## FOR LEASE OR BTS

## 104 PROPES DRIVE | PIEDMONT, SC 29673



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LAYDOWN YARD DETAILS	
YARD SIZE	±0.5 to ±0.75 Acres
AVAILABILITY	ASAP
FEATURES	Fenced yard   Landlord will consider additional improvements
LEASE RATE	\$750 to \$1,500/month NNN (depending on improvements)



BLDG SIZE	±9,500 SF industrial warehouse (proposed)

OFFICE SIZE	Build to suit
	Dalla to Salt

**CLEAR HEIGHT** 18'

**ROLL-UP DOORS** Four (14'x14')

**DOCK DOORS** Two

LIGHTING LED

**PARKING** 24 Spaces (2.5/1,000 SF)

**MODIFICATIONS** 

Landlord is open to building plan modifications per tenant's requirements

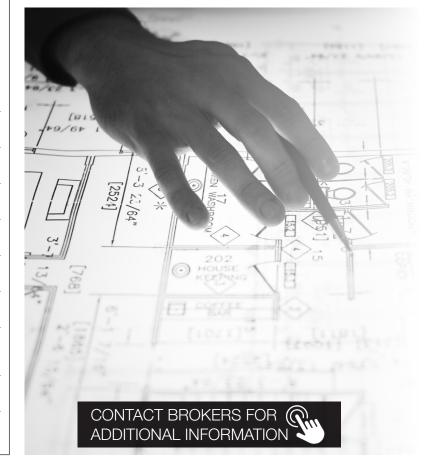
**DELIVERY** 

As early as Q4 2025

**LEASE RATE** 

TBD depending on tenant's requirements

UTILITIES		
ELECTRICITY	Duke Energy	
GAS	Fort Hills Natural Gas	
WATER	Powdersville Water	
SEWER	Septic	





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#### **DISTANCES FROM SITE PROPERTY I-85** <1 Mile Greenville, SC ±5 Miles Spartanburg, SC +35 Miles I-385 **GSP International Airport** Charlotte, NC ±11 Miles ±18 Miles ±100 Miles **I-26** ±30 Miles **SC Inland Port - Greer** ±22 Miles Atlanta, GA ±130 Miles



