



# ±16,723 SF INDUSTRIAL/ FLEX SPACE FOR LEASE

2304 River Road Bld. B  
Piedmont, SC 29673



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

**Darath Mackie**  
Vice President  
864.337.1543  
dmackie@lee-associates.com

**Justin Bentley**  
Associate  
864.449.1059  
jbentley@lee-associates.com

**864.704.1040**  
LeeUpstate.com

**Lease Rate:**  
**\$11.50/SF**  
**NNN**

- Oversized Drive-in Door
- Heavy Power: 480V/  
800 Amp 3 phase
- 3 Ton Crane
- ±1,180 SF Office Space



**INTERSTATE ACCESS**  
±0.2 MILES OFF I-85



**CLEAR HEIGHT**  
22'



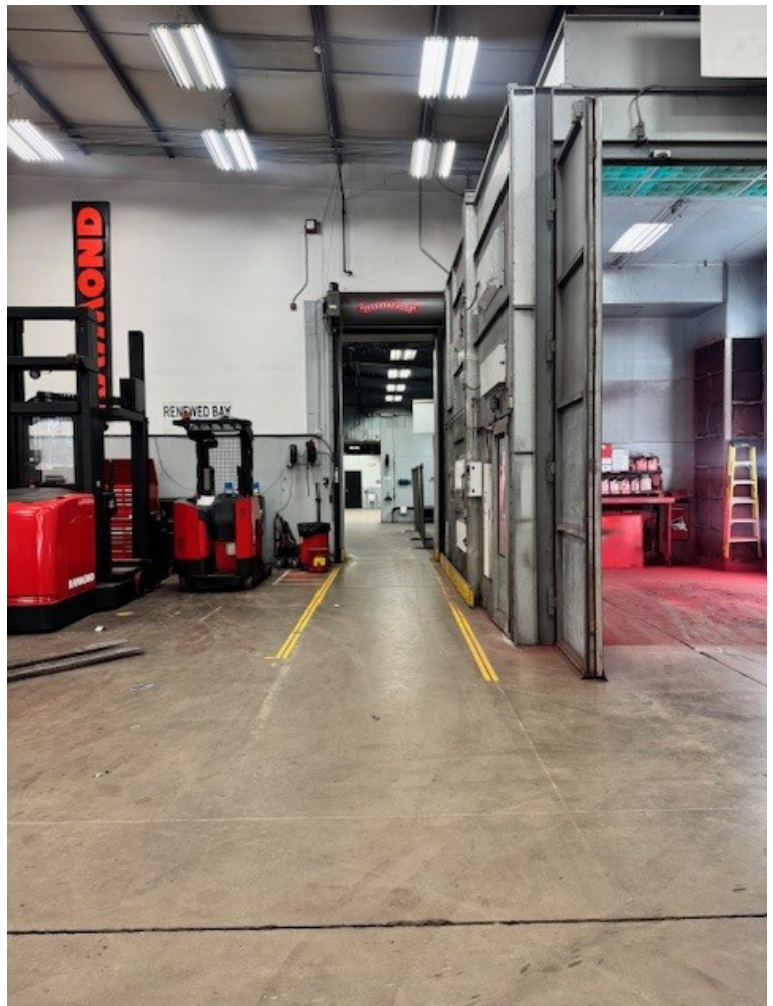
**DRIVE-IN DOOR**  
12' X 16'



**ZONING**  
NONE

# PROPERTY OVERVIEW & PHOTOS

|                    |                         |
|--------------------|-------------------------|
| PROPERTY NAME      | 2304 River Road, Bldg B |
| TYPE               | Industrial              |
| TOTAL AVAILABLE SF | ±16,723 SF              |
| TOTAL BUILDING SF  | ±16,723 SF              |
| TAX MAP #          | 2380005001              |
| COUNTY             | Anderson                |
| CITY LIMITS        | No                      |
| ZONING             | Unzoned                 |
| YEAR BUILT         | ~1990                   |
| CONSTRUCTION TYPE  | Metal                   |
| ROOF               | Metal                   |
| WAREHOUSE SF       | ±15,543 SF              |
| OFFICE SF          | ±1,180 SF               |
| CEILING HEIGHT     | 22'                     |
| DOCK DOORS         | 1 (One) 10' x 12'       |
| DRIVE-IN DOORS     | 1 (One) 12' x 18'       |
| PARKING            | 24                      |
| SPECIAL FATURES    | ±2.18 Acres             |





# I-85 ACCESS

**±1,000 ft  
to I-85**

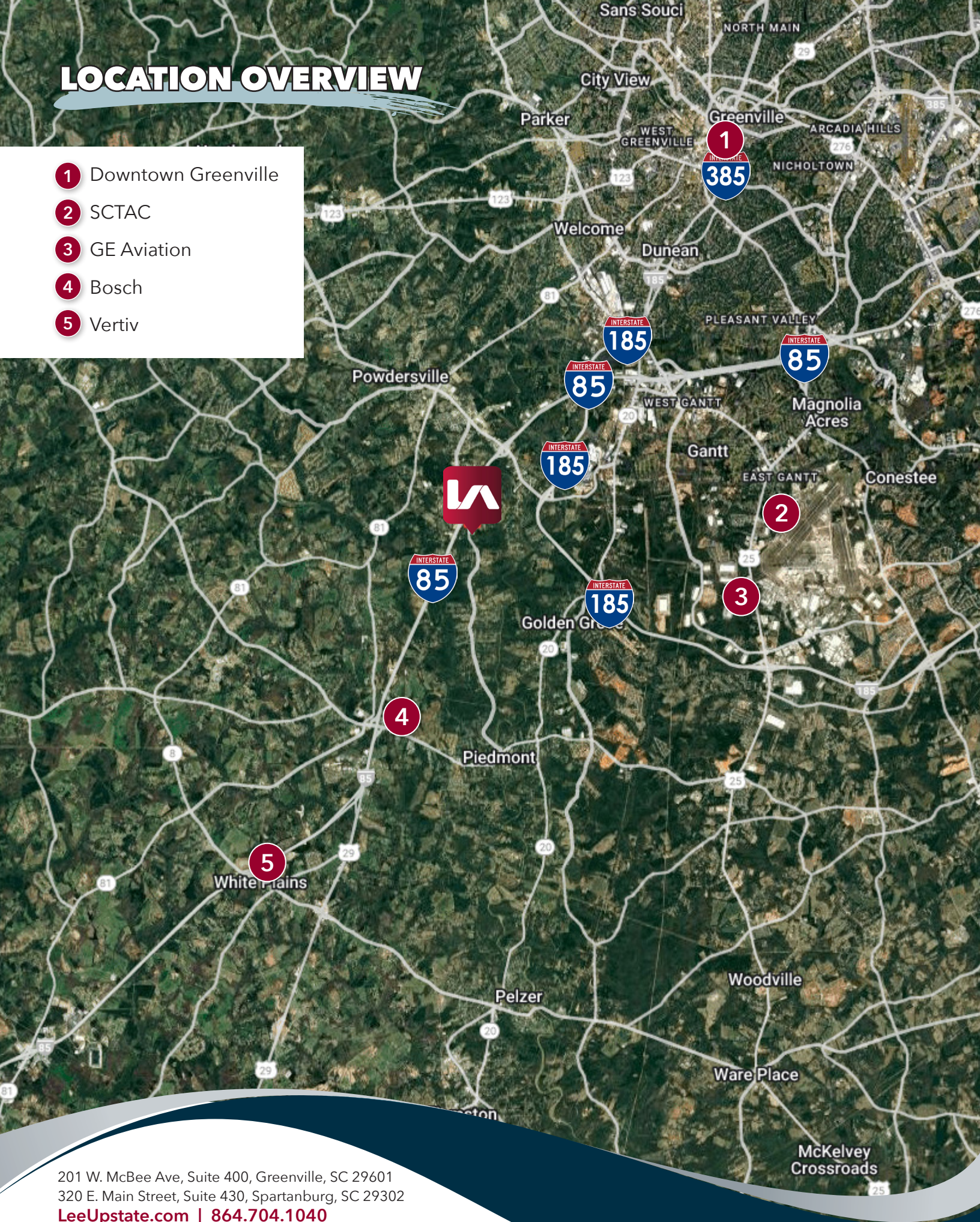
**Easy On, Easy Off**





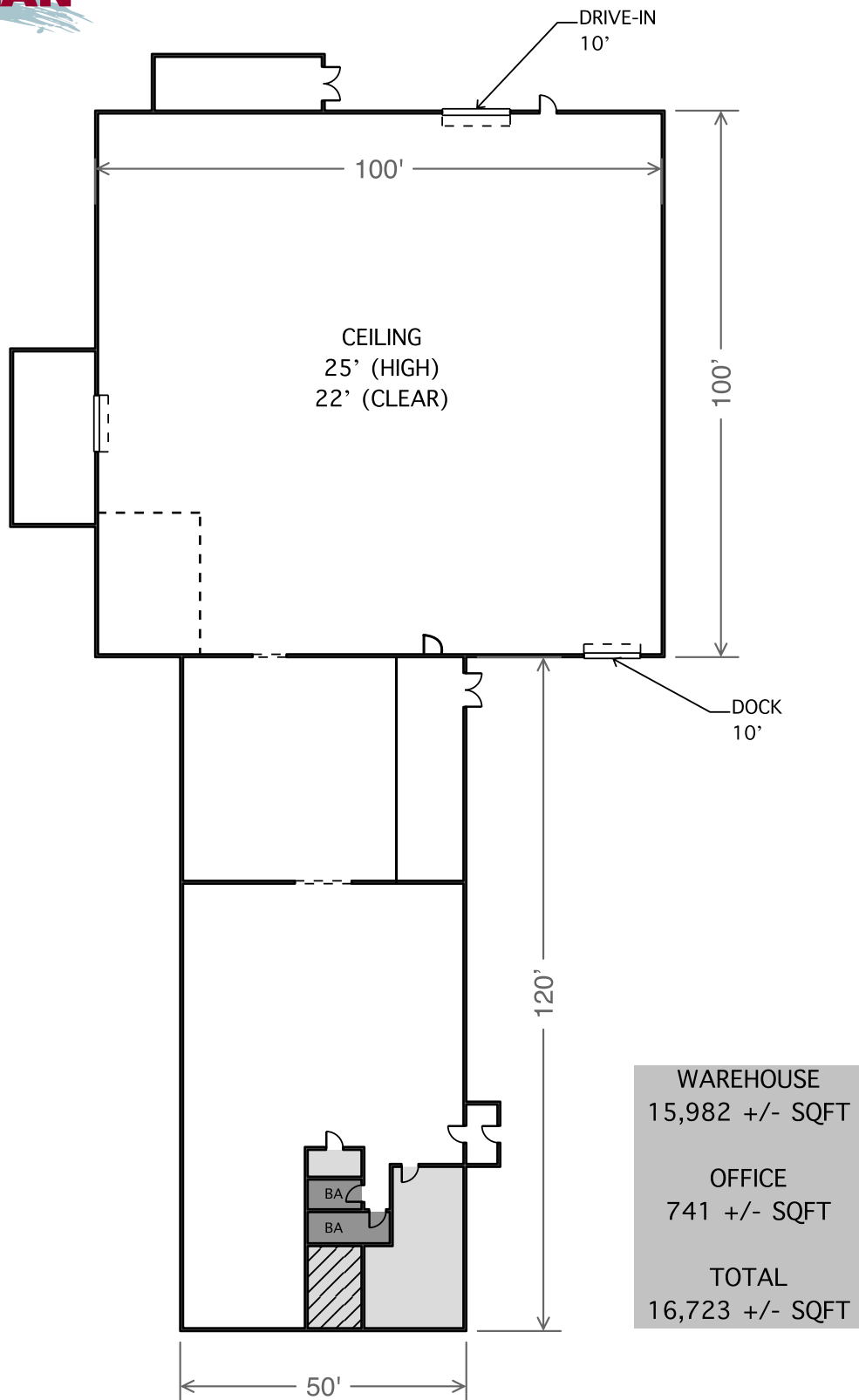
# LOCATION OVERVIEW

- 1 Downtown Greenville
- 2 SCTAC
- 3 GE Aviation
- 4 Bosch
- 5 Vertiv





# FLOOR PLAN





## LEARN MORE GIVE US A CALL



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

**864.704.1040**  
**LeeUpstate.com**

### **GREENVILLE OFFICE**

201 W. McBee Ave, Suite 400  
Greenville, SC 29601

### **SPARTANBURG OFFICE**

320 E. Main Street, Suite 430  
Spartanburg, SC 29302

All information furnished regarding the properties and information in this packet is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



### **Darath Mackie**

Vice President  
864.337.1543  
dmackie@lee-associates.com



### **Justin Bentley**

Associate  
864.449.1059  
jbentley@lee-associates.com