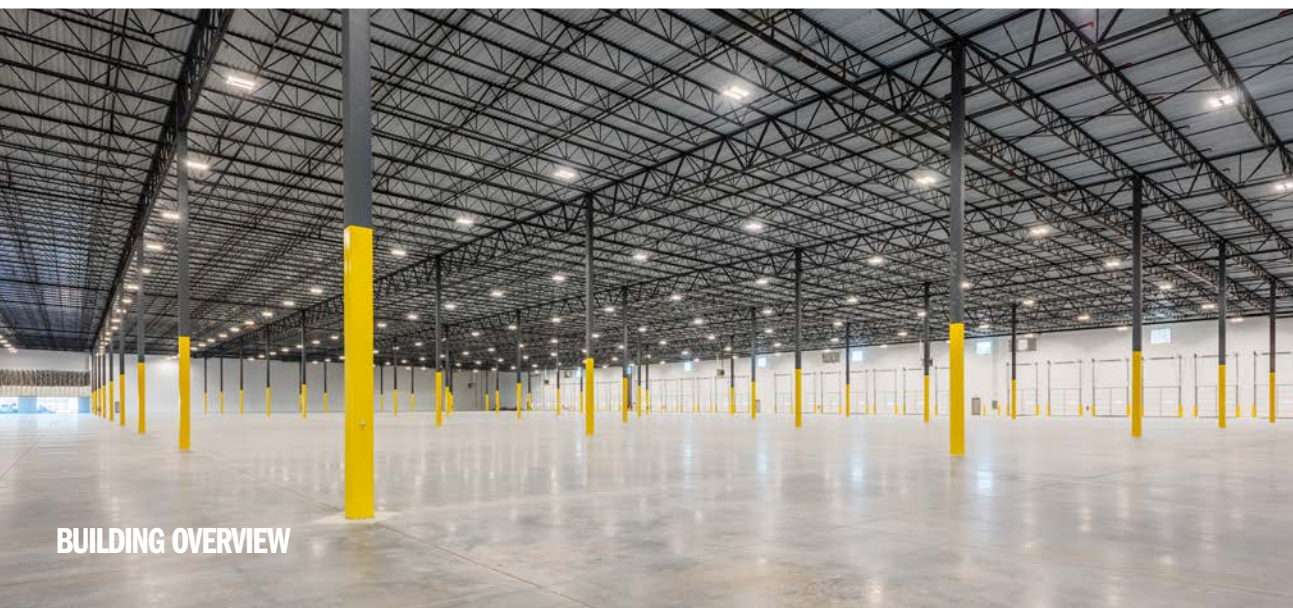


AUGUSTA GROVE 10

1701 Old Grove Road, Piedmont, SC
48,750 SF AVAILABLE FOR LEASE



BUILDING OVERVIEW

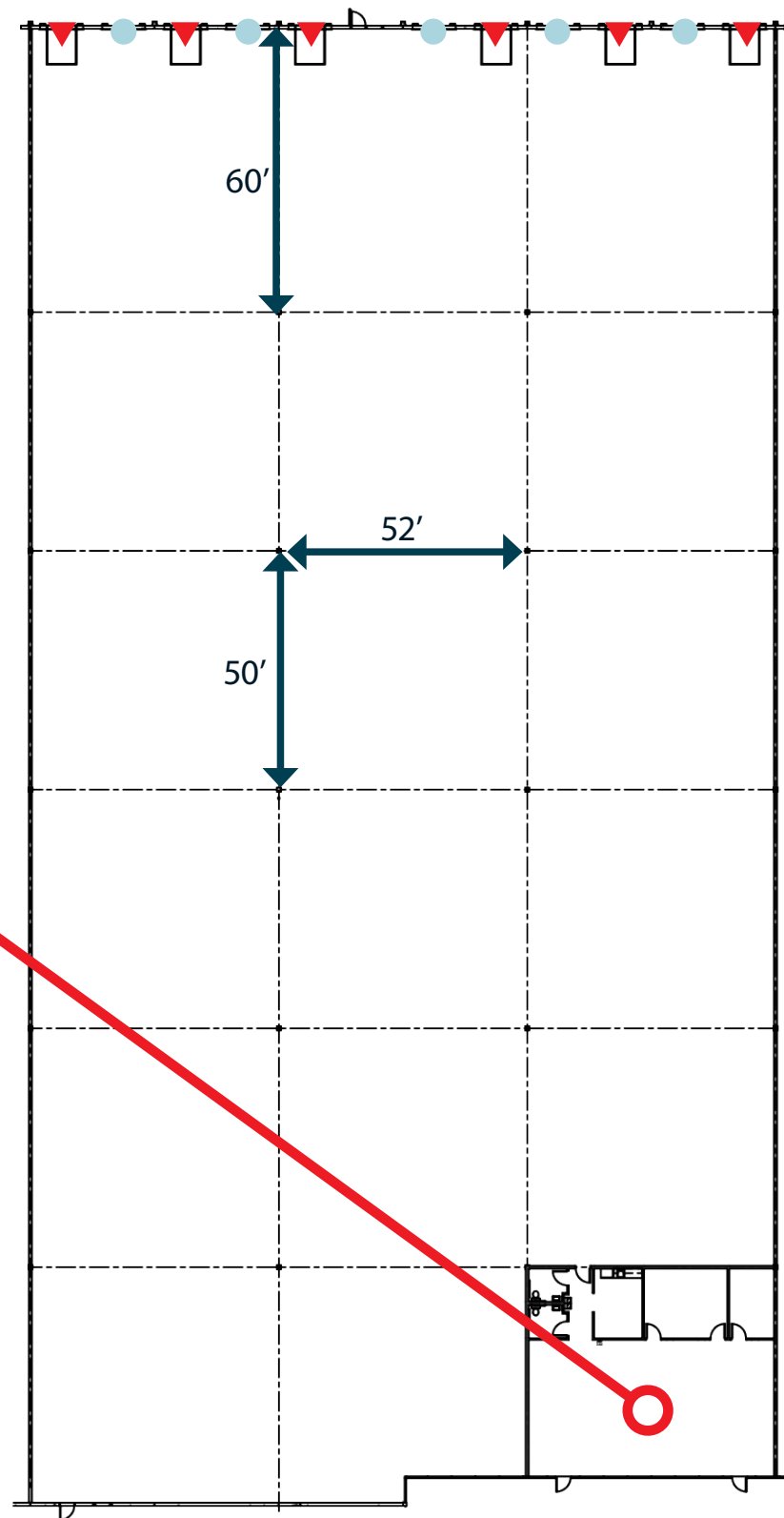
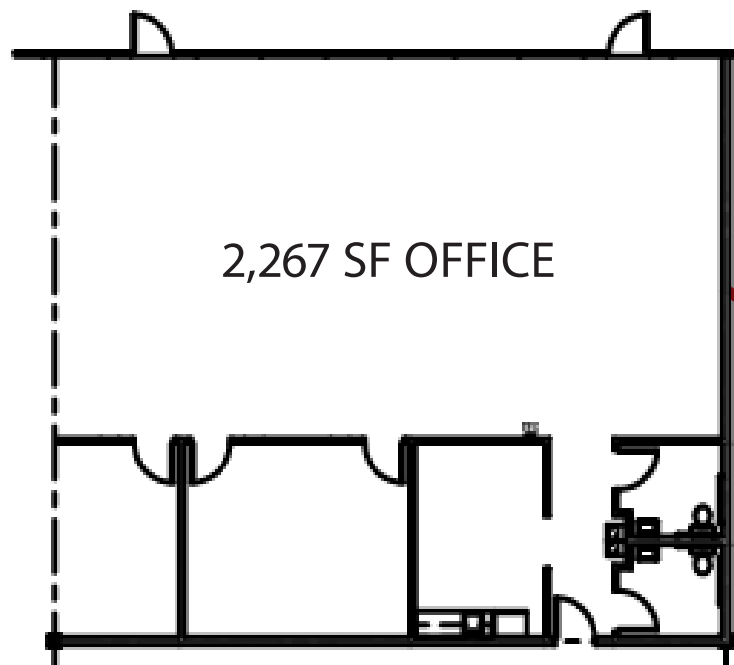
PROPERTY INFORMATION

1701 OLD GROVE ROAD, PIEDMONT, SOUTH

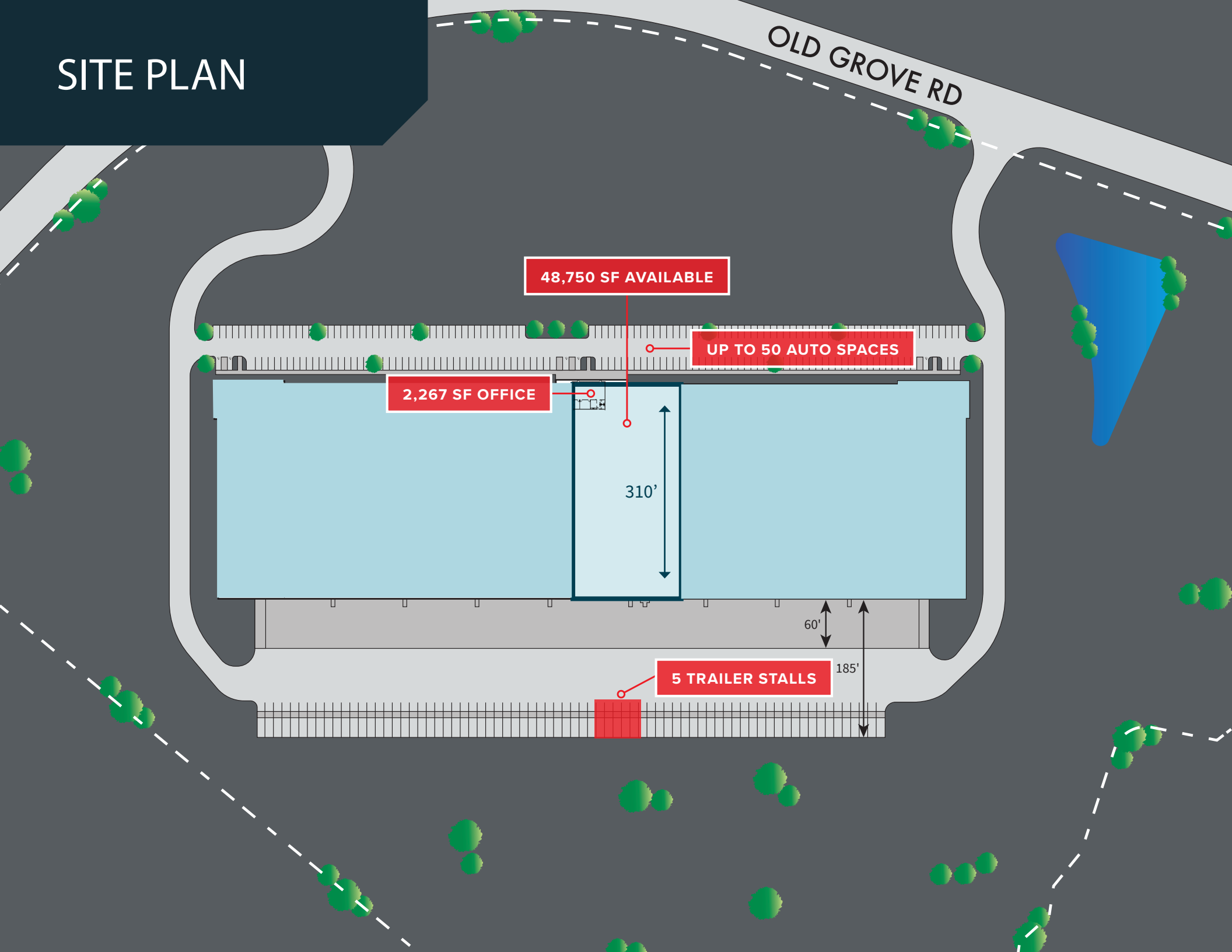
PARCEL ID (Greenville County)	409000100130
ZONING	I-1 (Greenville County)
SITE AREA	51.99 acres
YEAR BUILT	2023
AVAILABLE SF	48,750 SF
OFFICE SF	2,267 SF (Under Construction)
STRUCTURE	Tilt-up Concrete
CONFIGURATION	Rear-load
CLEAR HEIGHT	32'
COLUMN SPACING	50' x 52' w/ 60' speed bays
LOADING DOCKS	Eleven (11), 9' x 10' dock-high doors
DOCK EQUIPMENT	Six (6) 35K LB mechanical pit levelers
TRUCK COURT	185'-deep w/ 60' concrete apron
ROOF	45 mil reinforced TPO membrane w/ R-20 insulation
ROOF AGE & WARRANTY	2023 w/ 20-year warranty (Exp. 2043)
FLOOR SLAB	6" 4,000 psi unreinforced slab w/ 10mil vapor barrier
FIRE PROTECTION	ESFR
LIGHTING	25' FC LED w/ motion sensors
ELECTRICAL	400 amps, 480Y/277V, 3PH spec panel (Additional capacity available)
UTILITIES	Electric - Duke Power Water & Sewer - Greenville County Gas - Piedmont Natural Gas
HVAC	0.5 ACH
TRAILER STORAGE	5 Trailer Stalls
AUTO PARKING	Up to 50 auto parking spaces (Expandable)

FLOOR PLAN

- ▼ PIT LEVELER
- DOCK HIGH DOOR



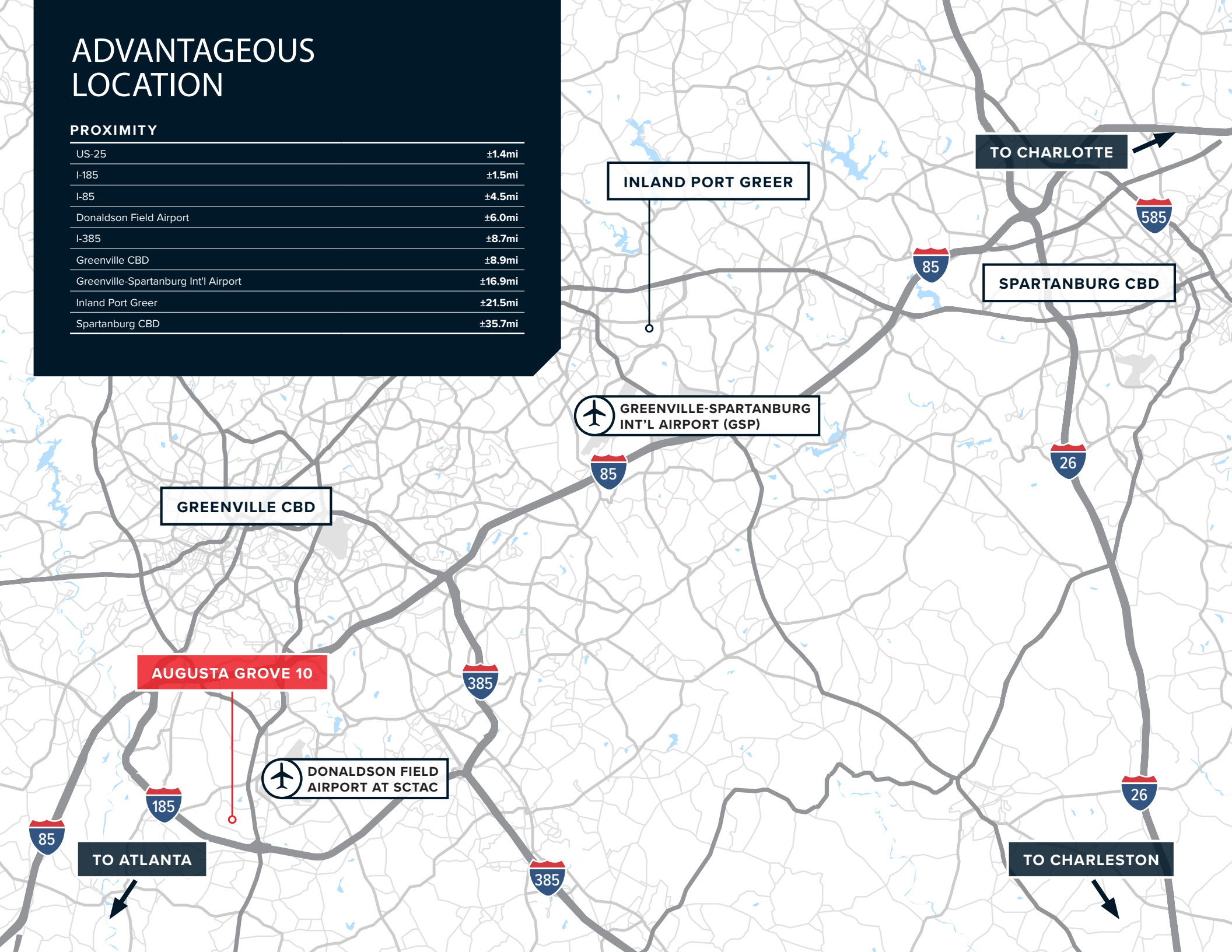
SITE PLAN



ADVANTAGEOUS LOCATION

PROXIMITY

US-25	±1.4mi
I-185	±1.5mi
I-85	±4.5mi
Donaldson Field Airport	±6.0mi
I-385	±8.7mi
Greenville CBD	±8.9mi
Greenville-Spartanburg Int'l Airport	±16.9mi
Inland Port Greer	±21.5mi
Spartanburg CBD	±35.7mi



LOCATION

The Property boasts an advantageous location, situated just under two (2) miles from I-185 and approximately four and a half (4.5) miles from the I-85 super corridor. This strategic positioning offers effortless access to the Southeast's premier industrial artery, linking several of the nation's fastest-growing markets such as Charlotte, Raleigh-Durham, Charleston, Atlanta and Richmond. In close proximity to key economic drivers, including the BMW battery manufacturing facility, Inland Port Greer, and the Greenville-Spartanburg International Airport (GSP), the Property is well-positioned to capitalize on the Upstate region's robust economic growth.

Positioned equidistant from Atlanta and Charlotte on the I-85 super corridor, the economic backbone of the Southeast, Greenville-Spartanburg's rise to prominence has been motivated by substantially lower labor costs, a major presence of advanced auto and aerospace manufacturing and an amiable, business-friendly regulatory and administrative environment. Upstate South Carolina's central location within the booming Southeastern United States provides access to major markets, raw materials, and growing industries.





AVAILABLE FOR LEASE

CHAD STEPP
+1 864 641 8536
Chad.stepp@jll.com

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