



±10,207 SF INDUSTRIAL SPACE FOR LEASE OFF I-85 & HWY 29 N

712 Shiloh Road
Piedmont, SC 29673



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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Lease Rate:
\$8.00/SF NNN

Land Lease:
Call for pricing

- 1 – 3 year lease
- Great opportunity to lease industrial SF adjacent to I-85
- Additional available land for lease: ±2.45 ac (Total land: ±4.66 ac, Building sits on ±2.21 ac). Contact listing agent for more details.



POWER
3 PHASE 208 VOLTS
1000 AMPS AND 3
PHASE 480 VOLT 400
AMPS



CONDITIONED
FULLY AIR
CONDITIONED
WAREHOUSE AND
OFFICE



DOCKS/DRIVE-INS
ONE (1) DOCK HIGH
DOOR AND ONE (1)
DRIVE-IN DOOR



LOCATION
ONLY ±13.7 MILES
FROM DOWNTOWN
GREENVILLE

864.704.1040
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PROPERTY OVERVIEW

PROPERTY NAME	712 Shiloh Rd Piedmont, SC 29673
TYPE	Industrial
TOTAL AVAILABLE SF	±10,207 SF
TOTAL BUILDING SF	±22,507 SF
TAX MAP #	2170014007, 2170014004, and 2170014005
COUNTY	Anderson
CITY LIMITS	No
ZONING	None
CONSTRUCTION TYPE	Metal
ROOF	Metal
WAREHOUSE SF	±8,857 SF
OFFICE SF	±1,350 SF
CEILING HEIGHT	Ceiling Height - 11.86' - 21.29' Clear Height - 10.28 - 18.00'
DOCK DOORS	One (1) 10' wide x 12' tall
DRIVE-IN DOORS	One (1) 14' wide x 14' tall
PARKING	Ample
UTILITIES	All Available
HVAC	100% Air Conditioned Warehouse and Office
POWER	3 phase 208 volts 1000 amps and 3 phase 480 volt 400 amps



LOCATION OVERVIEW



- 1 Kelley Engineering
- 2 KW Beverage
- 3 Piedmont, SC
- 4 I-85
- 5 Coca Cola Bottling Company
- 6 Pilot Travel Center

Excess Land ± 2.45 Acres
Available for Lease



FLOOR PLAN





LEARN MORE GIVE US A CALL



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