



# FOR SALE OR LEASE

## PRIME COMMERCIAL SITE OFF AUGUSTA RD

7334 Augusta Road  
Piedmont SC 29673



LEE & ASSOCIATES  
GREENVILLE/SPARTANBURG

**Matt Roos**

Associate

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PRICING/RATE:

**CALL FOR  
PRICING**

- Transportation: I-185 provides access to I-85 and I-385 via US 25
- Labor: Steady in-migration is enlarging the available workforce
- Industrial Cluster: Automotive, Aerospace, Advanced Manufacturing
- Ongoing Site Improvements Underway

Interactive PDF



**864.704.1040**

[LeeUpstate.com](http://LeeUpstate.com)



**ACREAGE**  
±5.97 AC



**TRAFFIC COUNT**  
21,700 AADT (2024)



**INTERSTATE  
ACCESS**  
±0.6 MILES TO I-185



**LOCATION**  
PRIME COMMERCIAL  
AND INDUSTRIAL  
CORRIDOR



# PROPERTY OVERVIEW & PHOTOS

TOTAL LOT SIZE	5.97 AC
TAX MAP #	#0601010100500
COUNTY	Greenville
CITY LIMITS	No
ZONING	C-2, Commercial
ROAD FRONTAGE	365 feet - Augusta Road (Highway 25)
TRAFFIC COUNT	21,700 AADT (2024)
DIVISIBLE	No



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201 W. McBee Ave, Suite 400, Greenville, SC 29601  
320 E. Main Street, Suite 430, Spartanburg, SC 29302  
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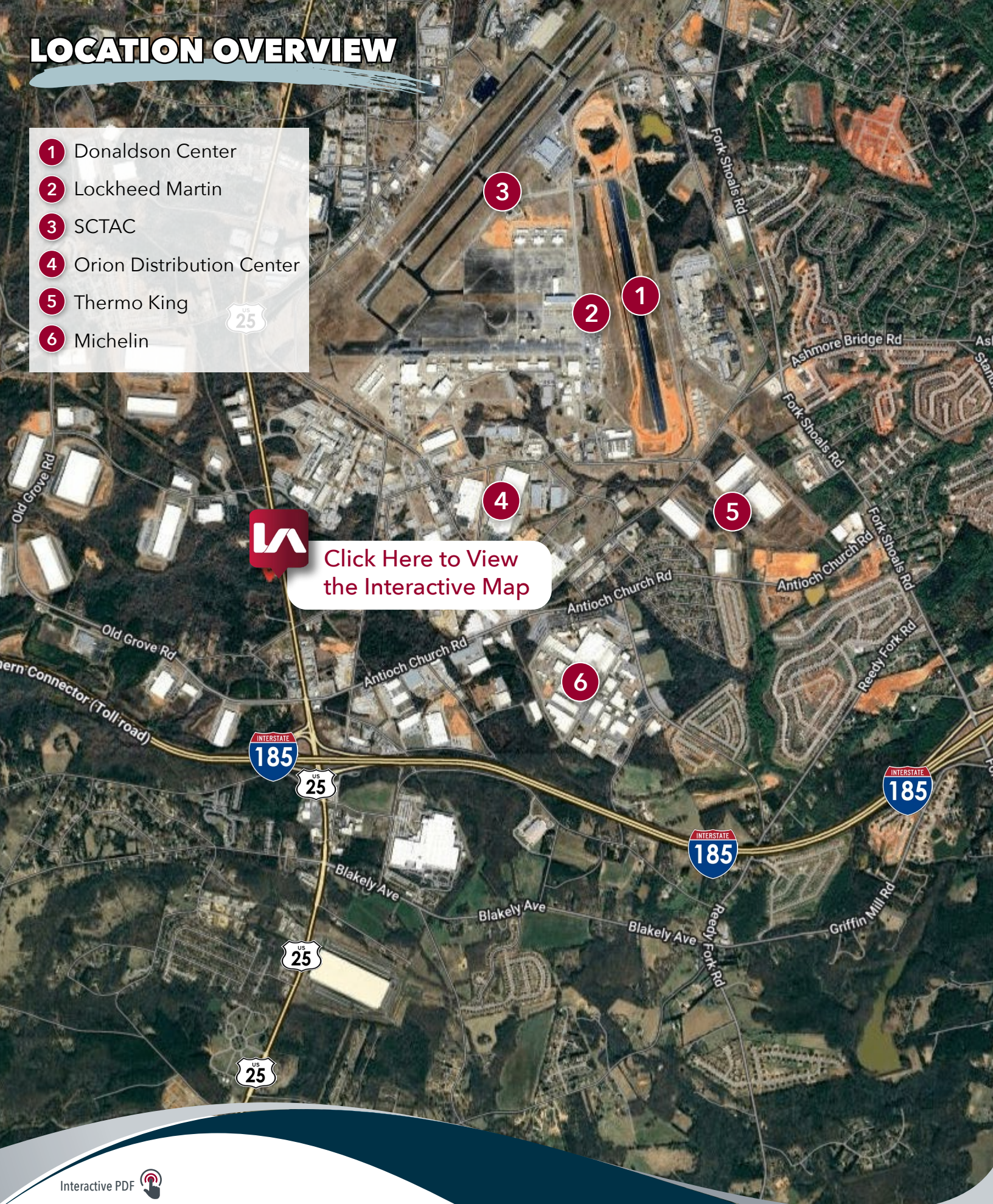


# LOCATION OVERVIEW

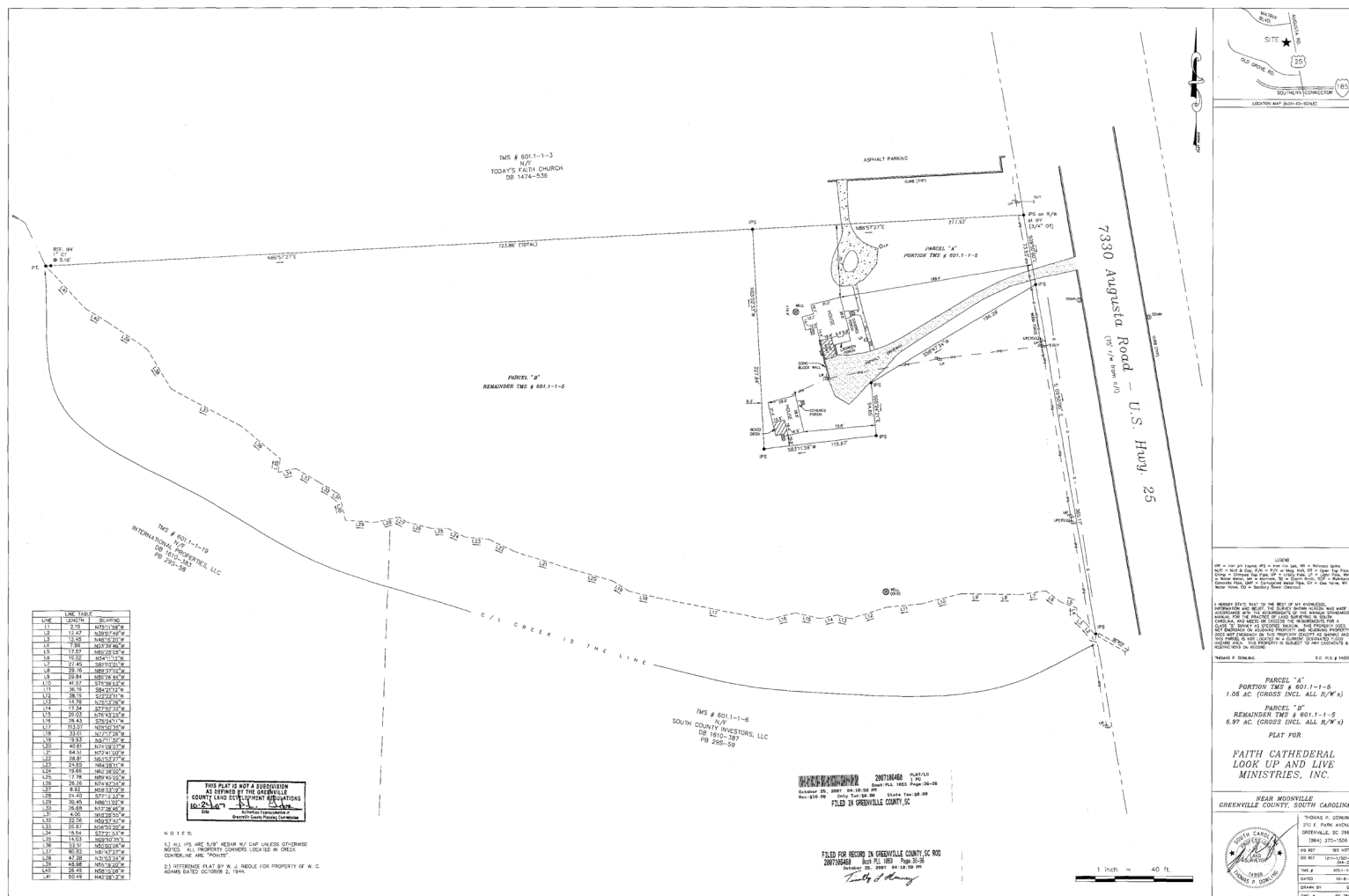
- 1 Donaldson Center
- 2 Lockheed Martin
- 3 SCTAC
- 4 Orion Distribution Center
- 5 Thermo King
- 6 Michelin



[Click Here to View  
the Interactive Map](#)









## **Residential Expansion in Piedmont**

- 196 active communities and subdivisions with 2,489 new homes under construction or move-in ready
- Home prices range from \$185,000 to over \$1 million; average ~\$389,000; sizes ~1,150 to 4,900 sq ft
- Notable neighborhoods: Riverwood Farm, Pleasant Brook, Woodglen, Saluda Crossing, Westpoint Gardens, Woodmont Springs
- Growth driven by manufacturing, aviation, and logistics job creation in southern Greenville County

## **Piedmont & Hwy 185 Corridor - Advanced Manufacturing**

- Isuzu North America - \$280M truck assembly plant, 700+ jobs by 2027
- Magna International - \$200M, 625,000 sq ft facility, 200 jobs starting 2025
- EnerSys - \$500M lithium-ion cell plant on 140 acres, 500 jobs, operations 2027
- Verdecos - Plastics manufacturing and R&D HQ (2023), 50-60 employees

## **Donaldson Airport / SCTAC - Aerospace & Logistics**

- Vantage Aviation acquired Donaldson Jet Center in 2025
- \$5M+ runway and taxiway upgrades underway
- \$6.1B annual economic impact, 1 in 9 Upstate manufacturing jobs supported

## **Augusta Road / Hwy 185 Corridor - Logistics & Distribution**

- GE Appliances - \$50M distribution center announced 2023
- Cardinal Health - Largest at-home solutions DC announced mid-2023

## **Connecting the Dots: Jobs • Homes • Families**

- Major employers driving housing demand in Piedmont and SCTAC area
- Builders delivering across all price points with lifestyle amenities
- Proximity to I-85 makes the area attractive for shorter commutes and affordability
- Piedmont Area Plan (2024) guiding growth, infrastructure, and community character





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**LEARN MORE**  
**CALL TODAY**



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