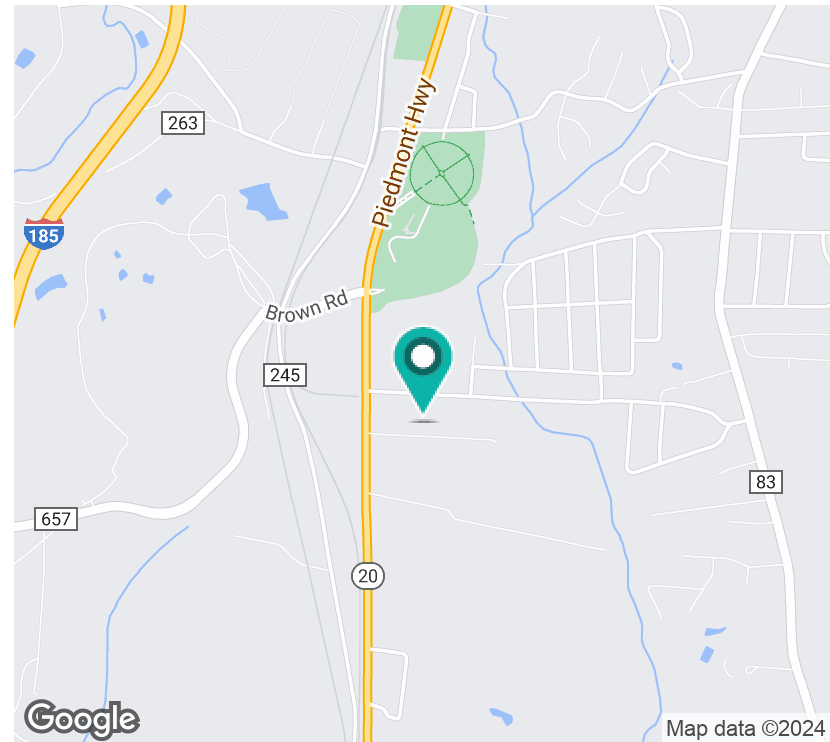


# 25 CONSTRUCTION DR

25 Construction Drive, Piedmont, SC 29673

FOR LEASE

Executive Summary



## OFFERING SUMMARY

Lease Rate	\$12.75 per year
Lease Type	NNN
GSF	7,200 SF
Max Contiguous	7200
Parking Spaces / Ratio	null / null
Site Size	1.17 Acres
Zoning	S-1
DH/DI/GL Doors	null / 1 / 2

## PROPERTY OVERVIEW

Discover the perfect space for your business at 25 Construction Drive in Piedmont, SC. This expansive property offers a prime location for lease, boasting a modern design and versatile layout to suit a variety of commercial needs. With fully air-conditioned, spacious office areas, ample parking, and customizable features, this property provides the ideal backdrop for your business to thrive. From its convenient access to major highways to its professionally maintained grounds, 25 Construction Drive exemplifies the ideal commercial space. Don't miss the opportunity to elevate your business in this outstanding property.

## PROPERTY HIGHLIGHTS

- Currently operating as a cabinet shop with three-phase power
- Air-conditioned warehouse

Exclusively Represented By:

**Bryon Culbertson**

Agent

864 420 2326

bculbertson@joynercommercial.com

**Berkshire Hathaway HomeServices**

**C. Dan Joyner REALTORS**

Greenville, SC 29609

230 Buist Avenue

864.233.7724

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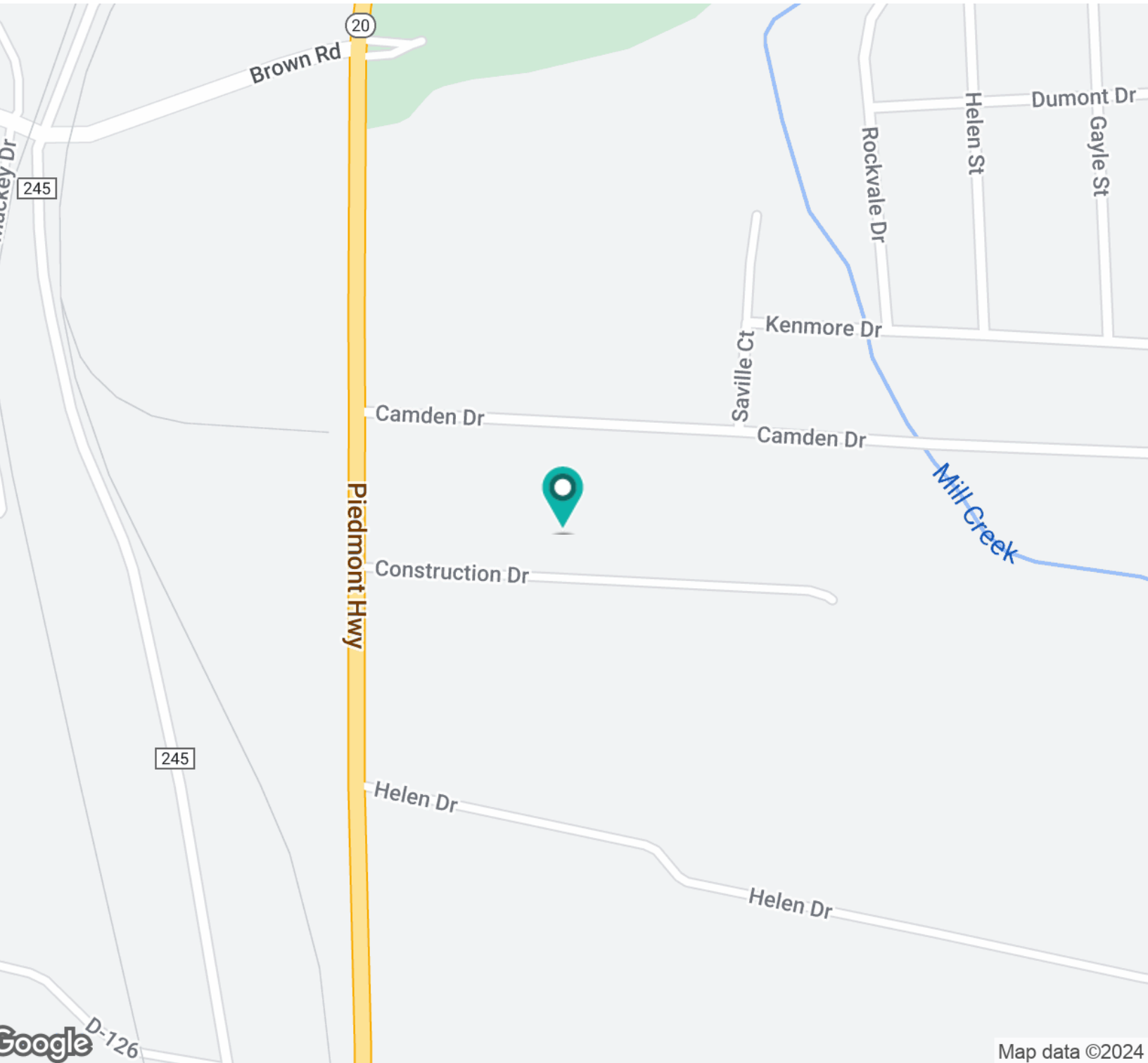
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# 25 CONSTRUCTION DR

25 Construction Drive, Piedmont, SC 29673

FOR LEASE

Location Map



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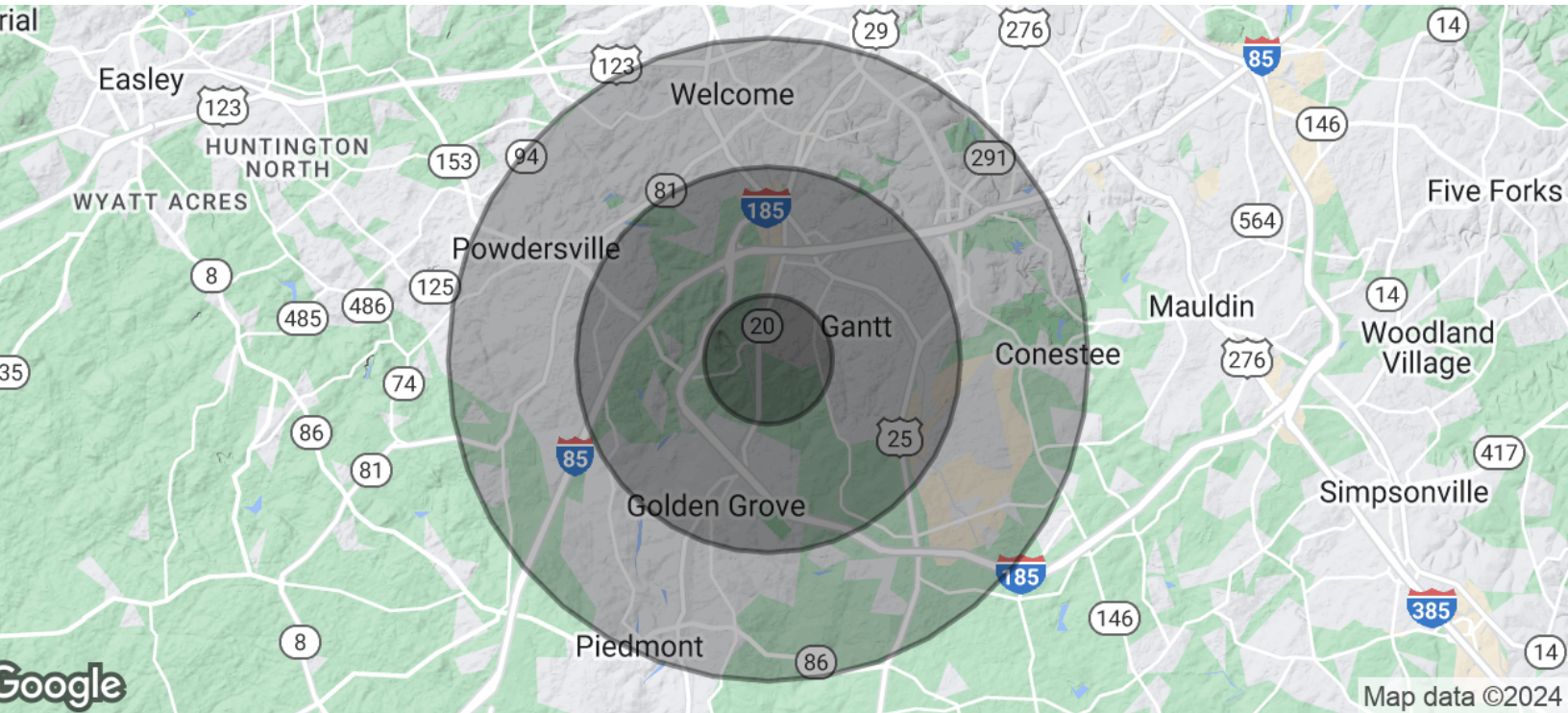
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# 25 CONSTRUCTION DR

25 Construction Drive, Piedmont, SC 29673

FOR LEASE

Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,323	20,373	72,189
Average Age	37.0	35.2	36.6
Average Age (Male)	35.4	36.6	36.1
Average Age (Female)	37.9	35.1	37.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	585	8,468	30,710
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$56,199	\$59,038	\$77,050
Average House Value	\$109,695	\$145,983	\$200,572

2020 American Community Survey (ACS)

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# 25 CONSTRUCTION DR

25 Construction Drive, Piedmont, SC 29673

FOR LEASE

Property Details

Lease Rate	<b>\$12.75 PER YEAR</b>
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## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	S-1
Lot Size	1.17 Acres

## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES

## LOCATION INFORMATION

Building Name	25 Construction Dr
Street Address	25 Construction Drive
City, State, Zip	Piedmont, SC 29673
County	Greenville
Market	Greenville Spartanburg
Nearest Highway	I-85 is only 1.87 Miles away

## BUILDING INFORMATION

Building Size	7,200 SF
Tenancy	Single

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