

FOR LEASE

+/-2.27 ACRES

3017 Highway 153 Piedmont (Powdersville), South Carolina



PROPERTY DETAILS:

- ± 2.27 Acres
- All utilities available to site
- Anderson County TMS # 2370005007
- Located on Hwy 153 (Exit 40) next to I-85
- Excellent Elevated
- Area Interest: Cracker Barrel, Comfort Inn & Suites, Best Western, Holiday Inn Express, Fairfield Inn, Catrina's Mexican Restaurant
- High Traffic Count

For additional information please contact:

Bradford Johnson, CCIM
RE/MAX Results - Commercial
400 E McBee Street, Ste 112
Greenville, SC 29601
864.230.1884
brad@bradjohnson-ccim.net

PROPERTY DETAILS:

- Existing building us expandable
- Building 16,000 sf base consist of:
 - +/- 4,000 sf 1st Floor
 - +/- 4,000 sf 2nd Floor
 - +/- 7,000 sf Warehouse w/ 20'+ ceiling
 - 1- dock high door
 - 1- drive-in door
 - 100% conditioned
- +/- 5,000 sf Warehouse w/12' + ceiling
 - 1-dock high door
 - 100% Conditioned Space
- Separate Garage Structure
 - 6- drive-in doors



A Better Way in
Commercial Real Estate

All information deemed to be reliable but not guaranteed. It is your responsibility to confirm all information.

FOR LEASE

+/-2.27 ACRES

3017 Highway 153 Piedmont (Powdersville), South Carolina

Regional Economic Drivers

- Population growth
- Manufacturing expansion
- Automotive investment
- Aerospace growth
- Distribution demand
- Interstate connectivity
- Favorable business climate

Strengths

- Excellent Visibility
- Interstate Access
- 2-6 Acre Site
- Industrial Building
- Expansion Opportunity
- Strong Industrial Market

Property Characteristics

Address	3017 Highway 153, Piedmont SC
Building Area	Approximately 20,000 SF
Site Size	Approximately 6 Acres
Year Built	1976
Ceiling Height	Warehouse 12' to 20'
Dock Doors	2
Drive-In Door	1
Utilities	Public Water, Sewer, Natural Gas
Parking	On-site
Zoning	Unzoned (Anderson County)
Building Type	Manufacturing / Industrial Flex

For additional information please contact:

Bradford Johnson, CCIM
RE/MAX Results - Commercial
400 E McBee Street, Ste 112
Greenville, SC 29601
864.230.1884
brad@bradjohnson-ccim.net



All information deemed to be reliable but not guaranteed. It is your responsibility to confirm all information.

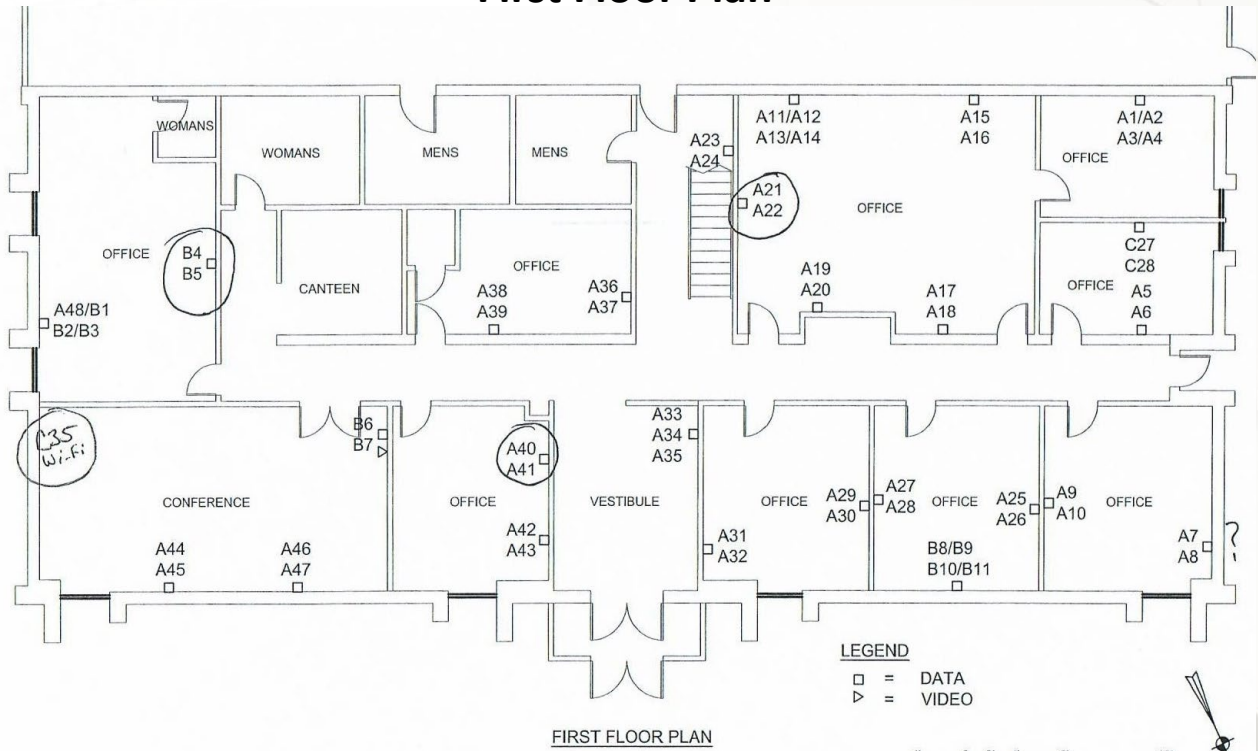
A Better Way in
Commercial Real Estate

+/-2.27 ACRES

3017 Highway 153

Piedmont (Powdersville), South Carolina

First Floor Plan



For additional information please contact:

Bradford Johnson, CCIM
RE/MAX Results - Commercial
400 E McBee Street, Ste 112
Greenville, SC 29601
864.230.1884
brad@bradjohnson-ccim.net



A Better Way in
Commercial Real Estate

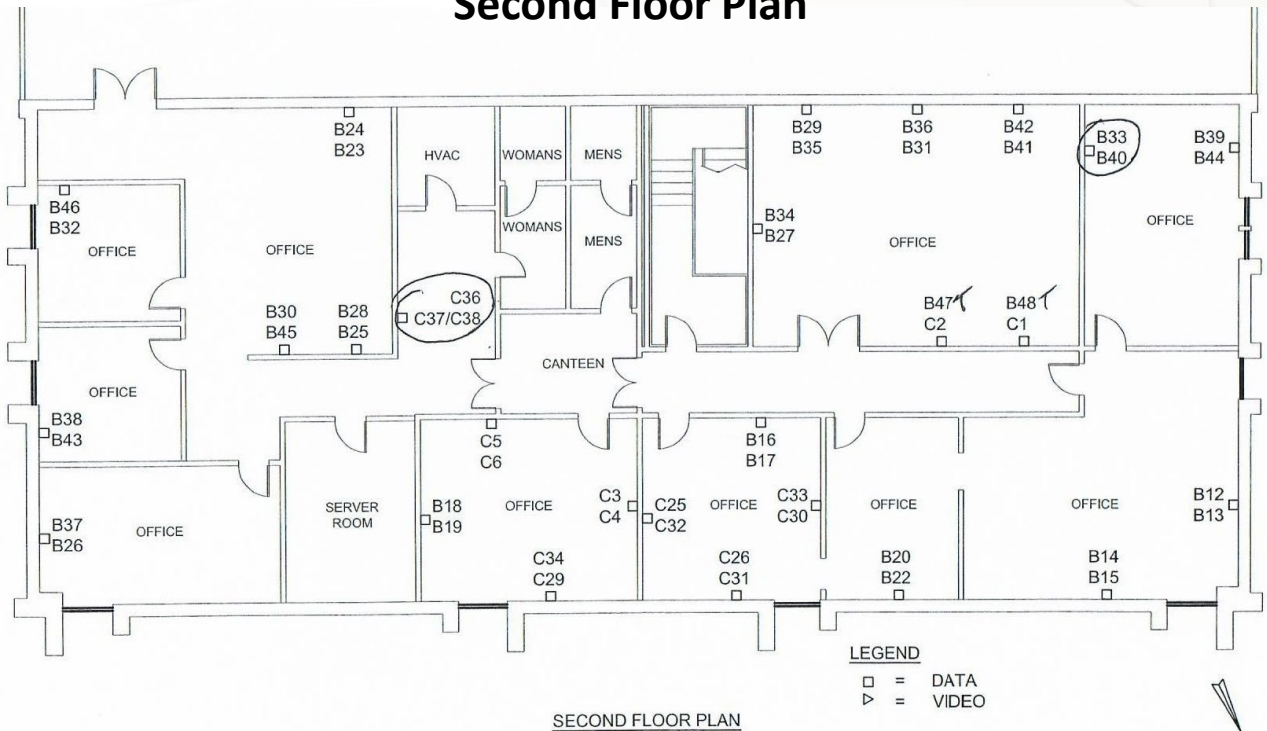
All information deemed to be reliable, but not guaranteed. It is your responsibility to confirm all information.

FOR LEASE

+/-2.27 ACRES

3017 Highway 153
Piedmont (Powdersville), South Carolina

Second Floor Plan



For additional information please contact:

Bradford Johnson, CCIM
RE/MAX Results - Commercial
400 E McBee Street, Ste 112
Greenville, SC 29601
864.230.1884
brad@bradjohnson-ccim.net



All information deemed to be reliable but not guaranteed. It is your responsibility to confirm all information.

A Better Way in
Commercial Real Estate

FOR LEASE

+/-2.27 ACRES

**3017 Highway 153
Piedmont (Powdersville), South Carolina**

+/- 2,000 sf Garage Space



For additional information please contact:

Bradford Johnson, CCIM
RE/MAX Results - Commercial
400 E McBee Street, Ste 112
Greenville, SC 29601
864.230.1884
brad@bradjohnson-ccim.net



All information deemed to be reliable but not guaranteed. It is your responsibility to confirm all information.

**A Better Way in
Commercial Real Estate**

FOR LEASE

+/-2.27 ACRES

3017 Highway 153
Piedmont (Powdersville), South Carolina



For additional information please contact:

Bradford Johnson, CCIM
RE/MAX Results - Commercial
400 E McBee Street, Ste 112
Greenville, SC 29601
864.230.1884
brad@bradjohnson-ccim.net



All information deemed to be reliable but not guaranteed. It is your responsibility to confirm all information.

A Better Way in
Commercial Real Estate