



Wilson Kibler
COMMERCIAL REAL ESTATE



3109 SC Hwy 153,

Piedmont, SC 29673

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Investment Overview



Address	3109 SC Hwy 153, Piedmont, SC 29673
County	Anderson County <u>TMS #2370005005</u>

- Main building
 - 16' clear height
 - Warehouse measures 70' x 75'
 - Floor drains
 - Block Construction
 - Newly installed roof in the last several years
 - Property has sewer
 - Men's and Women's Restrooms
 - Break Area
 - Two story office or could be used as mezzanine
 - 2 Private Offices 1st floor
 - Upstairs Office mainly open with one private office
 - Main building power
 - 208V 3 phase
 - (3) 200 Amp Panels
 - (1) Truck dock
 - Door measures 12' wide x 14" tall

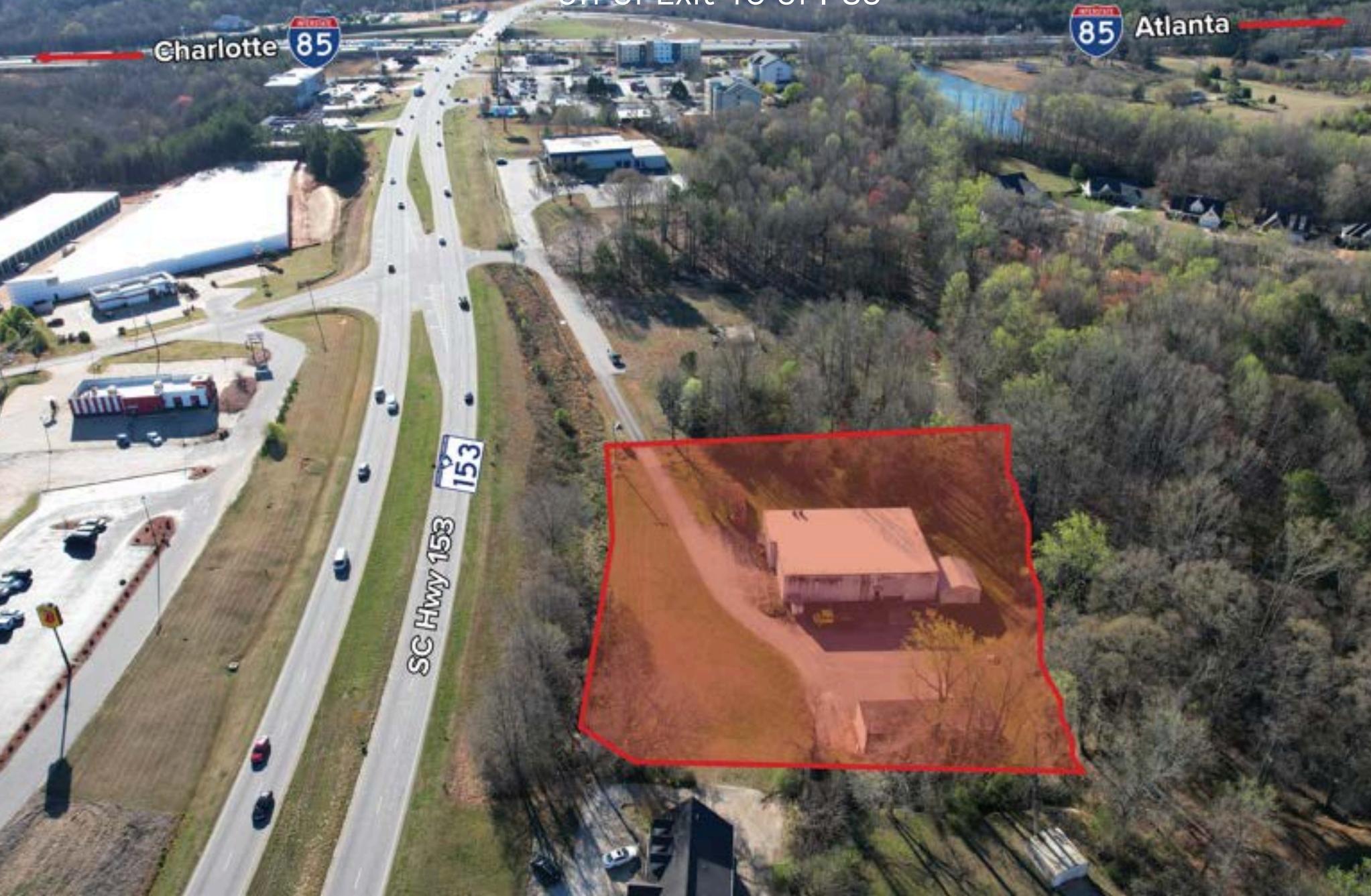
\$1,399,000

- Storage Warehouse
 - Block Construction
 - 12' clear height
 - (2) drive in doors
 - Doors measure 12'wide x 10' tall
 - Storage Warehouse Power
 - 208V, 3 Phase
 - (1) 200 Amp Panel
- Storage Shed
 - 208V 3 Phase
 - Drive in Roll up door
 - Wood frame construction

Property Details

9,385	7,000	2.9
Total Square Feet	Main Building SF	Acres
2,624	760	2370005005
Storage Warehouse SF	Storage Shed SF	TMS #

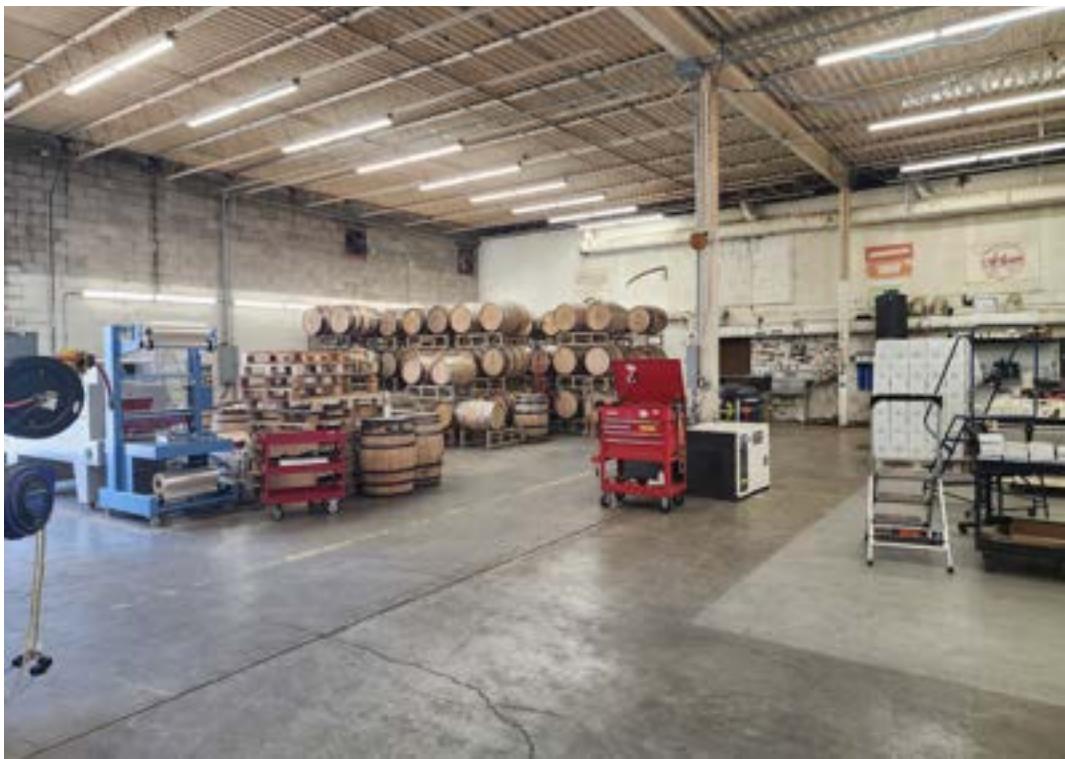
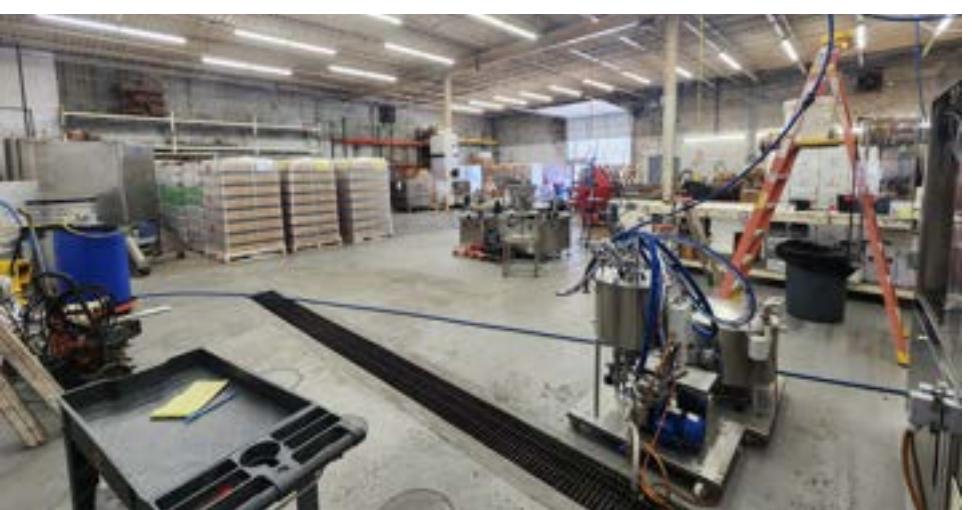
Property Located
off of Exit 40 of I-85



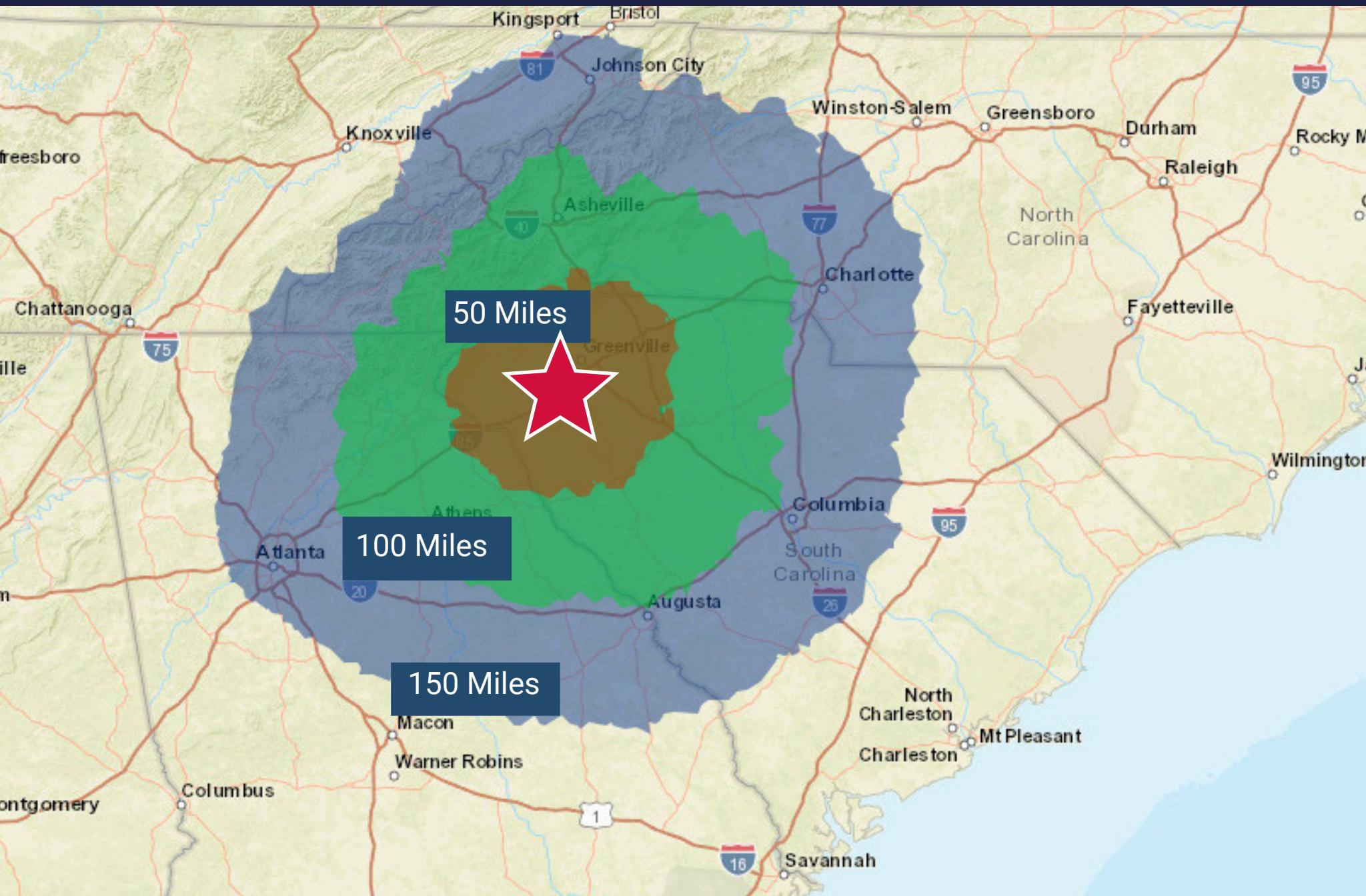
Retail Map











ANDERSON COUNTY

LOCATION

Anderson County lies along I-85 in the northwestern portion of upstate South Carolina, equidistant to Atlanta, GA and Charlotte, NC. The area has one of the lowest costs of living in the nation and is a thriving industrial, commercial, and tourist center.

BUSINESS CLIMATE

With more than 200 major manufacturers and 20 international companies in the County, Anderson has a thriving business climate. Aside from being one of the most progressive and beautiful parts of the country, the Upstate provides an exceptional business climate for some of the world's leading companies. With generations of industrial experience and one of the nation's strongest workforces, the Upstate has an unparalleled track record in manufacturing excellence. So strong, in fact, that Upstate South Carolina has the highest international investment per capita in the United States.

INVESTMENT IN SOUTH CAROLINA

In 2024, South Carolina continued to see strong economic development, securing 140 projects that brought in \$5 billion in capital investment and created over 12,000 jobs. This represents a significant increase from previous years, demonstrating the state's continued attractiveness to businesses. A highlight of the year was Mark Anthony Brewing Co.'s ongoing expansion, with a \$400 million investment in its Richland County production facility remaining a top contributor to the state's overall investment totals. With a diverse range of industries, South Carolina is cementing its position as a key hub for business growth and job creation.

AIRPORT ACCESS

Greenville-Spartanburg International Airport (**23 miles**)

- 50 non-stop daily departures
- 16 major cities and 19 major airports across the US

Greenville Downtown Airport (**15 miles**)
Anderson Regional Airport (**23 miles**)

PORT & RAIL ACCESS

Inland Port Greer

- 28 Miles from Site
- \$64.4 Billion in Economic Impact
- Rail: Norfolk Southern

Port of Charleston

- 210 miles from Site
- 2.55 Million TEUs handled in 2021
- 9.6% Growth from 2020
- Rail: CSX & Norfolk Southern

Port of Savannah

- 250 miles from Site

LABOR MARKET

• 70% of workers commute less than 25 miles to work.

• ±35,000 people live and work in Anderson County

• ±42,000 people live in Anderson but commute out of the County to work

• Under 2.2% unemployment in 2023

CORPORATE COMMUNITY

