

# 525 Old Piedmont Hwy

±100,000 up to ±411,000 SF Available

525 Old Piedmont Highway  
Greenville, SC 29605  
Site #2331

Contact Broker For Pricing

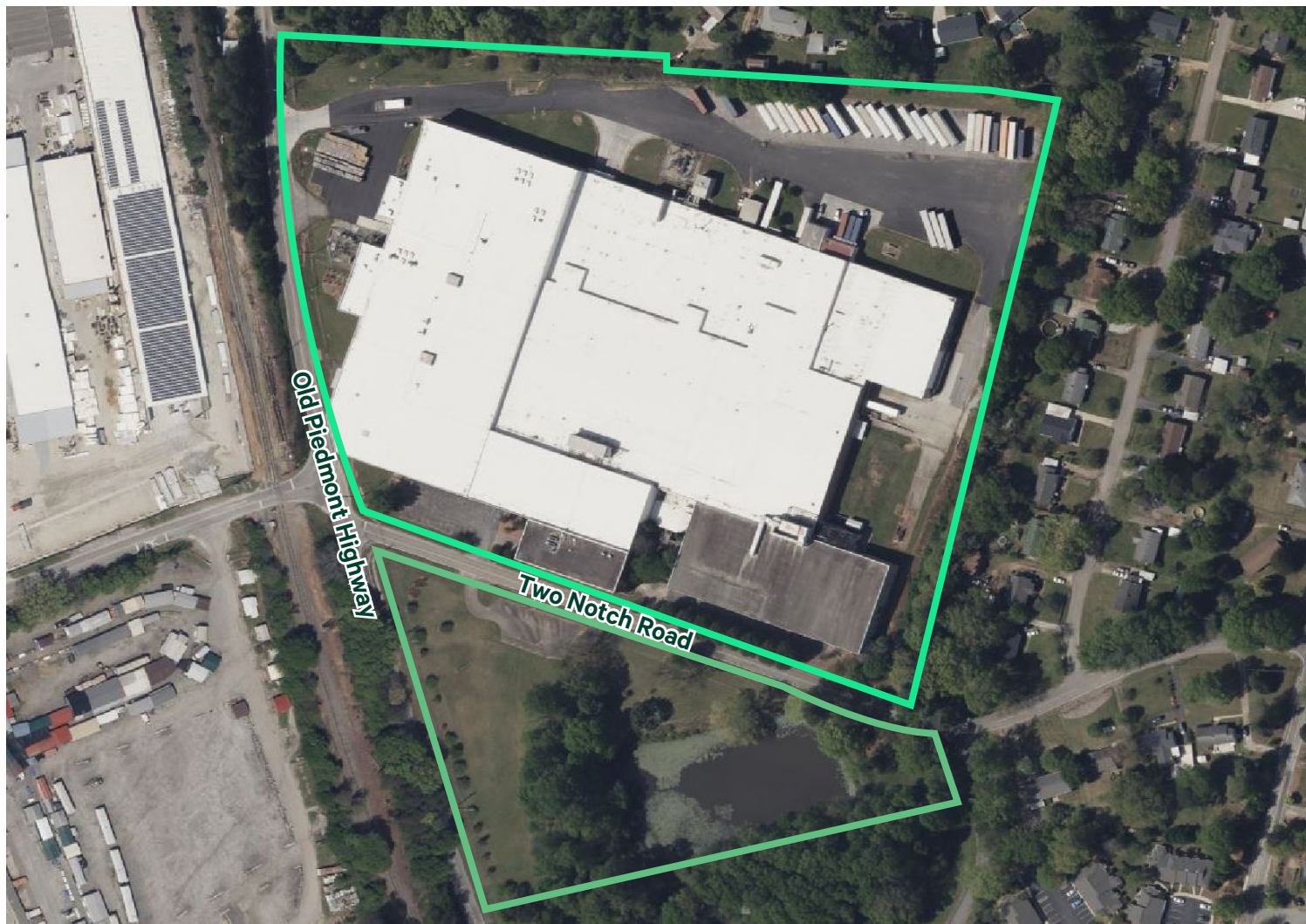


## Contact Us

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# Property Details

- + Total Building Size: ±411,000 SF
  - Manufacturing / Warehouse: ±384,000 SF
  - Office: ±27,000 SF (3 story)
- + Land Area: 22.97 Acres
- + Zoned: Greenville County | I-1
- + Tax Map #WG01010301100 & WG01010301400
- + Clear Height: 15' - 28'
  - 200,000 SF greater than 25'
- + Executive offices, cubicles and conference room
- + Dock Doors: 9
- + Drive-In Doors: 4
- + Lighting: Motion Sensored LED
- + Overhead Cranes: 27 total ranging from 1-15 tons
- + Sprinkler: Wet
- + Up to 295 auto parking spaces available
- + Fenced secured truck court with guard shack
- + Power: 2, 44,000 volt substations; 6.5 MW
- + All Utilities Available:
  - Water: Greenville Water System
  - Sewer: Greater Greenville Sanitation
  - Gas: Piedmont Natural Gas
  - Electric: Duke



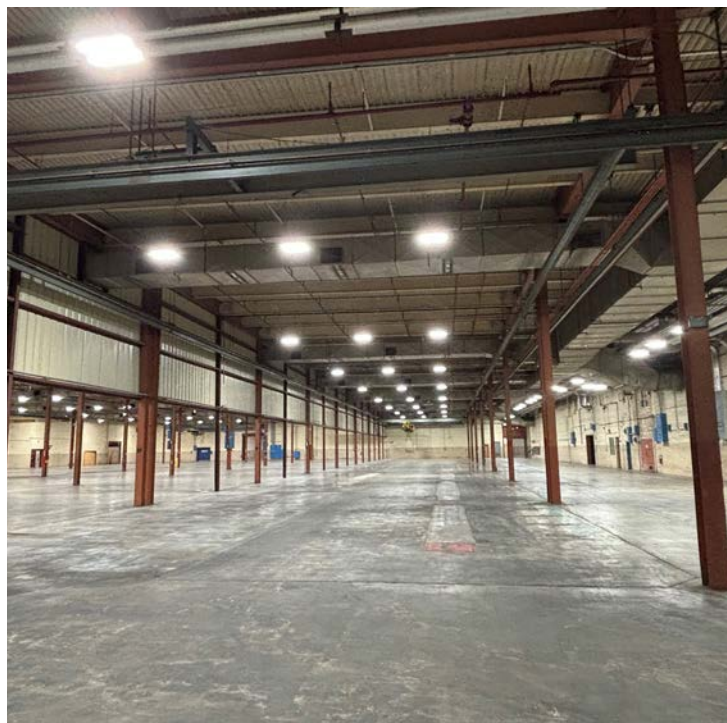
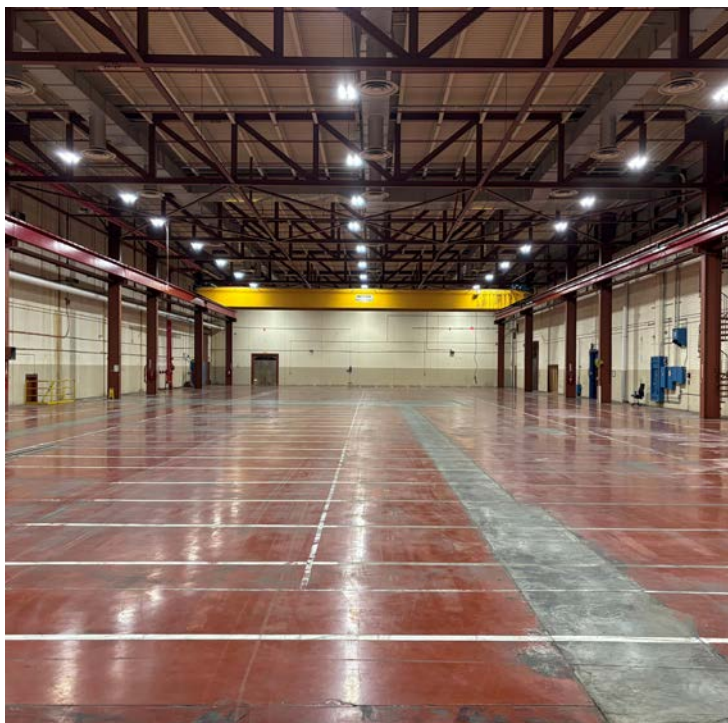
525 Old Piedmont Highway  
Greenville, SC 29605

For Lease



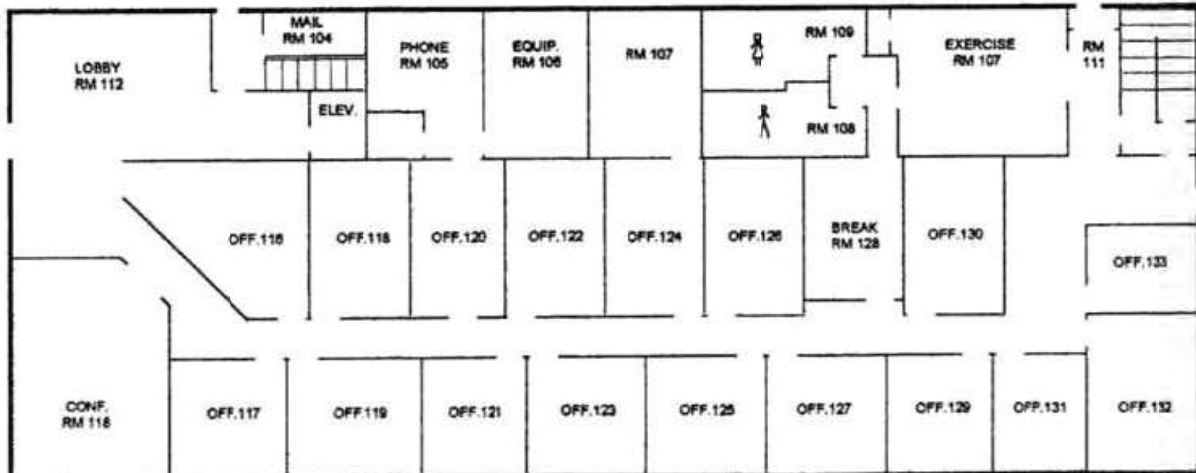


# Building Floor Plan

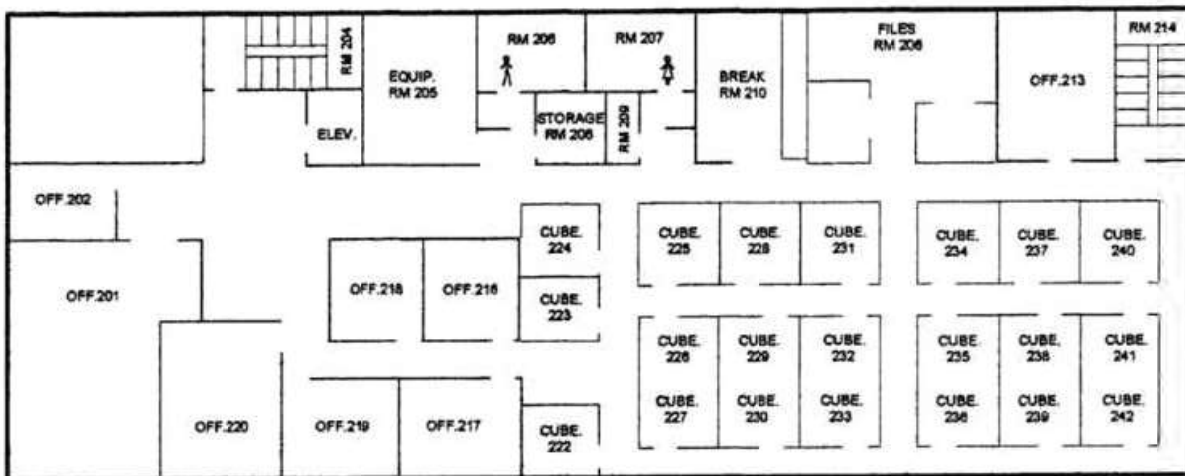


# Office Floor Plan

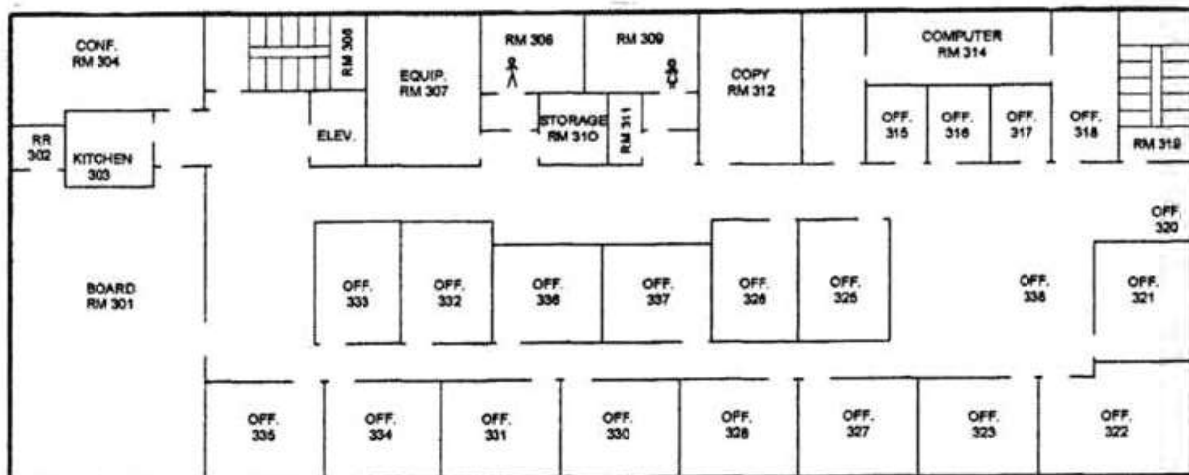
## 1st Floor:



## 2nd Floor:



## 3rd Floor:





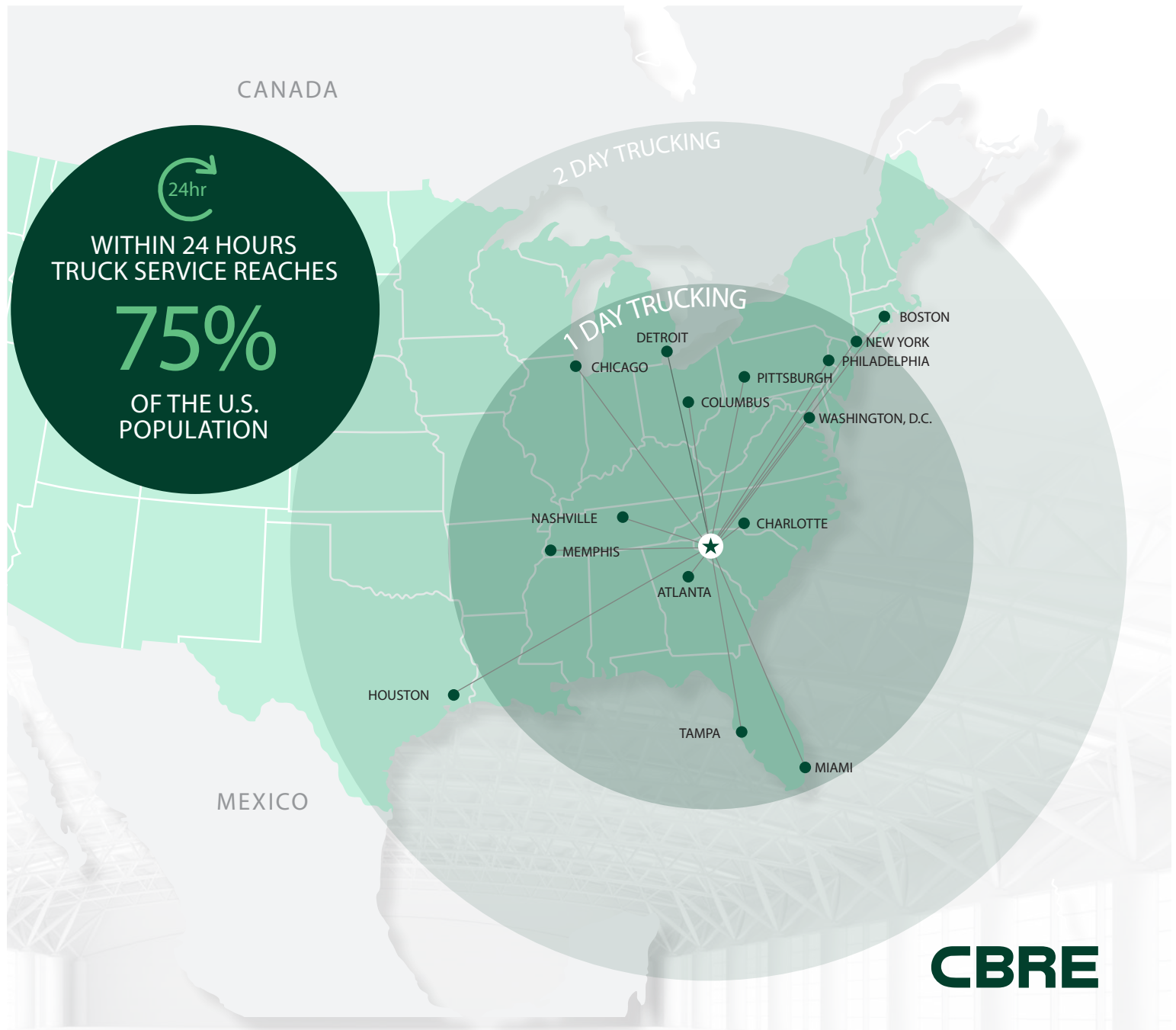


## Demographics

	Population	Businesses	Labor Force	Bachelor's degree or Higher	Avg HH Income	Daytime Population
10 Miles	382,201	15,970	190,562	65,257	\$95,323	441,392
20 Miles	769,941	24,914	380,311	125,776	\$96,804	785,269
30 Miles	1,172,828	36,375	563,387	173,078	\$91,335	1,189,306



# Trucking Map



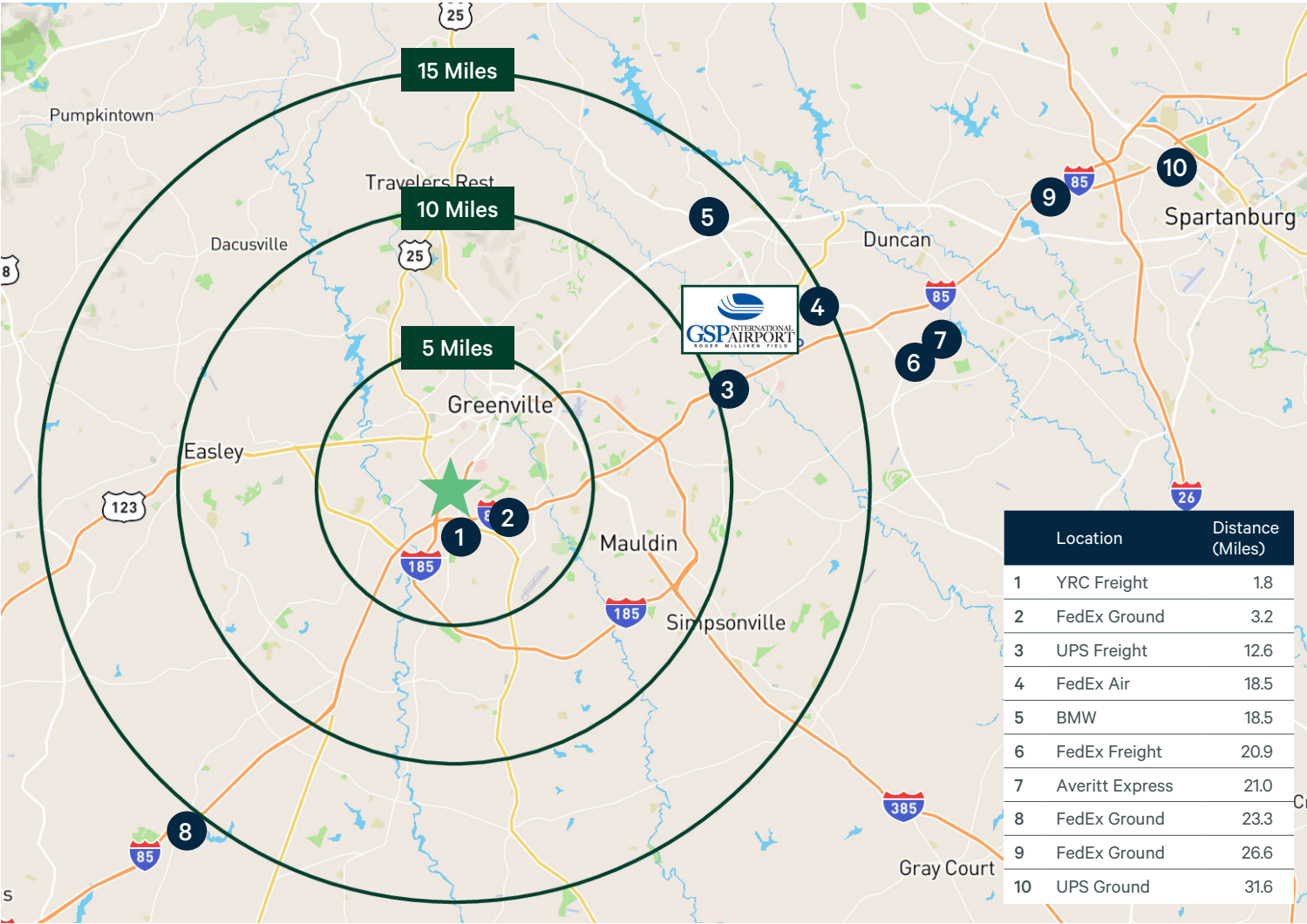
\$63.4B economic impact  
100 foreign ports served  
94M consumers live within  
500 mile radius



MAJOR RAIL LINES  
AVAILABLE



19 NONSTOP  
DESTINATIONS ON  
100+ DAILY FLIGHTS



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