

FOR SALE

±32,500-SF Office and Warehouse Building with Excess Land

1305 Perimeter Rd
Greenville, SC 29605

- ±30,000 SF of office space
- ±2,500 SF of warehouse space
- Located on ±8.14 Acres
- 1 dock door and 1 drive-in door
- Close proximity to I-85, I-185 and I-385

Aerial View



Frank Hammond, ccim
Shareholder
+1 864 527 5451
frank.hammond@colliers.com

Asking Price
\$4,900,325

Property Details

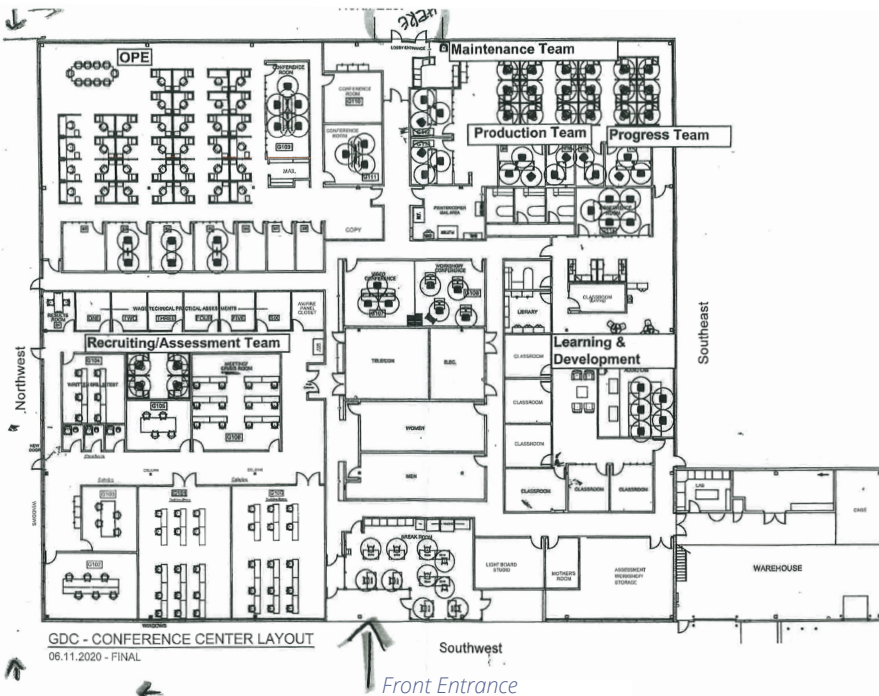
1305 Perimeter Road | For Sale

This ±32,500-square-foot, single-story building is ideally located between Perimeter Road and Fork Shoals Road in Greenville, SC, with close proximity to major interstates and highways. The property includes approximately ±30,000 SF of office space and ±2,500 SF of warehouse space and sits on 8.14 acres.

Highlights

- Single Story
- One (1) Dock Door
- One (1) Drive-In Door
- 8.14 Acres
- Zoned I-1 / Greenville County
- 1999 Construction
- 136 parking spaces
- Fully Sprinkled

Floor Plan



Area Demographics 2026



Population

1 mile: 1,698
3 miles: 29,667
5 miles: 88,097



Daytime Population

1 mile: 3,911
3 miles: 29,868
5 miles: 89,221



Households

1 mile: 662
3 miles: 11,792
5 miles: 35,749



Avg. Household Income

1 mile: \$98,122
3 miles: \$93,250
5 miles: \$107,525



Projected 2030 Population

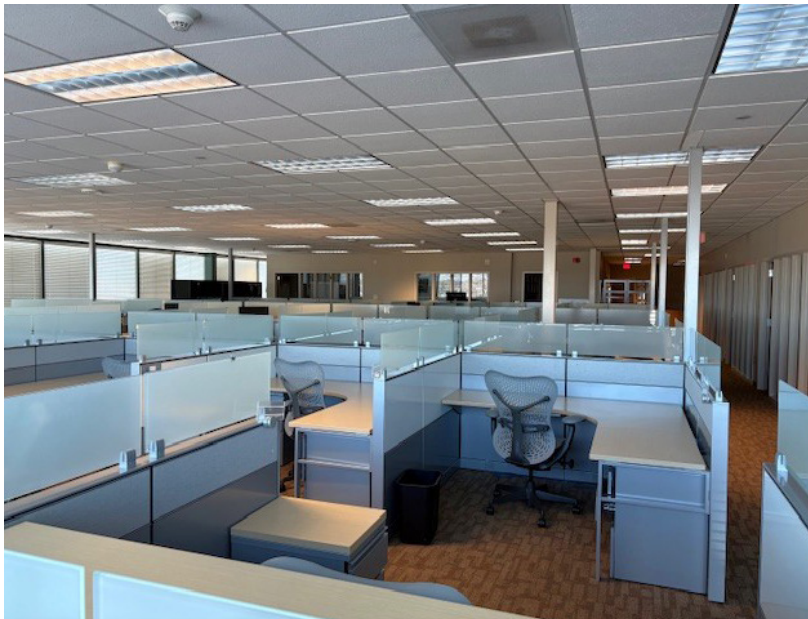
1 mile: 1,956
3 miles: 32,746
5 miles: 95,554

Asking Price
\$4,900,325

Colliers | South Carolina
32 E Broad St - Ste 400
Greenville, SC 29601
+1 864 297 4950



Interior Images



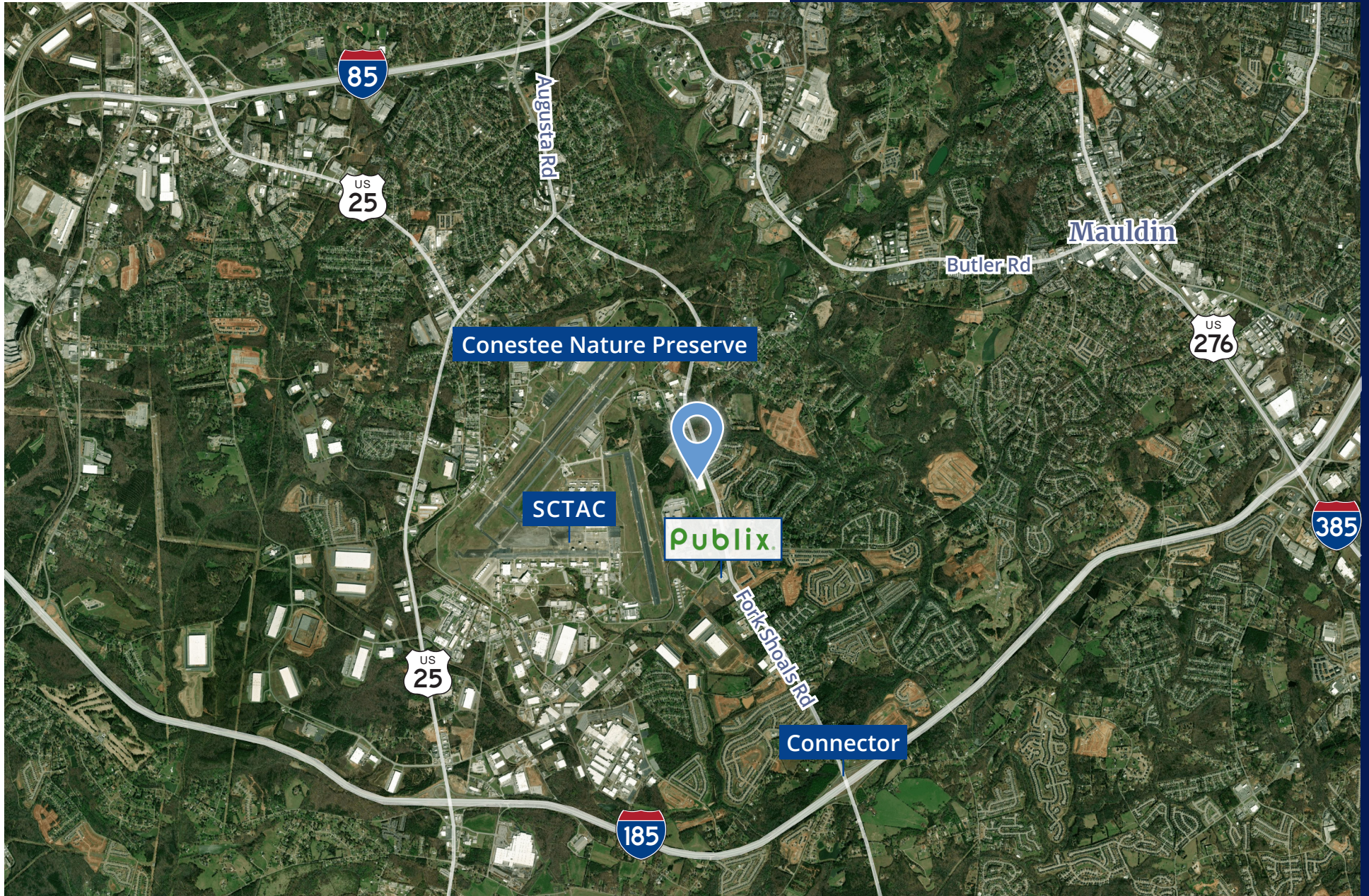
Drone Images



Drone Images



Location Map



Boundary Survey

BEGINNING AT AN IRON PIN LOCATED ON THE WESTERN RIGHT-OF-WAY OF FORK SHOALS ROAD (66' R/W) AND THE SOUTHERN RIGHT-OF-WAY OF SCOTCH DRIVE (66' R/W); THENCE WITH THE WESTERN RIGHT-OF-WAY OF FORK SHOALS ROAD S 17-26-38 E FOR 586.35 FEET TO AN IRON PIN; THENCE CONTINUING WITH SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2147.60 FEET, AN ARC LENGTH OF 212.16 FEET AND A CHORD BEARING AND DISTANCE OF S 14-37-42 E FOR 212.08 FEET TO AN IRON PIN ON THE LINE OF PROPERTY OWNED BY WAYNE ENGLAND (DEED BOOK 1219, PAGE 67), SAID IRON PIN BEING LOCATED S 80-53-05 W FOR 8.03 FEET FROM THE MOST NORTHEAST CORNER OF THE ENGLAND PROPERTY AS DESCRIBED IN THE ABOVE MENTIONED DEED; THENCE WITH THE LINE OF ENGLAND S 80-53-05 W FOR 443.47 FEET TO IRON PIN ON THE EASTERN RIGHT-OF-WAY OF PERIMETER ROAD (66' R/W); THENCE WITH EASTERN RIGHT-OF-WAY OF PERIMETER ROAD N 22-01-35 W FOR 693.67 FEET TO AN IRON PIN AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF PERIMETER ROAD AND THE SOUTHERN RIGHT-OF-WAY OF SCOTCH DRIVE (66' R/W); THENCE WITH THE SOUTHERN RIGHT-OF-WAY OF SCOTCH DRIVE N 87-44-37 E FOR 506.42 FEET TO AN IRON PIN AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF SCOTCH DRIVE AND THE WESTERN RIGHT-OF-WAY OF FORK SHOALS ROAD AND BEING THE POINT OF BEGINNING. SAID TRACT CONTAINS 8.139 ACRES.

FILED
GREENVILLE, SC
1998 MAR 16 P 3 00
JUDY G. HIX
REGISTER OF DEEDS

ZONING DATA

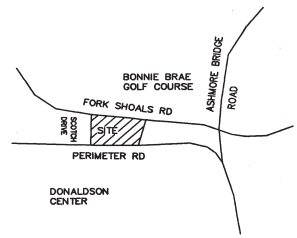
ZONED: I-1 (INDUSTRIAL)

SETBACKS:
FRONT AND ALL ROADS: 50' FROM R/W
SIDE: 25'
REAR: 25'

FLOOD INFORMATION

ZONED: "X"

AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 450089 0215 B MAP REVISED: JANUARY 16, 1992



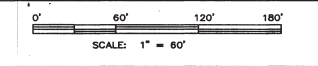
GENERAL NOTES:
1) COORDINATES AND ELEVATIONS BASED ON SCGS MONUMENT "23 047" BY SATELLITE OBSERVATIONS. HORIZONTAL DATUM: NAD 83 (1986) N 1031265.397 E 1590498.092 VERTICAL DATUM: NAVD 88 ELEV. 911.19'

DATE OF LAST REVISION: 2-12-98
STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

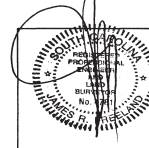
SURVEY FOR
MICHELIN NORTH AMERICA
FORK SHOALS ROAD- SCOTCH DRIVE



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE, S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: jfreeland@worldnet.att.net



REF. PLAT BOOK: 33P-100A & 100B
REF. DEED BOOK: 1653-518
TAX MAP #: 411-1-PT.1.6
DATE OF SURVEY: 1-28-98
DRAWN: BEC
PARTY CHIEF: RMF
DRAWING NO. 38558-LE
CHECKED: RMF/JRF
1 OF 1

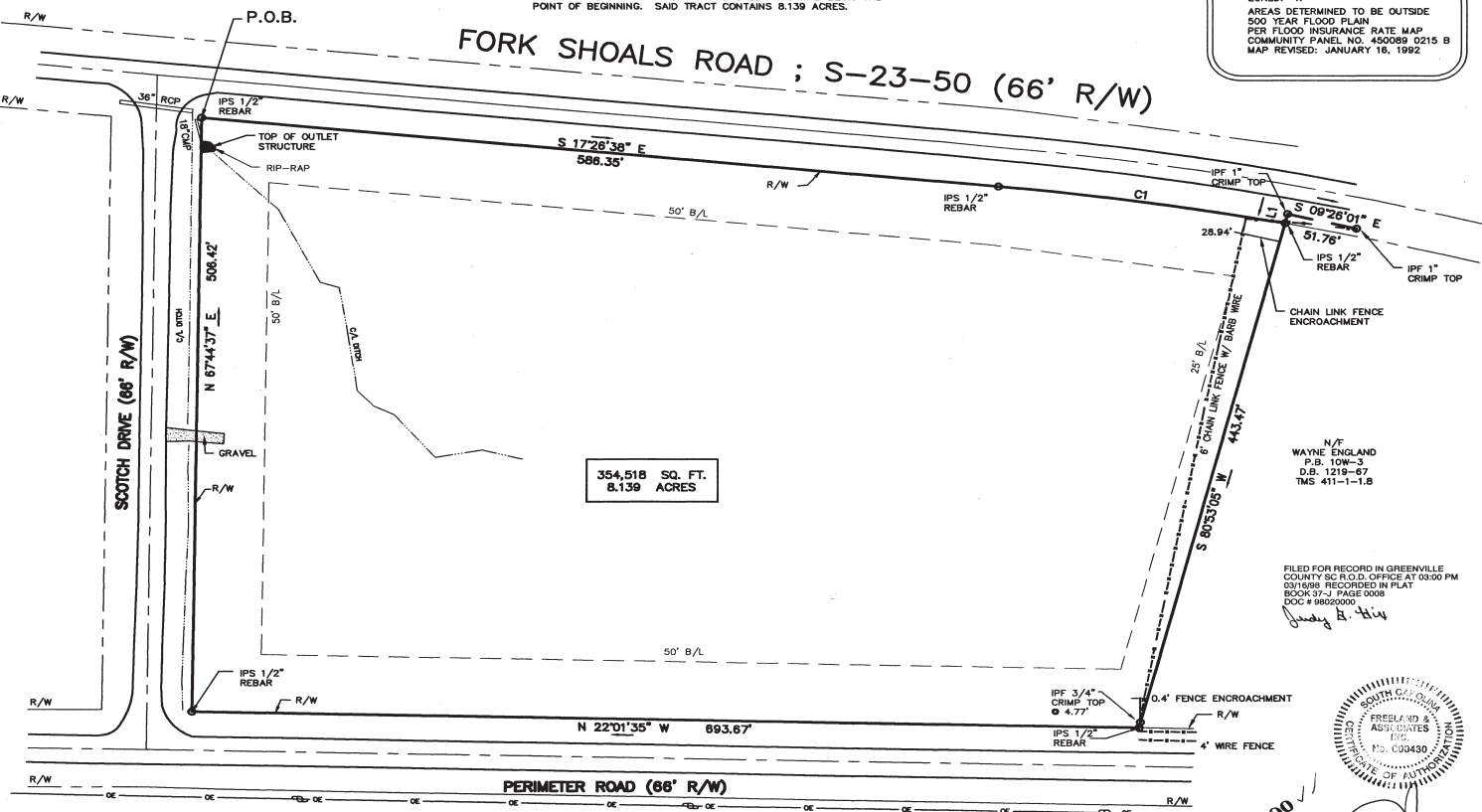


FILED FOR RECORD IN GREENVILLE COUNTY SC R.O.D. OFFICE AT 03:00 PM 03/16/98 RECORDED IN PLAT BOOK 37-J PAGE 0008 DOC # 98029090
Judy G. Hix

20000 ✓

MAR 16 1998

37-5-8



354,518 SQ. FT.
8.139 ACRES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CI	2147.60'	212.16'	106.17'	212.08'	S 14-37-42° E	05-39-37"

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.03'	S 80-53-05° W

1299 91-8



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Contact:

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