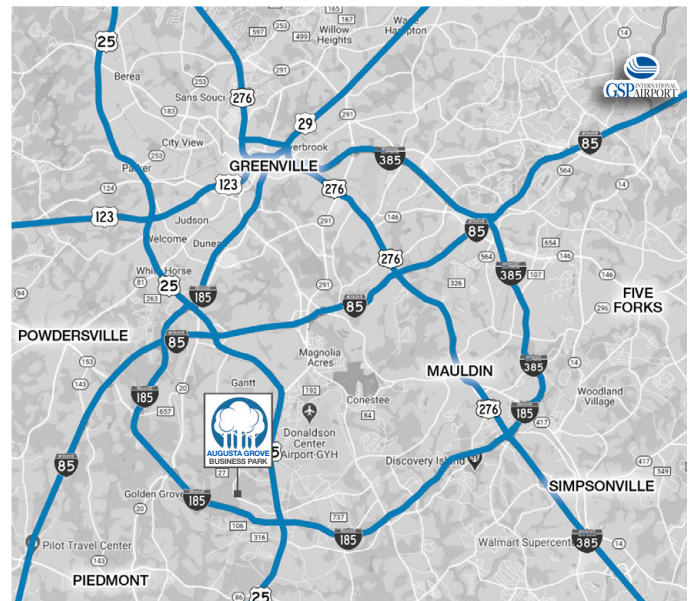


AUGUSTA GROVE BUSINESS PARK



1701 OLD GROVE ROAD
PIEDMONT, SC 29673

- **Construction Complete & Ready for Occupancy**
- **Available SF:** ±176,615 SF (Subdividable to ±50,000 SF)
- **Available Space Dimensions:** 572' X 310'
- **Floor:** 6" Slab (4,000 PSI Unreinforced Concrete)
- **Clear Height:** 32'
- **Column Spacing:** 50' X 52' (60' Speed Bay)
- **Sprinkler System:** ESFR
- **Lighting:** LED
- **Clerestory Windows:** 18 (5' X 5') (±38 KOs on Rear, ±8 KOs on Each Side, ±8 KOs on Front)
- **Power:** 277/480 Volt | 3,000 Amp | 3 Phase
- **All Utilities Available**
- **Dock Doors:** 34 (9' X 10') Insulated Doors (18 Dock Doors with 35,000 Lb Mechanical Pit Levelers)
- **Drive-In Doors:** 1 (12' X 14') Door with Concrete Ramp
- **Truck Court:** 185' (60' Concrete Apron)
- **Rear Load Configuration**
- **Trailer Parking:** 88 Spaces
- **Auto Parking:** 160 Spaces (Expandable)



LOCATION

- Ideal location along the I-85 corridor between Atlanta & Charlotte
- Less than 4 miles to I-85 & direct access to I-185
- Park access from US-25 (Augusta Road) & Old Grove Road

CONTACT BROKER FOR LEASE RATE

FOR MORE INFORMATION

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AUGUSTA GROVE

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

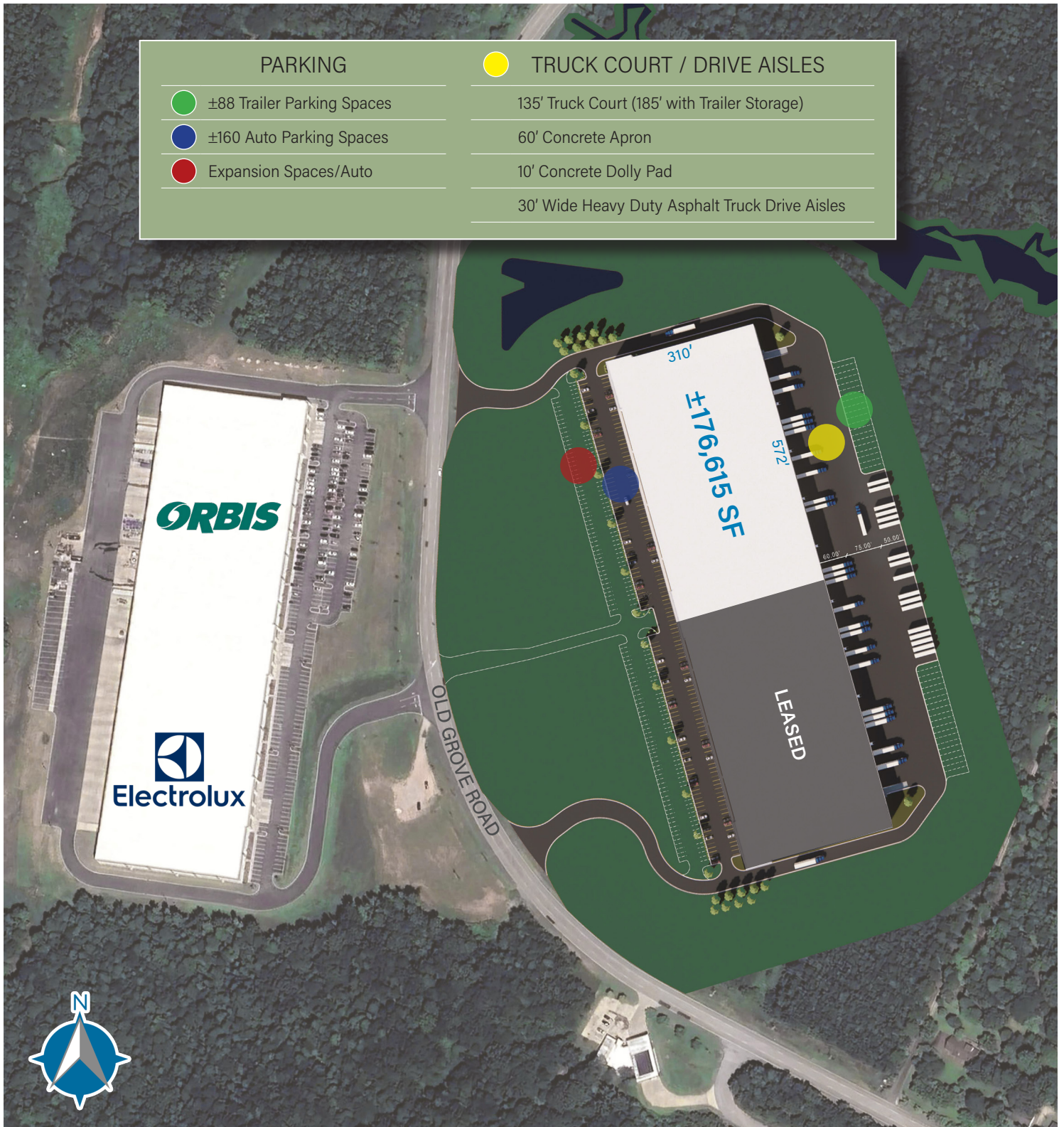


AUGUSTA GROVE BUSINESS PARK

1701 OLD GROVE ROAD / PIEDMONT

SITE PLAN

PARKING		TRUCK COURT / DRIVE AISLES	
●	±88 Trailer Parking Spaces	●	135' Truck Court (185' with Trailer Storage)
●	±160 Auto Parking Spaces		60' Concrete Apron
●	Expansion Spaces/Auto		10' Concrete Dolly Pad
			30' Wide Heavy Duty Asphalt Truck Drive Aisles



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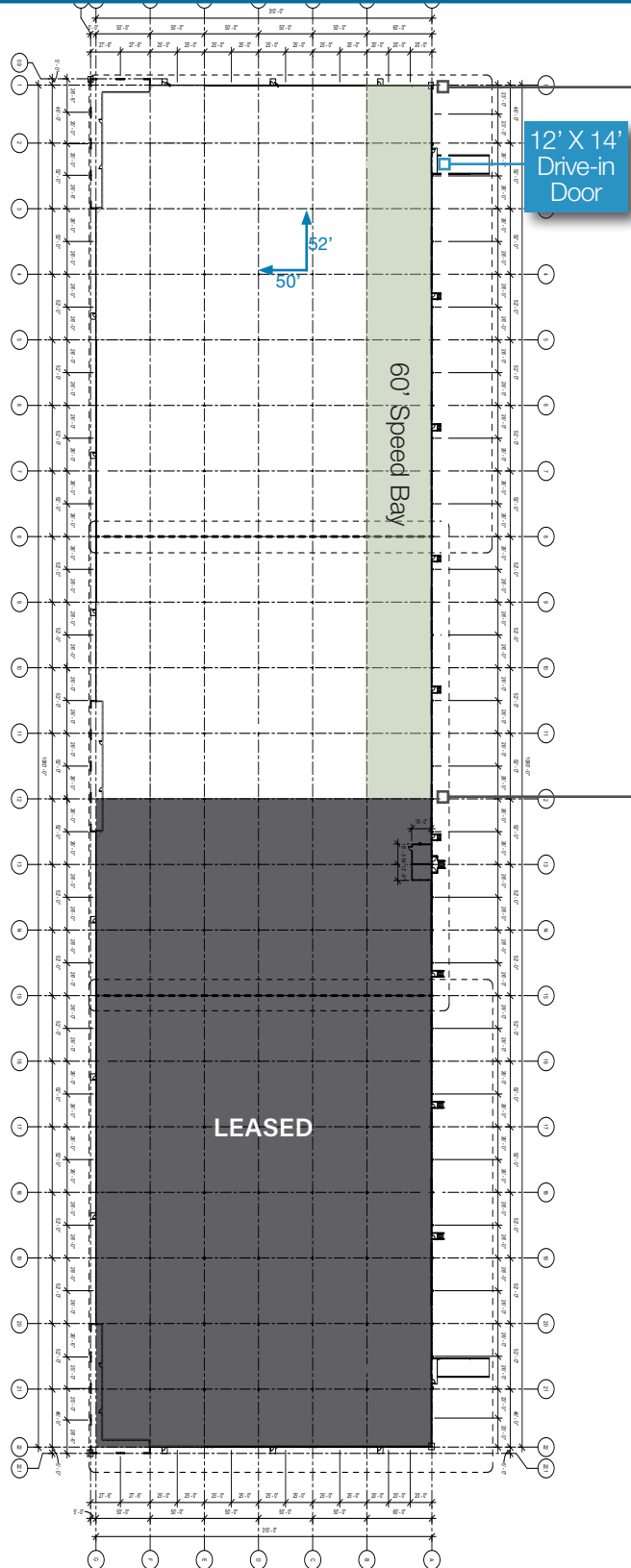
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AUGUSTA GROVE BUSINESS PARK

1701 OLD GROVE ROAD / PIEDMONT

FLOOR PLAN



12' X 14'
Drive-in
Door

50'
52'

60' Speed Bay

LEASED

(34) 9' X 10'
Dock Doors
*18 Docks with 35,000
Lbs Mechanical Pit
Levelers*

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AUGUSTA GROVE BUSINESS PARK

1701 OLD GROVE ROAD / PIEDMONT

PHOTOS



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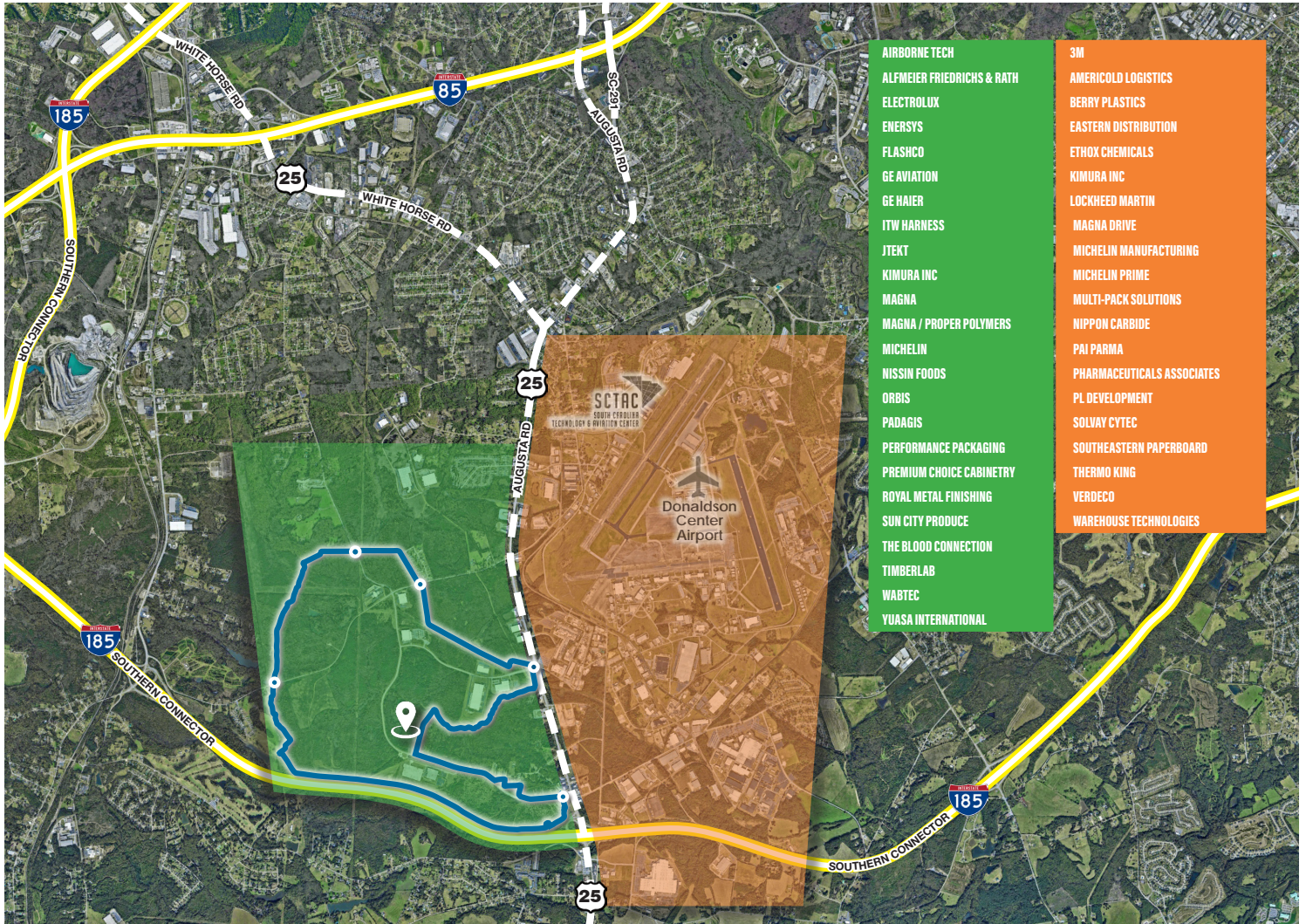
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AUGUSTA GROVE BUSINESS PARK

1701 OLD GROVE ROAD / PIEDMONT

SUBMARKET MAP



DRIVING DISTANCES



±4 miles



±22 miles



±11 miles



±9 miles



±39 miles



±106 miles



±16 miles



±148 miles



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AUGUSTA GROVE BUSINESS PARK

1701 OLD GROVE ROAD / PIEDMONT

PARK MAP



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