

FOR LEASE

LEASE RATE
\$6.95/SF NNN

PROPERTY DETAILS



- Class A, industrial space ($\pm 264'$ x $\pm 300'$) for lease
- $\pm 79,879$ SF
- $\pm 2,203$ SF spec office space



- $\pm 32'$ Minimum clear height
- $\pm 48'$ x $\pm 52'$ 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



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



- LED lighting

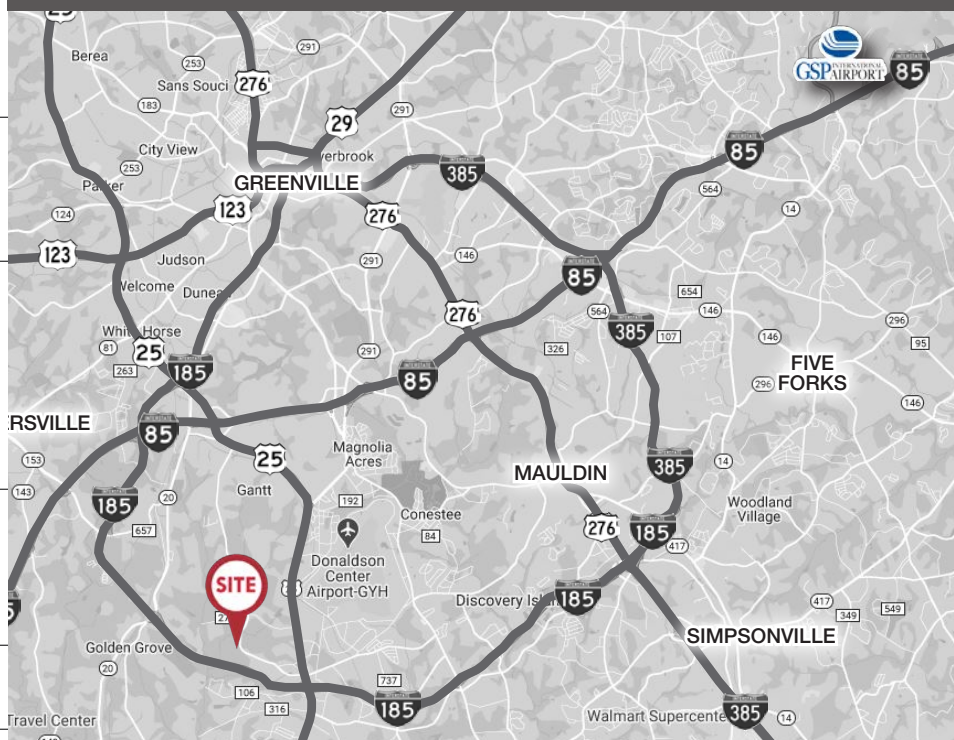


- ESFR Sprinkler system w/K-17 heads



- 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

NA Earle Furman

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

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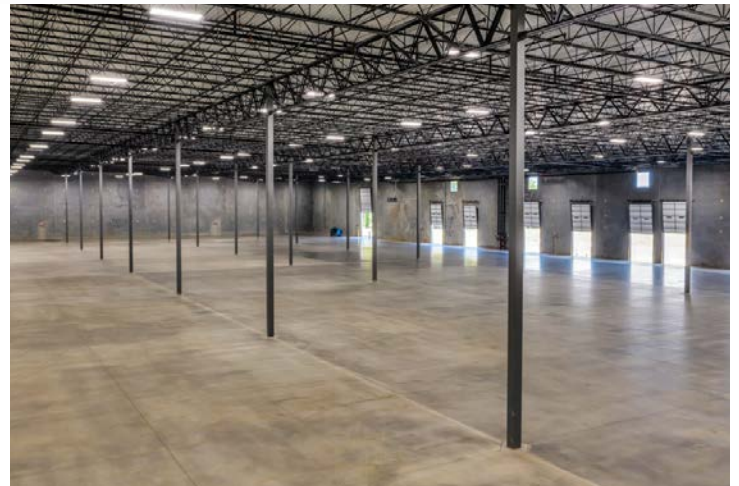
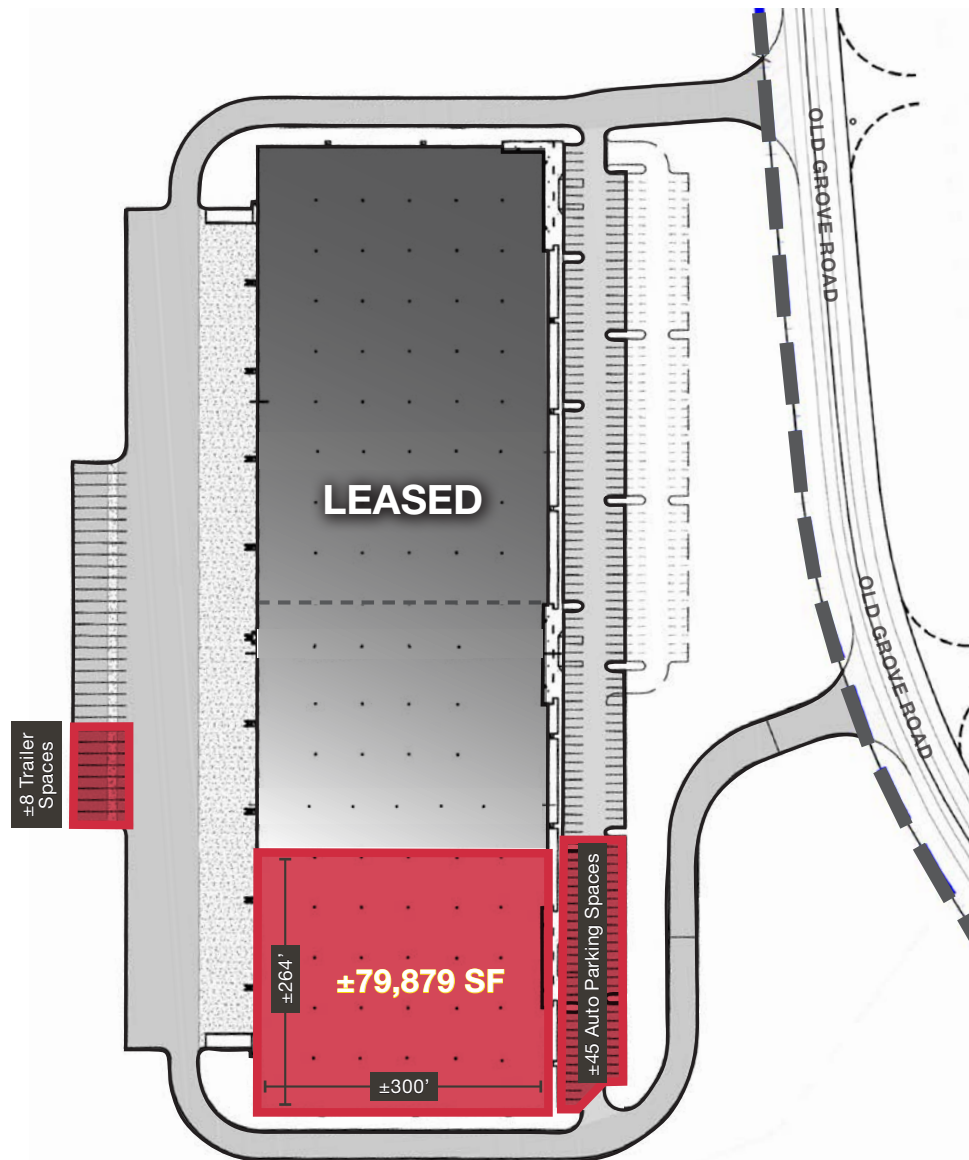
FLOOR PLAN



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SITE PLAN



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DRIVING DISTANCES & MAP



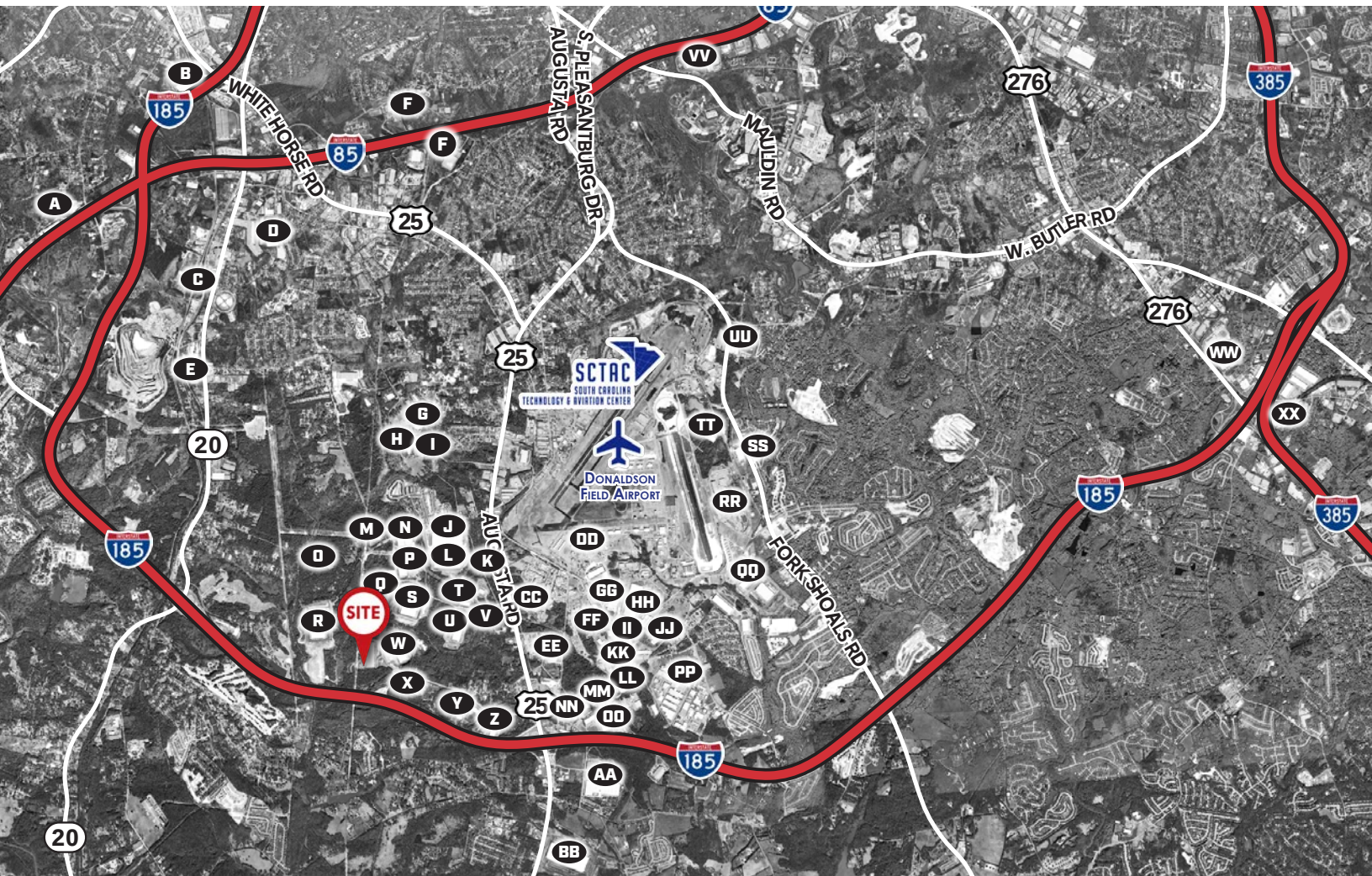
DISTANCES

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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SUBMARKET MAP



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

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
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