

LEASE

185 Exchange Logistics Park Dr

185 EXCHANGE LOGISTICS PARK DR

Piedmont, SC 29673

PRESENTED BY:

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$11 SF/yr (NNN)
AVAILABLE SF:	34,488 SF
LOT SIZE:	5.15 Acres
BUILDING SIZE:	34,488 SF

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PROPERTY HIGHLIGHTS

- Premier I-85 Visibility
- Light Manufacturing Facility
- (5) 9' x 10' dock high doors
- (1) 12' x 14' drive-in door
- ±34,488 SF light manufacturing/flex building
- Clear height of 25' in the center and 23' in the eaves
- Conditioned office
- 100% Sprinkled
- Heated warehouse
- Motion sensor lights in warehouse

PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

SVN | Palmetto is pleased to present this ±34,488 SF light manufacturing facility that offers a rare combination of functional industrial specs and high-image office finishes along the I-85 corridor. The facility offers ±2,088 SF of premium, conditioned office including 6 private offices, conference room, breakroom/kitchen, open office space, restrooms, and a lobby with glass ascents throughout. The warehouse is fully sprinkled, heated, equipped with motion sensor lights and a mezzanine above the office. This facility is well-suited for manufacturing, distribution, or flex users seeking functional warehouse specifications paired with move-in-ready, upgraded office space — all in a high-traffic, high-visibility location.

LOCATION DESCRIPTION

185 Exchange Logistics Park Dr is located within Exchange Logistics industrial park visible from I-85 (northbound). This section of I-85 sees +/-91,000 VPD (Station ID 04-2281). The property is will positioned about half way between Greenville and Anderson and within +/-25 miles of Donaldson Airport, I-385, BMW, GSP, and the Inland Port in Greer. The property is less than +/-0.5 miles off of I-85 (Exit 35, Hwy 86) just north of the I-85 and Hwy 29 split.

WAREHOUSE PHOTOS



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OFFICE PHOTOS



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EXTERIOR PHOTOS



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RETAILER MAP



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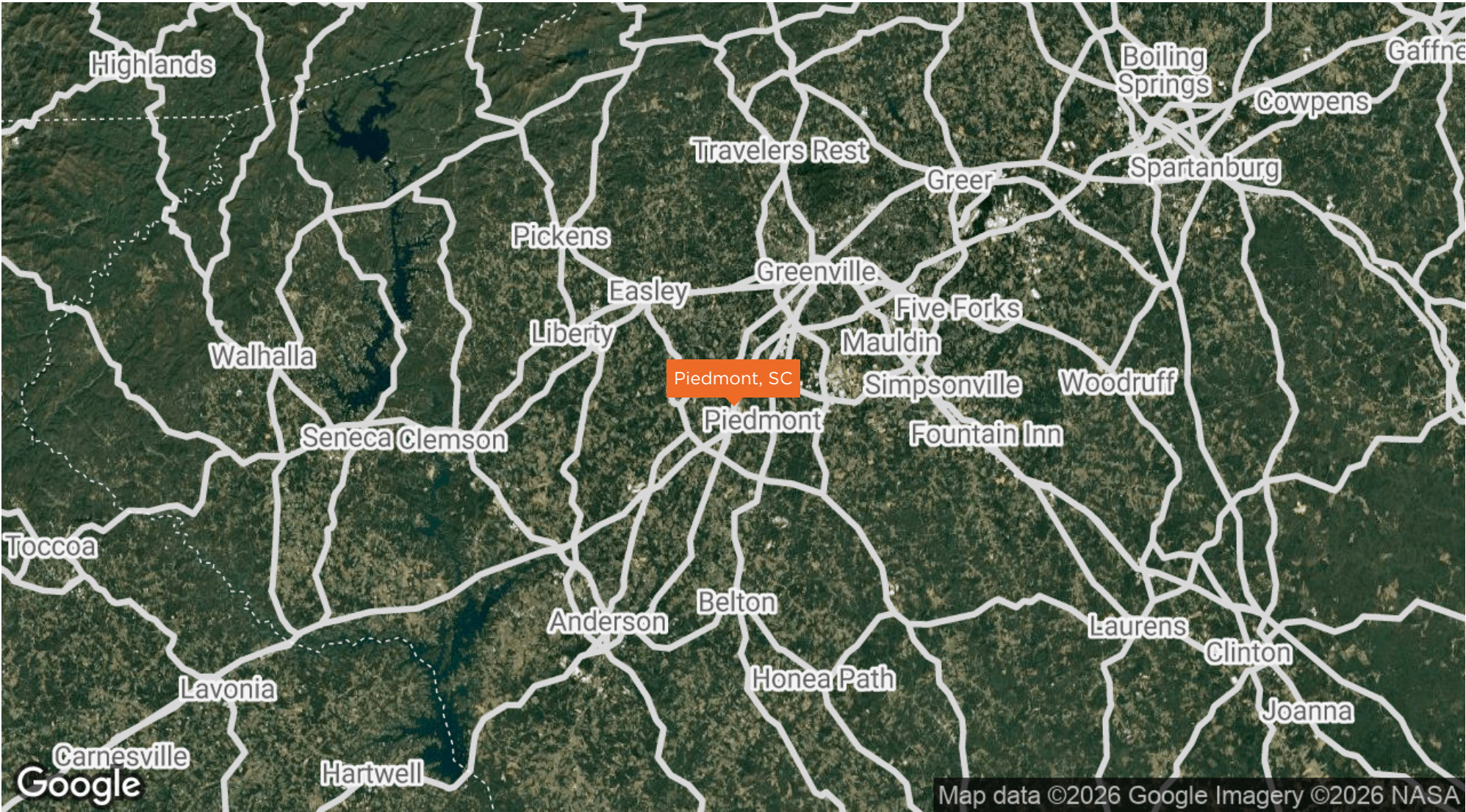
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REGIONAL MAP



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MEET THE TEAM



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