

FOR SALE

±32,500-SF Office and Warehouse Building with Excess Land

1305 Perimeter Rd
Greenville, SC 29605

- ±30,000 SF of office space
- ±2,500 SF of warehouse space
- Located on ±8.14 Acres
- 1 dock door and 1 drive-in door
- Close proximity to I-85, I-185 and I-385

Aerial View



Frank Hammond, ccim
Executive Vice President
+1 864 527 5451
frank.hammond@colliers.com

Asking Price
\$4,900,325

Property Details

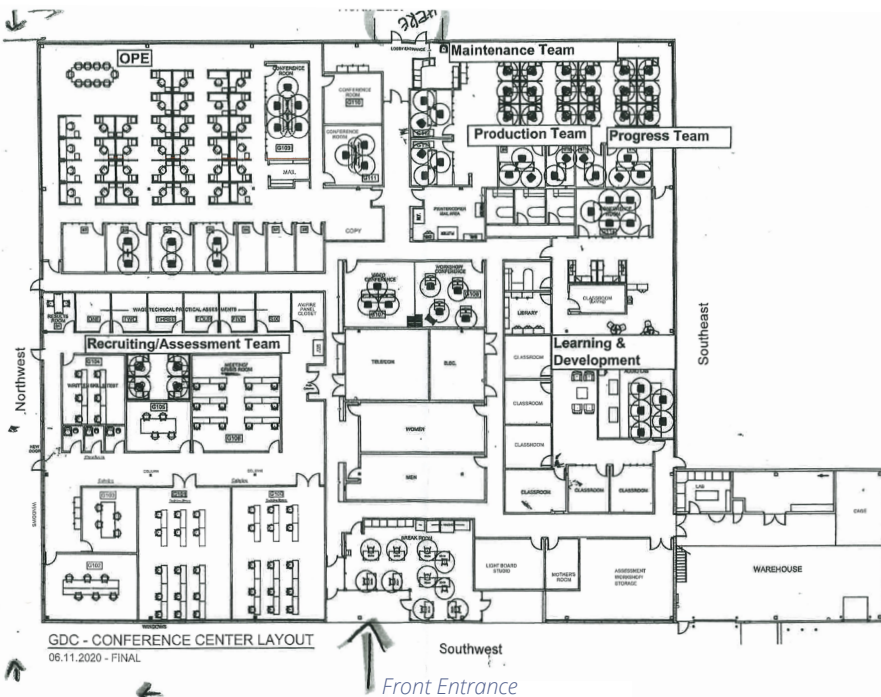
1305 Perimeter Road | For Sale

This ±32,500-square-foot, single-story building is ideally located between Perimeter Road and Fork Shoals Road in Greenville, SC, with close proximity to major interstates and highways. The property includes approximately ±30,000 SF of office space and ±2,500 SF of warehouse space and sits on 8.14 acres.

Highlights

- Single Story
- One (1) Dock Door
- One (1) Drive-In Door
- 8.14 Acres
- Zoned I-1 / Greenville County
- 1999 Construction
- 136 parking spaces
- Fully Sprinkled

Floor Plan



Area Demographics 2026



Population

1 mile: 1,698
3 miles: 29,667
5 miles: 88,097



Daytime Population

1 mile: 3,911
3 miles: 29,868
5 miles: 89,221



Households

1 mile: 662
3 miles: 11,792
5 miles: 35,749



Avg. Household Income

1 mile: \$98,122
3 miles: \$93,250
5 miles: \$107,525



Projected 2030 Population

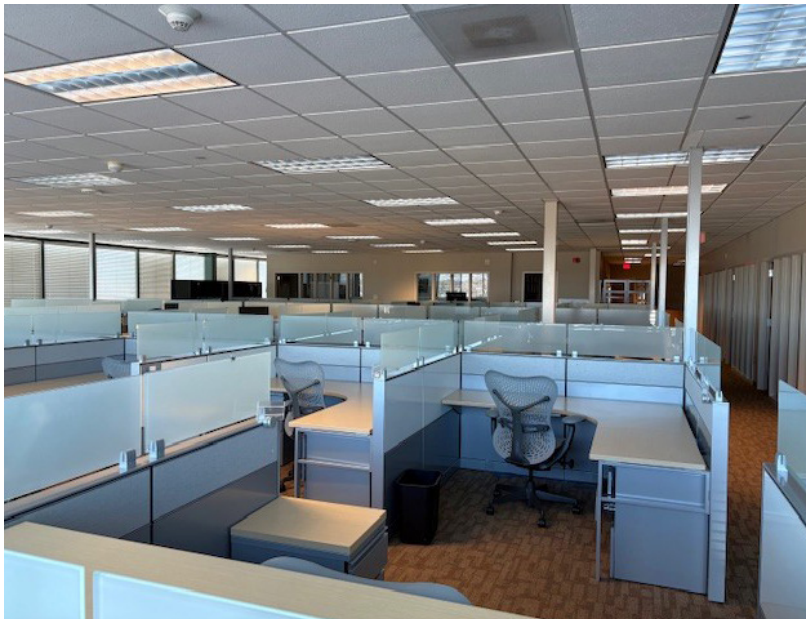
1 mile: 1,956
3 miles: 32,746
5 miles: 95,554

Asking Price
\$4,900,325

Colliers | South Carolina
32 E Broad St - Ste 400
Greenville, SC 29601
+1 864 297 4950



Interior Images



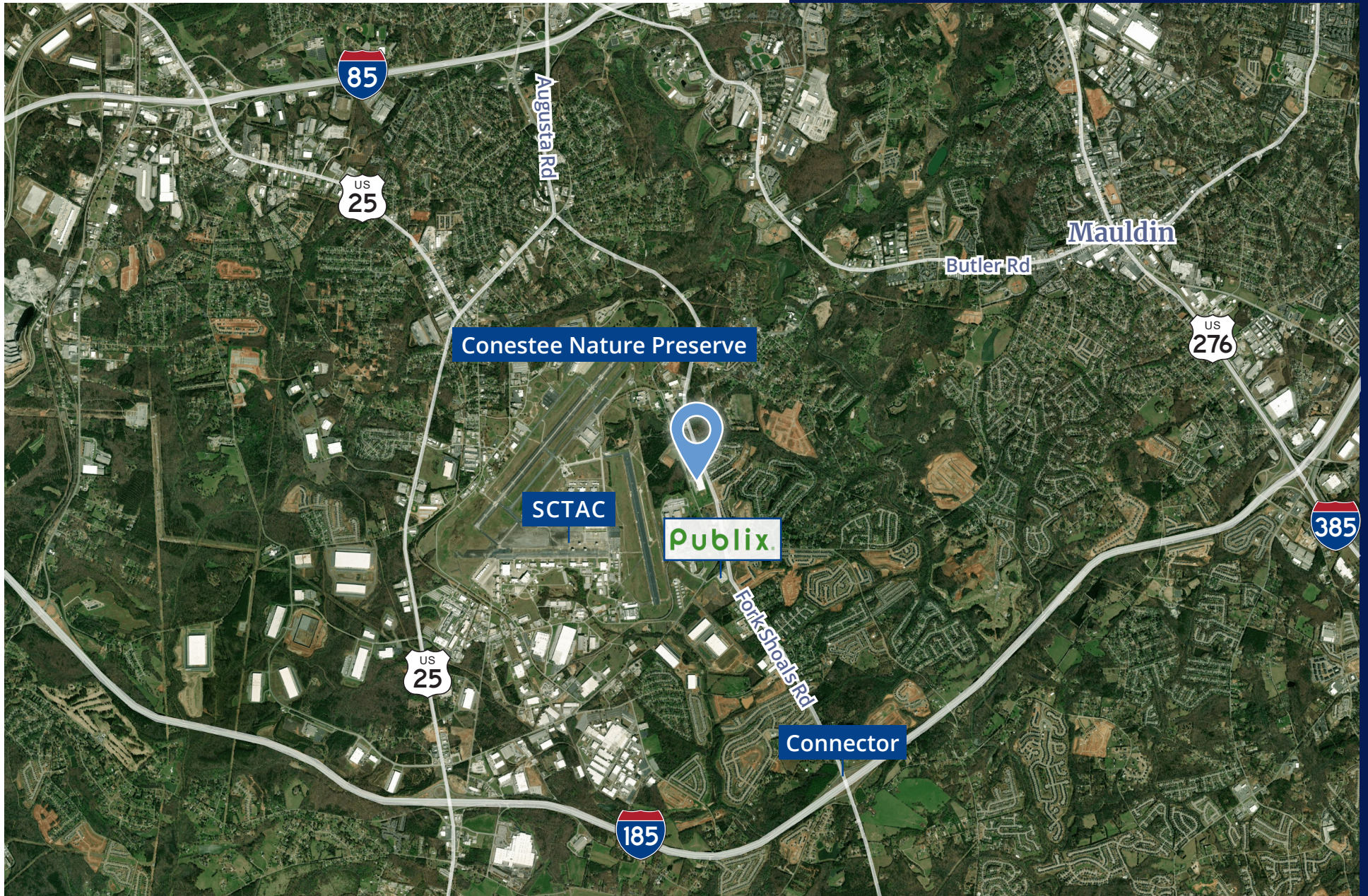
Drone Images



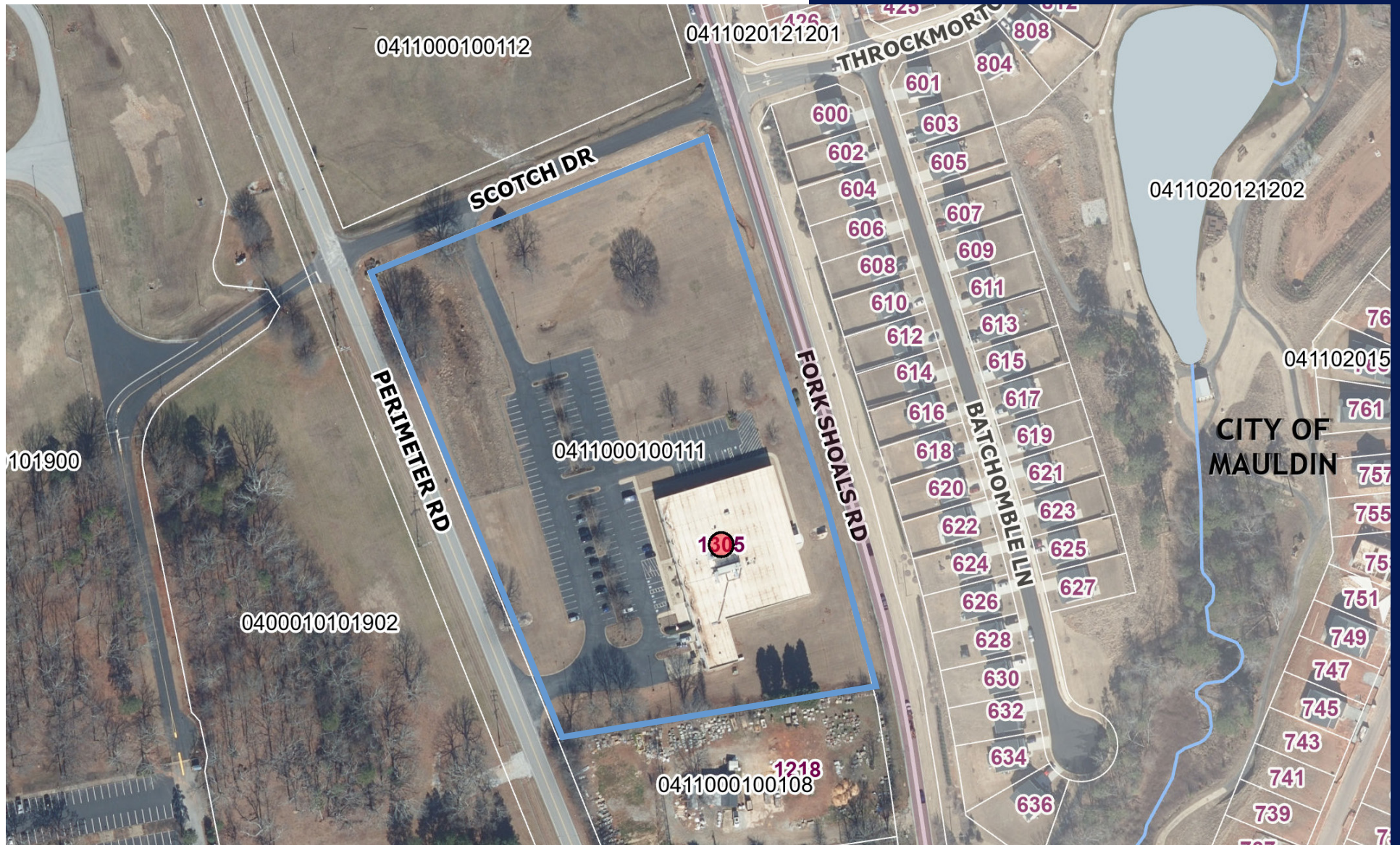
Drone Images



Location Map



Greenville County GIS



Disclaimer: this map is not a land survey and is for reference purposes only. Data contained in this map are prepared for the inventory of real property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. This map does not belong to Colliers and was sourced from Greenville County GIS on April 13, 2026.

Boundary Survey

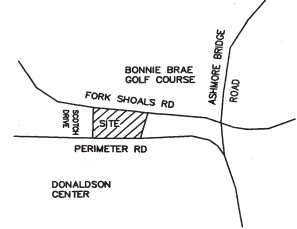
34.01 5 1299 91-6

BEGINNING AT AN IRON PIN LOCATED ON THE WESTERN RIGHT-OF-WAY OF FORK SHOALS ROAD (66' R/W) AND THE SOUTHERN RIGHT-OF-WAY OF SCOTCH DRIVE (66' R/W); THENCE WITH THE WESTERN RIGHT-OF-WAY OF FORK SHOALS ROAD S 17-26-38 E FOR 586.35 FEET TO AN IRON PIN; THENCE CONTINUING WITH SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2147.60 FEET, AN ARC LENGTH OF 212.16 FEET AND A CHORD BEARING AND DISTANCE OF S 14-37-42 E FOR 212.08 FEET TO AN IRON PIN ON THE LINE OF PROPERTY OWNED BY WAYNE ENGLAND (DEED BOOK 1219, PAGE 67), SAID IRON PIN BEING LOCATED S 80-53-05 W FOR 8.03 FEET FROM THE MOST NORTHEAST CORNER OF THE ENGLAND PROPERTY AS DESCRIBED IN THE ABOVE MENTIONED DEED; THENCE WITH THE LINE OF ENGLAND S 80-53-05 W FOR 443.47 FEET TO IRON PIN ON THE EASTERN RIGHT-OF-WAY OF PERIMETER ROAD (66' R/W); THENCE WITH EASTERN RIGHT-OF-WAY OF PERIMETER ROAD N 22-01-35 W FOR 693.67 FEET TO AN IRON PIN AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF PERIMETER ROAD AND THE SOUTHERN RIGHT-OF-WAY OF SCOTCH DRIVE (66' R/W); THENCE WITH THE SOUTHERN RIGHT-OF-WAY OF SCOTCH DRIVE N 67-44-37 E FOR 506.42 FEET TO AN IRON PIN AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF SCOTCH DRIVE AND THE WESTERN RIGHT-OF-WAY OF FORK SHOALS ROAD AND BEING THE POINT OF BEGINNING. SAID TRACT CONTAINS 8.139 ACRES.

FILED
GREENVILLE, SC
1998 MAR 16 P 3 00
JUDY G. HIX
REGISTER OF DEEDS

ZONING DATA
ZONED: I-1 (INDUSTRIAL)
SETBACKS:
FRONT AND ALL ROADS: 50' FROM R/W
SIDE: 25'
REAR: 25'

FLOOD INFORMATION
ZONED: "X"
AREAS DETERMINED TO BE OUTSIDE
500 YEAR FLOOD PLAIN
PER FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NO. 450089 0215 B
MAP REVISED: JANUARY 16, 1992



LOCATION MAP

GENERAL NOTES:

- COORDINATES AND ELEVATIONS BASED ON SCGS MONUMENT "23 047" BY SATELLITE OBSERVATIONS. HORIZONTAL DATUM: NAD 83 (1986) N 1081265.397 E 1580498.092 VERTICAL DATUM: NAVD 88 ELEV. 911.19'

DATE OF LAST REVISION: 2-12-98

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

SURVEY FOR
MICHELIN NORTH AMERICA
FORK SHOALS ROAD- SCOTCH DRIVE

Freeland
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE, S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: jfreeland@worldnet.att.net

SCALE: 1" = 60'

REF. PLAT BOOK: 33P-100A & 100B

REF. DEED BOOK: 1653-518

TAX MAP: 411-1-PT.1.6

DATE OF SURVEY: 1-28-98

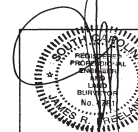
DRAWN: BEC

PARTY CHIEF: RMF

CHECKED: RMF/RMF

DRAWING NO. 38558-LE

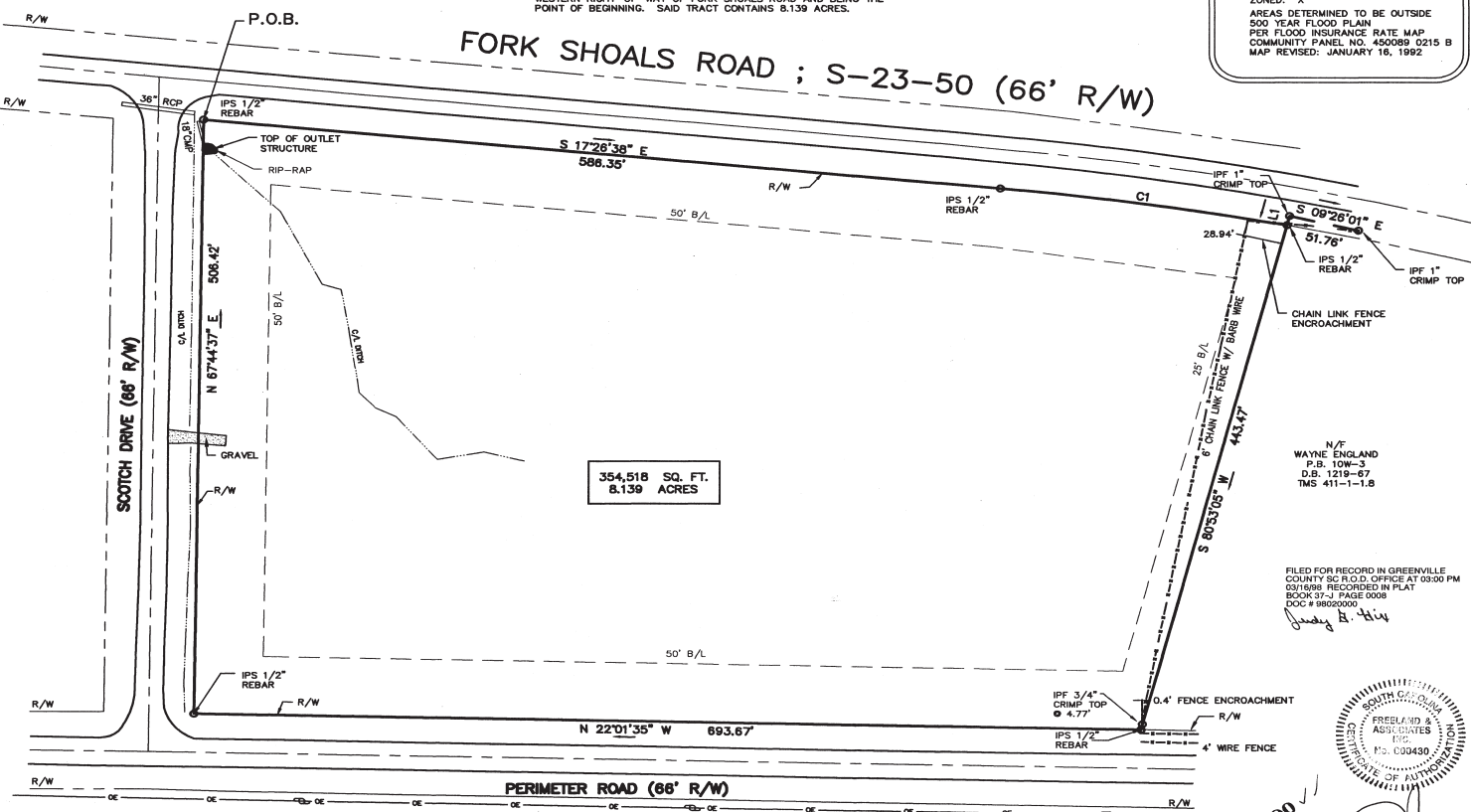
1 OF 1



RLS: JAMES R. FREELAND
NO: 4781

MAR 16 1998

37.5-8



354,518 SQ. FT.
8.139 ACRES

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	2147.60'	212.16'	106.17'	212.08'	S 14-37-42° E 05-39-37"

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.03'	S 80-53-05° W

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