

FOR LEASE OR BTS

104 PROPE DRIVE | PIEDMONT, SC 29673



±9,500 SF Warehouse (BTS Q4 2025)
±0.5 to ±0.75 Acre Fenced Yard (Available Now)
Located <1 mile from I-85

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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)



INDUSTRIAL BUILD-TO-SUIT DETAILS

BLDG SIZE	±9,500 SF industrial warehouse (proposed)
OFFICE SIZE	Build to suit
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



CONTACT BROKERS FOR
ADDITIONAL INFORMATION

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DISTANCES FROM SITE PROPERTY

I-85	<1 Mile
I-385	±11 Miles
I-26	±30 Miles

Greenville, SC	±5 Miles
GSP International Airport	±18 Miles
SC Inland Port - Greer	±22 Miles

Spartanburg, SC	±35 Miles
Charlotte, NC	±100 Miles
Atlanta, GA	±130 Miles

