

# FLEX/WAREHOUSE | FOR LEASE

## 1411 A+B PIEDMONT HIGHWAY

Piedmont, South Carolina 29673



### Property Details

- +/- 18,000 SF  
+/- 8,000 SF Fully Conditioned
- Tax #: WG06020200202
- Zoned I-1 Greenville County
- 1 Drive In Door | 1 Dock Platform Door
- Clear Heights: 12' - 14'
- 15,100 VPD on Piedmont Hwy
- OPEX Below Market
- Power
  - 2 Meters
  - 600 Amp 3 Phase 240V
  - 200 Amp 3 Phase 480 V

**ASKING LEASE RATE**  
\$6.95/SF NNN



**BROADSTREET**  
PARTNERS

148 River Street, Suite 205 | Greenville, SC 29601  
864.640.6440 | www.broadstreetcre.com

**GREER LAYNE**

greer@broadstreetcre.com | 803.673.9682

**JOHN PARKER**

john@broadstreetcre.com | 864.266.3309

**DISCLAIMER** | This information is believed to be accurate but no warranties are implied or given. It is for reference purposes only.





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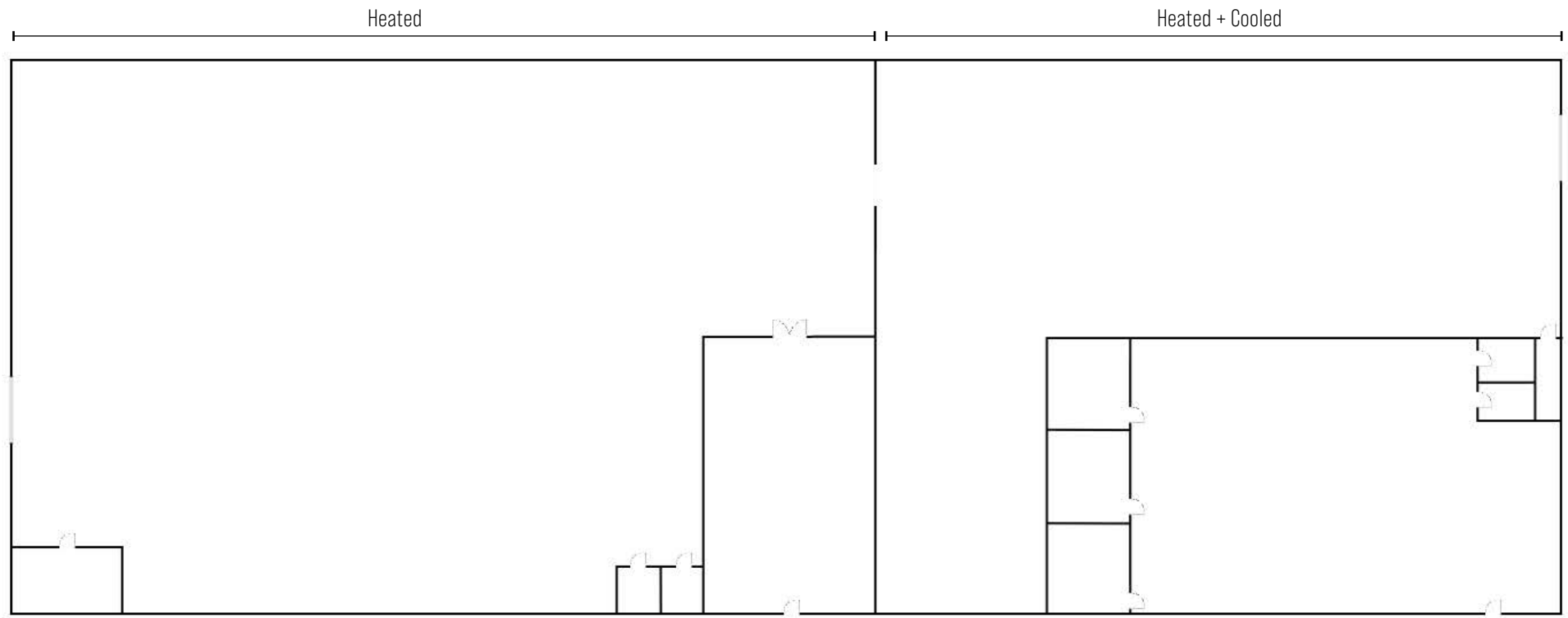
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# Floor Plan

+/- 18,000 SF Total Available



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# Demographic Snapshot (2025)



**22,725**  
**POPULATION**  
3-Mile Radius



**\$77,977**  
**AVG HH INCOME**  
3-Mile Radius



**10,589**  
**DAYTIME POPULATION**  
3-Mile Radius



**8,871**  
**HOUSEHOLDS**  
3-Mile Radius



**15,100**  
**VEHICLES PER DAY**  
Piedmont Hwy

