



# ±10,500 SF BUILDING PLUS ±1.4 ACRES WITH EXTREME PROXIMITY TO I-85 FOR SALE OR LEASE

2310 River Rd, Piedmont, SC 29673



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**Lease Rate:**  
**\$10/SF NNN**

**Sale Price:**  
**\$1,300,000**

- Seller to Paint Exterior
- New Office Space to be Built Out
- Restrooms Undergoing Full Renovations
- New Electrical Service



**HVAC**  
100% FULLY AIR CONDIT-  
TIONED WAREHOUSE



**DOCK DOORS**  
ONE (1) DOCK  
DOOR



**I - 85**  
LESS THAN 1/4 MILE  
FROM I-85



**LIGHTING**  
BRAND NEW LED  
LIGHTING

# PROPERTY OVERVIEW

PROPERTY NAME	2310 River Road
TYPE	Industrial
TOTAL AVAILABLE SF	±10,500 SF
TOTAL BUILDING SF	±10,500 SF
COUNTY	Anderson
CITY LIMITS	No
ZONING	None

CONSTRUCTION TYPE	Metal
ROOF	Metal
DOCK DOORS	One (1)
COLUMN SPACING	Clear Span
LIGHTING	LED
SPRINKLERS	None

# PROPERTY PHOTOS



# LOCATION OVERVIEW



— Less than 0.25 miles to I-85





# LEARN MORE GIVE US A CALL



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