

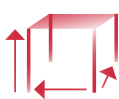
FOR LEASE

LEASE RATE
\$6.15/SF NNN

PROPERTY DETAILS



- Class A, industrial space (±527' x ±300') for lease
- ±50,000 to ±158,129 SF
- Includes ±2,330 SF office space



- ±32' Minimum clear height
- ±48' x ±52' Column spacing with 60' speed bay



- 1 (12' x 14') Ramp door
- ±16 (9' x 10') Dock doors (10 w/35,000 lbs mechanical pit levelers with seals)
- ±14 Knock-out doors
- ±30 Dock positions



- ±135' Truck court
- ±19 Trailer storage spaces
- ±85 Car parking spaces



- LED lighting

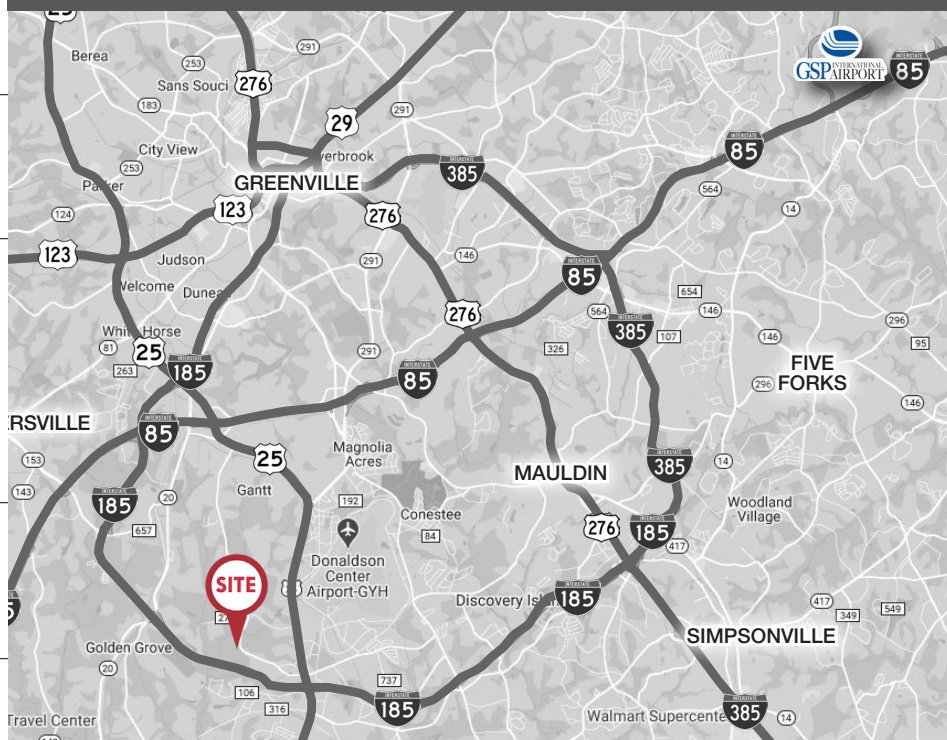


- ESFR Sprinkler system w/K-17 heads



- Electrical - 277/480 Volt, 1,200 AMPs, 3-phase

1700 Old Grove Road, Unit A Piedmont, SC



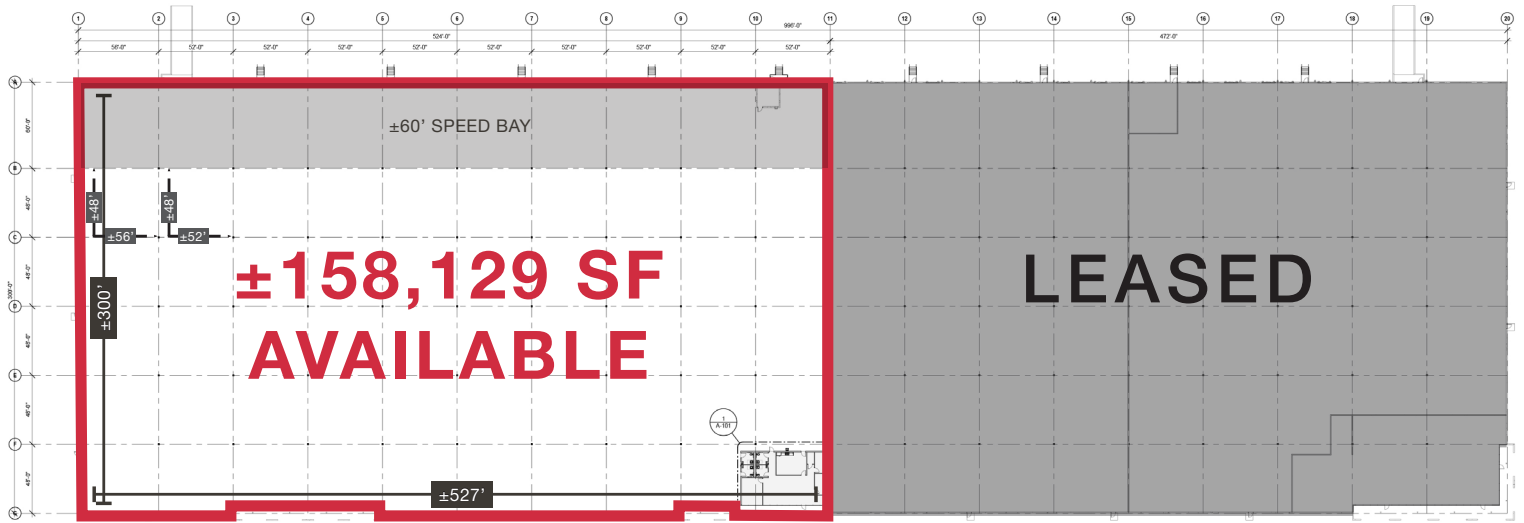
Located in Augusta Grove Business Park

- Less than 4 miles to I-85 & direct access to I-185
- Park access from US-25 (Augusta Road) & Old Grove Road

FOR LEASE

1700 Old Grove Rd | Piedmont, SC

FLOOR PLAN



Managed By
mdh

Leasing By
NAI Earle Furman

Grice Hunt, SIOR
864.678.5935
grice@naief.com

Clay Williams, SIOR
864.678.5938
clay@naief.com

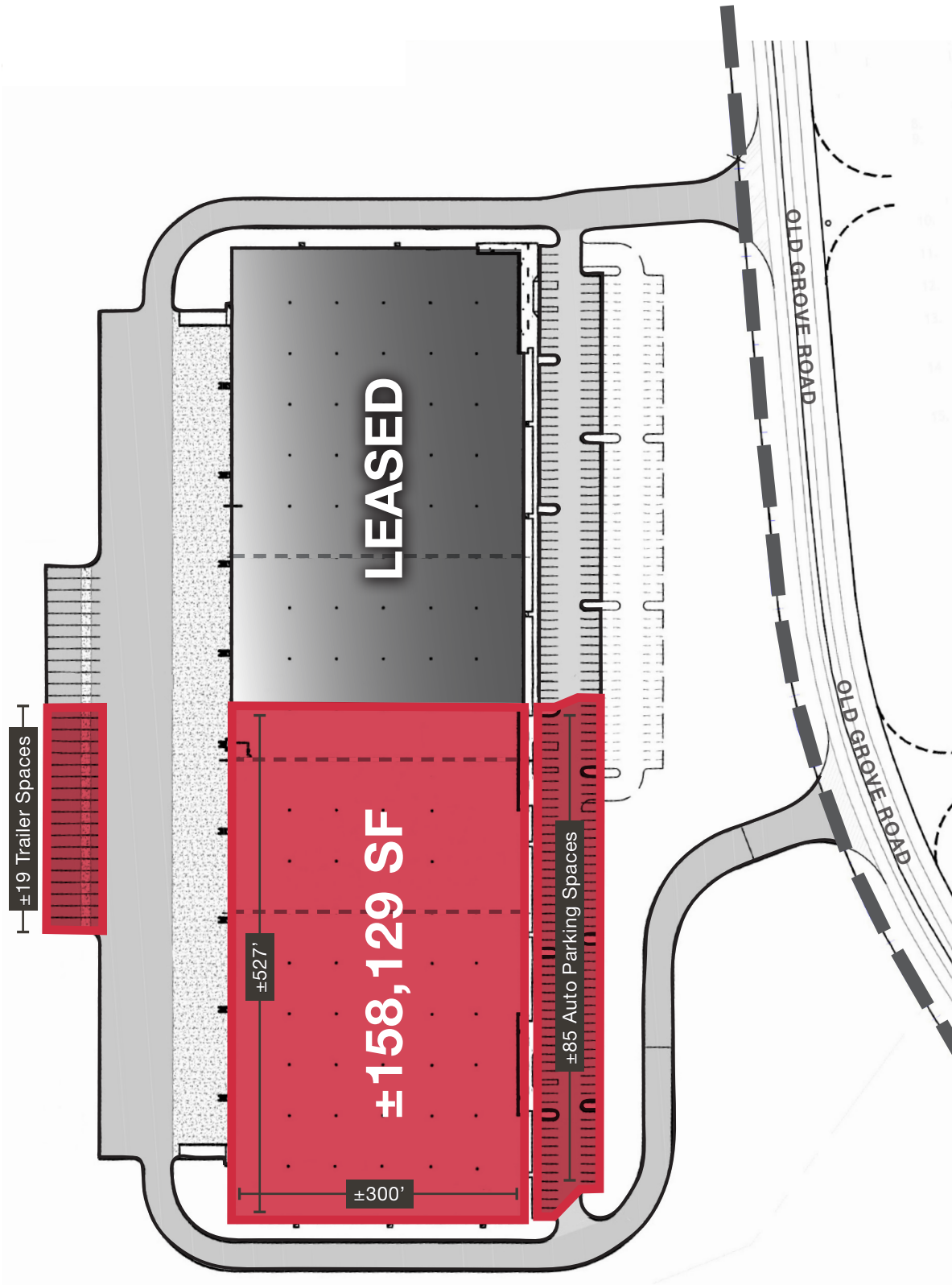
Will Coker
864.680.0526
wcoker@naief.com

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

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SITE PLAN



Managed By
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INTERIOR PHOTOS



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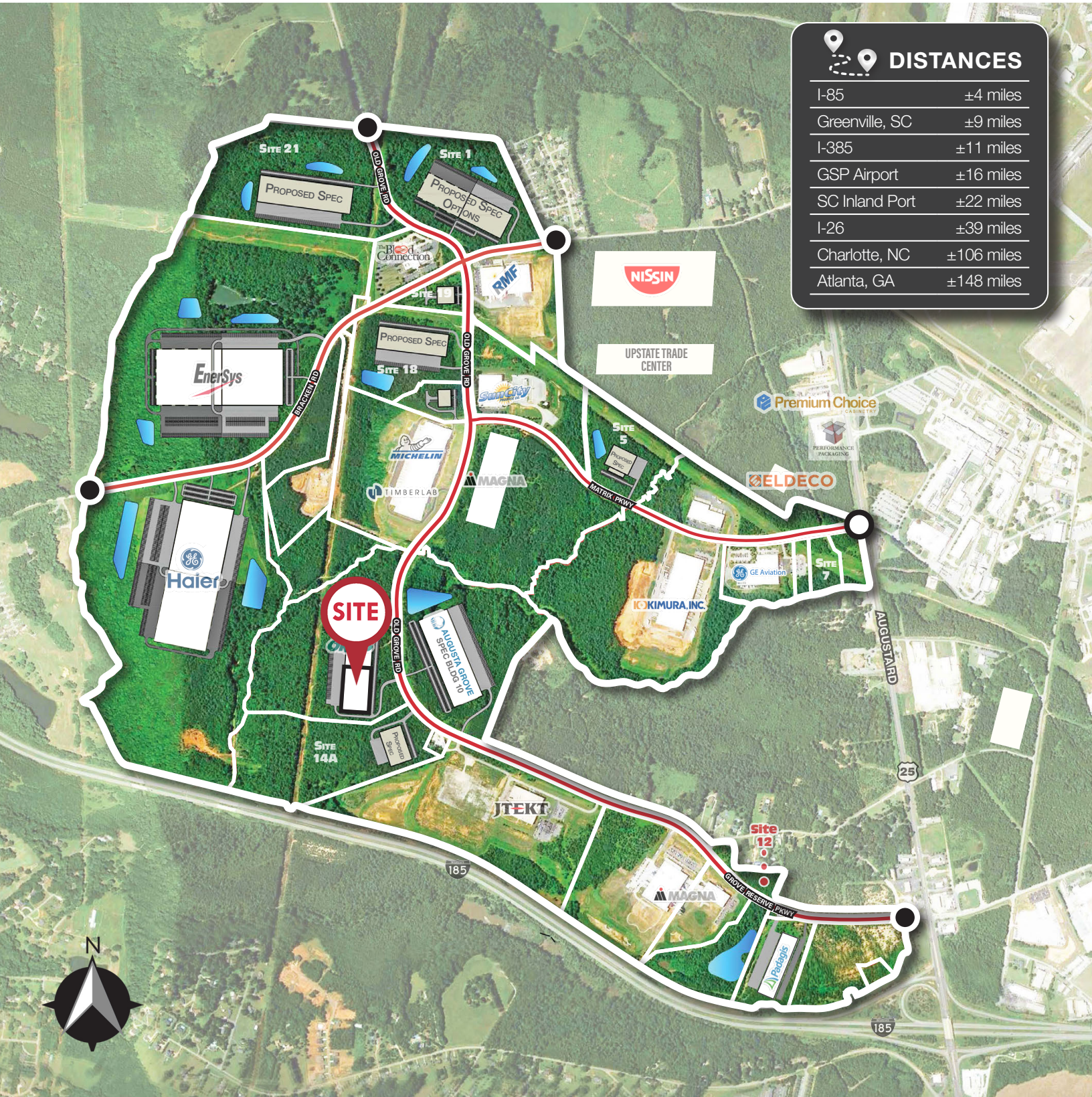
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DRIVING DISTANCES & MAP



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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