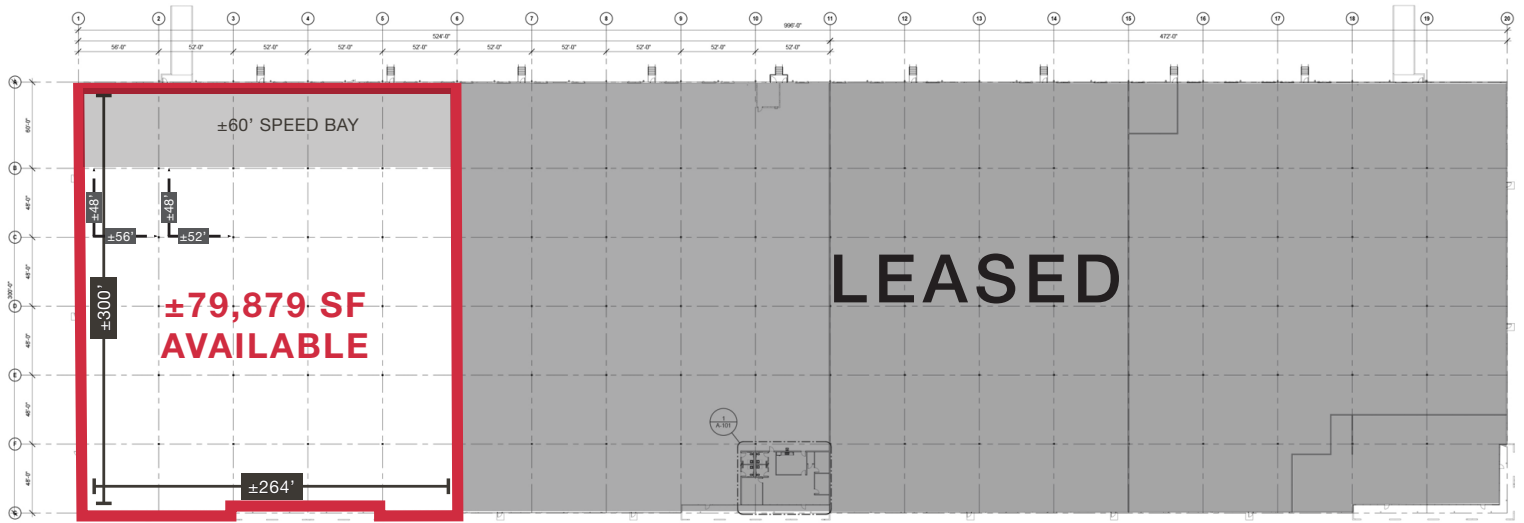
Located in Augusta Grove Business Park

- Less than 4 miles to I-85 & direct access to I-185
- Park access from US-25 (Augusta Road) & Old Grove Road

FOR LEASE

1700 Old Grove Rd | Piedmont, SC

FLOOR PLAN



Managed By
mdh

Leasing By
NA Earle Furman

Grice Hunt, SIOR
864.678.5935
grice@naief.com

Clay Williams, SIOR
864.678.5938
clay@naief.com

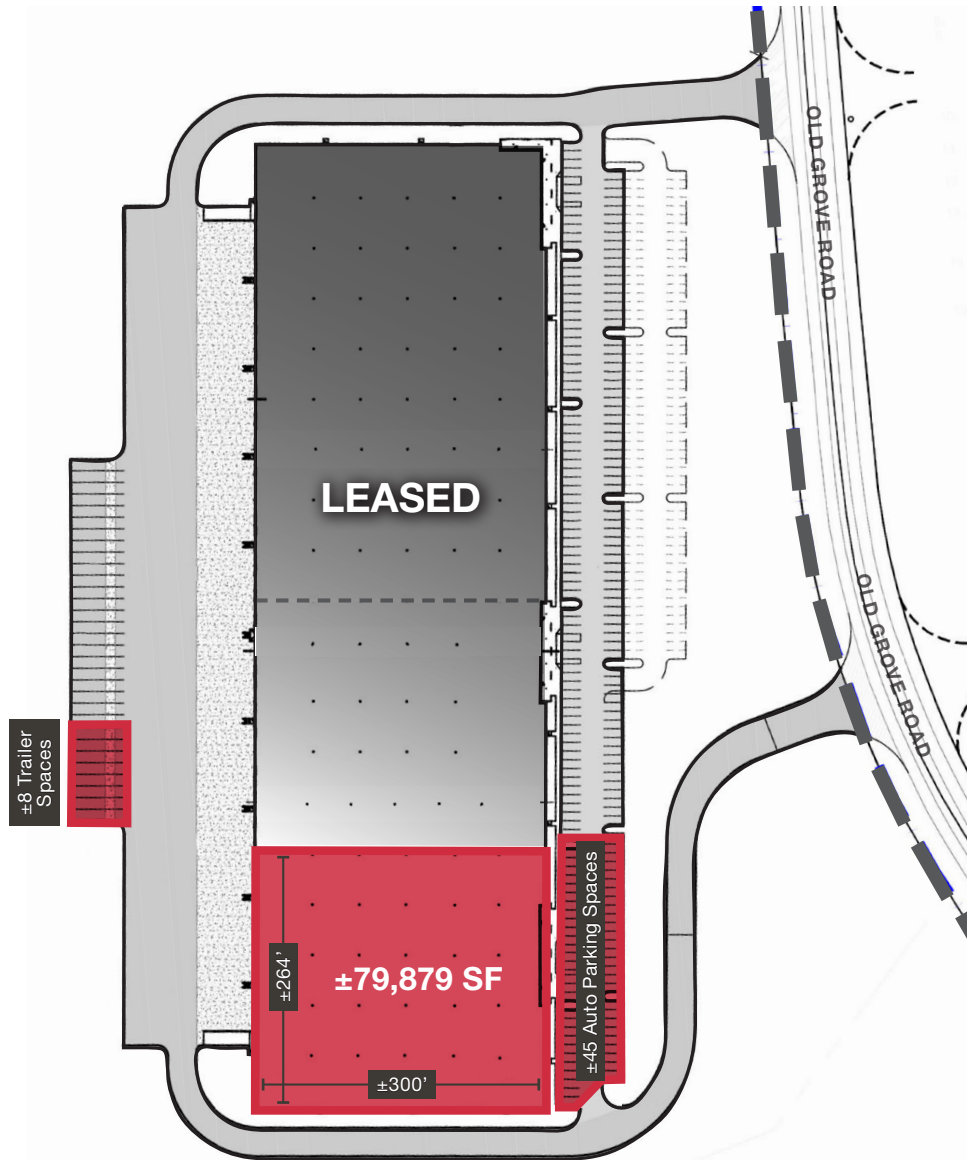
Will Coker
864.680.0526
wcoker@naief.com

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

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SITE PLAN



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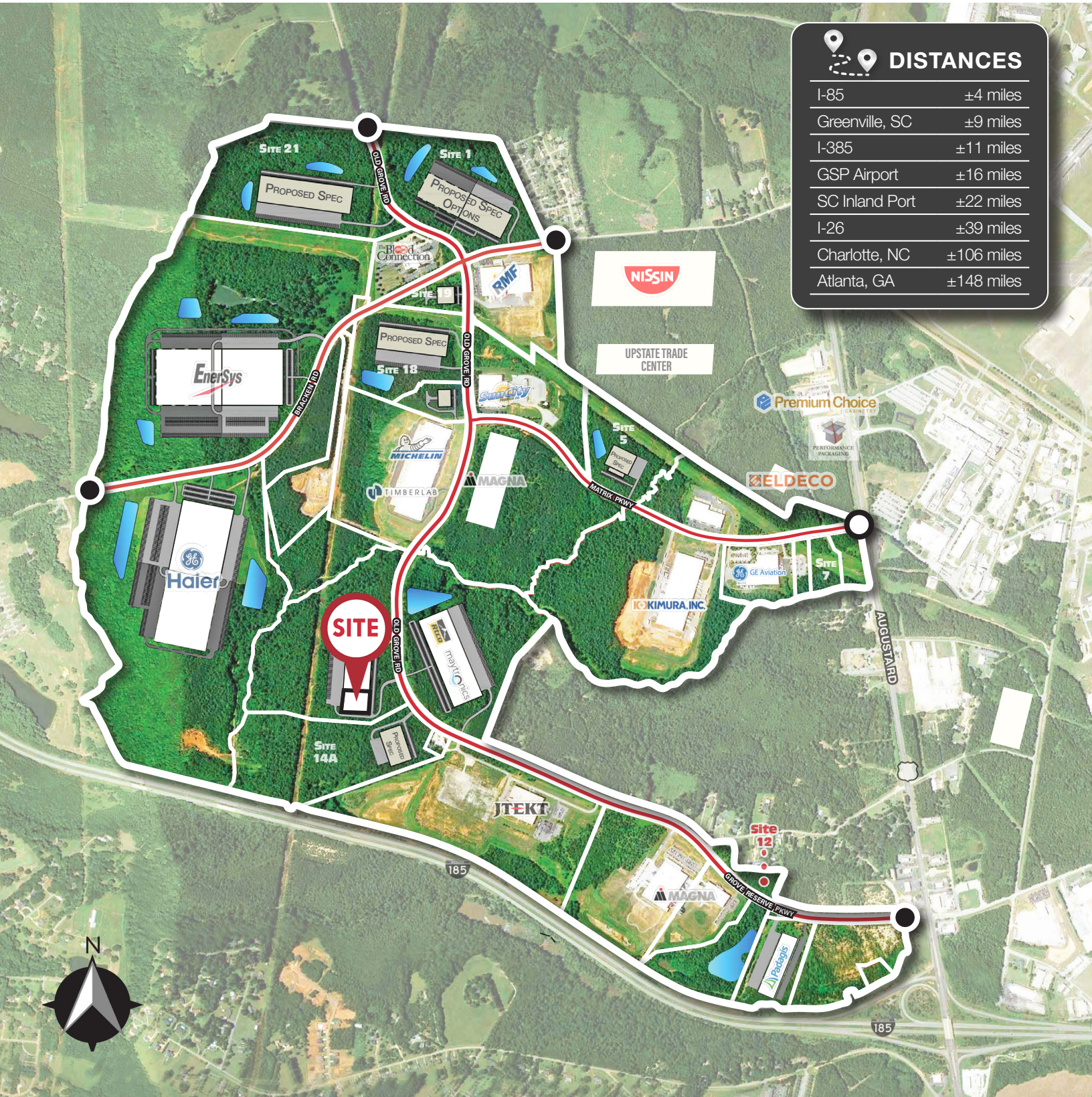
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DRIVING DISTANCES & MAP

DISTANCES

I-85	±4 miles
Greenville, SC	±9 miles
I-385	±11 miles
GSP Airport	±16 miles
SC Inland Port	±22 miles
I-26	±39 miles
Charlotte, NC	±106 miles
Atlanta, GA	±148 miles



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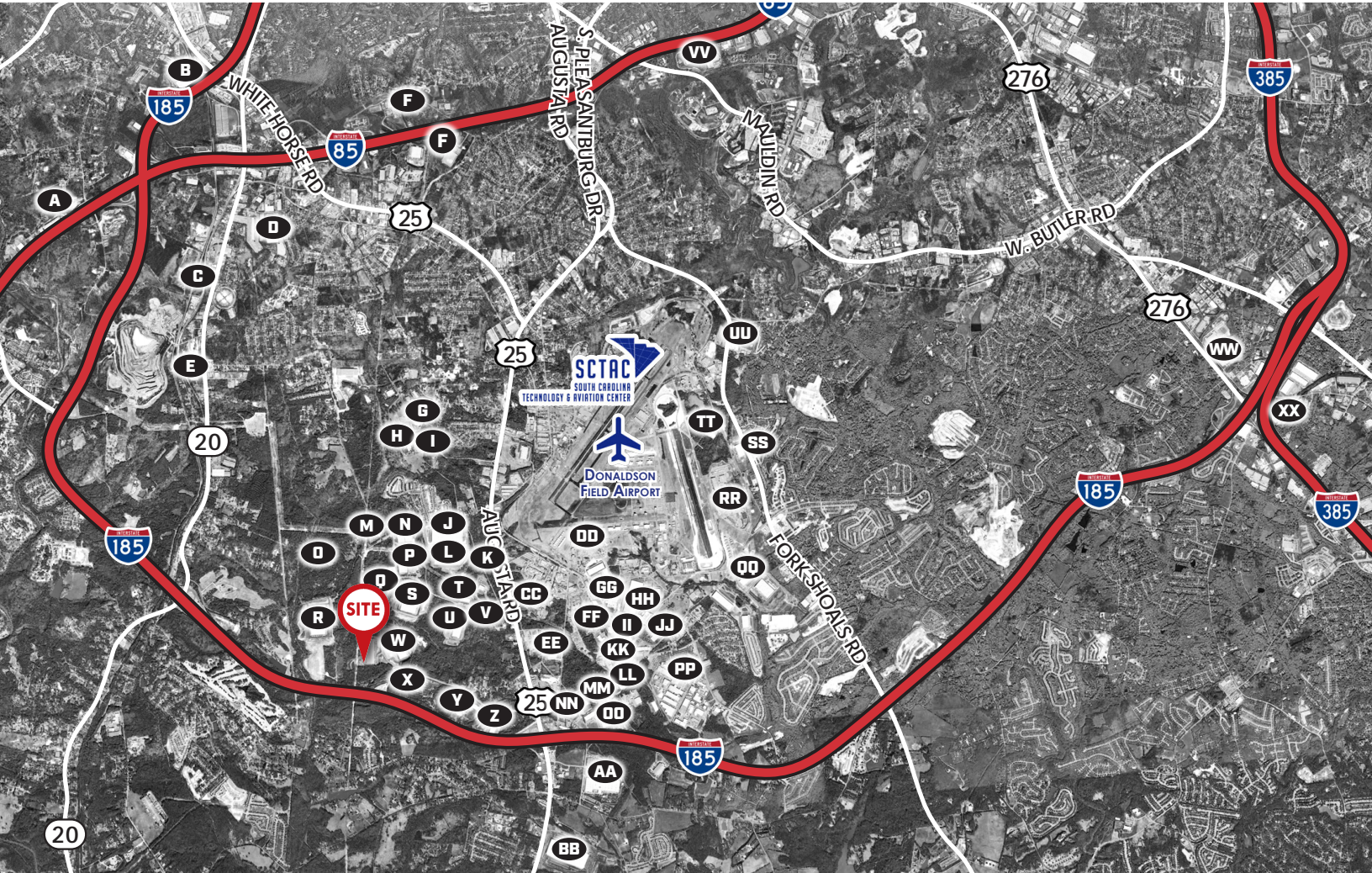
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SUBMARKET MAP



- A AMAZON
- B COLGATE PALMOLIVE
- C SOUTHEASTERN FREIGHT LINES
- D WAREHOUSE SERVICES
- E FABRI-KAL
- F FEDEX
- G ALFMEIER FRIEDRICHS & RATH
- H WABTEC
- I ITW HARNESS
- J NISSIN FOODS
- K PERFORMANCE PACKAGING
- L BUILDERS FIRSTSOURCE
- M THE BLOOD CONNECTION
- N ROYAL METAL FINISHING
- O ENERGYSYS

- R GE HAIER
- S MAGNA
- T AIRBORNE TECH / YUASA INTL
- U KIMURA INC
- V GE AVIATION
- W MAYTRONICS
- X JTEKT
- Y MAGNA / PROPER POLYMERS
- Z PADAGIS
- AA MAGNA DRIVE
- BB ISUZU
- CC SOLVAY CYTEC
- DD LOCKHEED MARTIN
- EE VERDECO
- FF BERRY PLASTICS

- GG MICHELIN PRIME
- HH WAREHOUSE TECHNOLOGIES
- II ETHOX CHEMICALS
- JJ PAI PARMA
- KK EASTERN DISTRIBUTION
- LL KIMURA INC.
- MM SOUTHEASTERN PAPERBOARD
- NN AMERICOLD LOGISTICS
- OO PL DEVELOPMENT
- PP MICHELIN MANUFACTURING
- QQ THERMO KING
- RR 3M
- SS MULTI-PACK SOLUTIONS
- TT NIPPON CARBIDE
- UU PHARMACEUTICALS ASSOCIATES

- VV CONFLUENCE OUTDOOR
- WW SUNLAND LOGISTICS
- XX MILLIKEN
- OO PL DEVELOPMENT
- PP MICHELIN MANUFACTURING
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mch

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