

*Available January 1, 2026*



**FOR LEASE – ±100,000 SF**

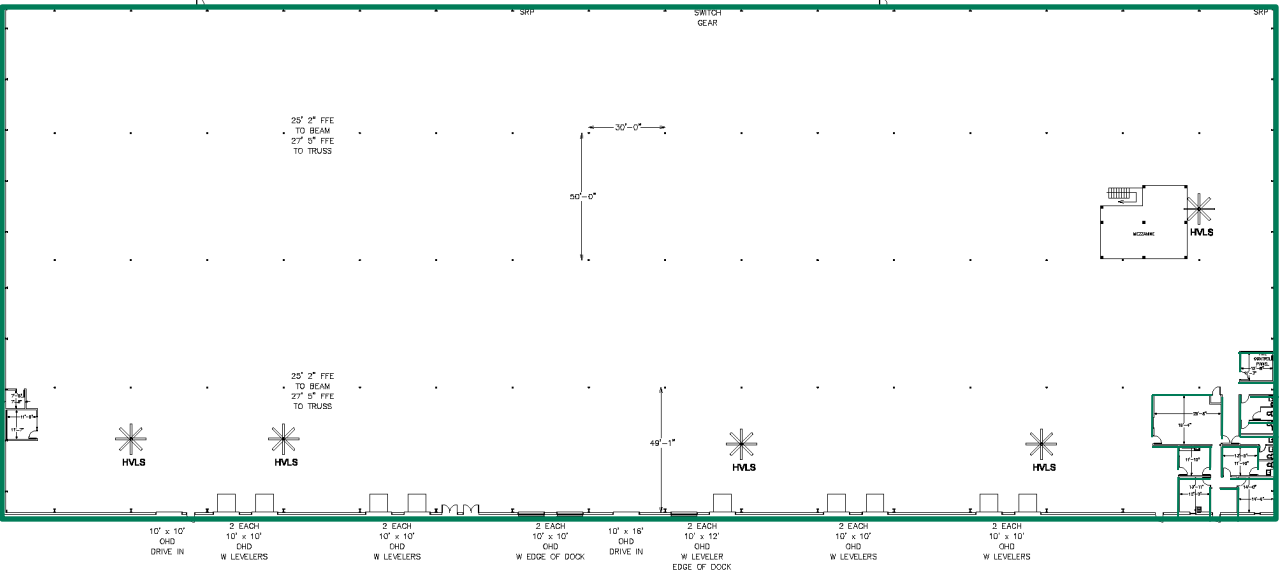
**1104 PIEDMONT HIGHWAY**

*Piedmont, SC 29673*



# PROPERTY FEATURES

## 1104 PIEDMONT HIGHWAY



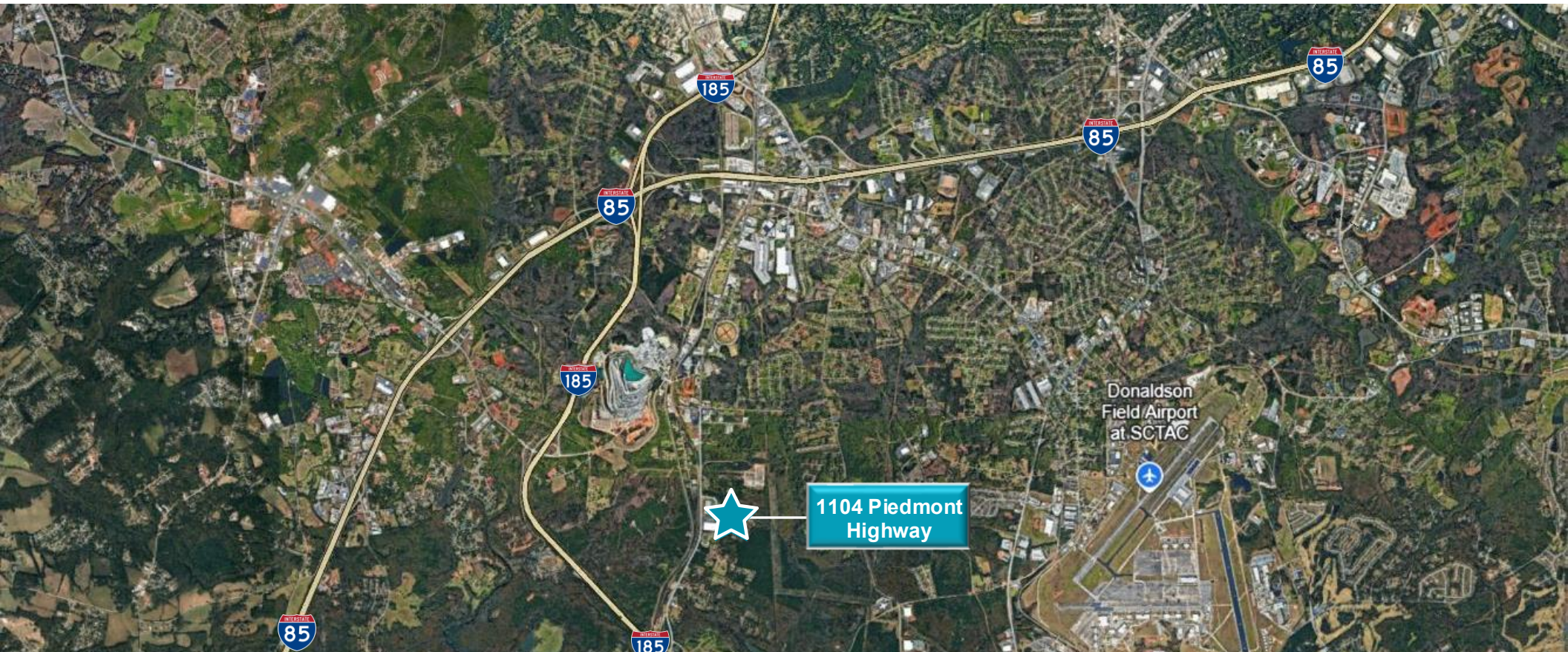
BUILDING SIZE:	±100,000 SF
SPACE AVAILABLE:	±100,000 SF
OFFICE AREA:	± 2,000 SF
SITE AREA:	24.15 AC
CLEAR HEIGHT:	21'-29'
DOCK DOORS:	6 (10'x12'); 6 (10'x10')
DRIVE-INS:	1 (10'x16'); 1 (10'x10')
PARKING:	25
YEAR BUILT:	1995 (Renov. 1997)
COLUMN SPACING:	50' x 30'
SPRINKLER:	ESFR
ELECTRICAL:	3phase
LEASE RATE:	Call brokers for details





# LOCATION MAP

## 1104 PIEDMONT HIGHWAY



DEMOGRAPHICS 10 MILES

**343,407**  
POPULATION

**139,511**  
HOUSEHOLDS

**\$86,608**  
AVG HH INCOME

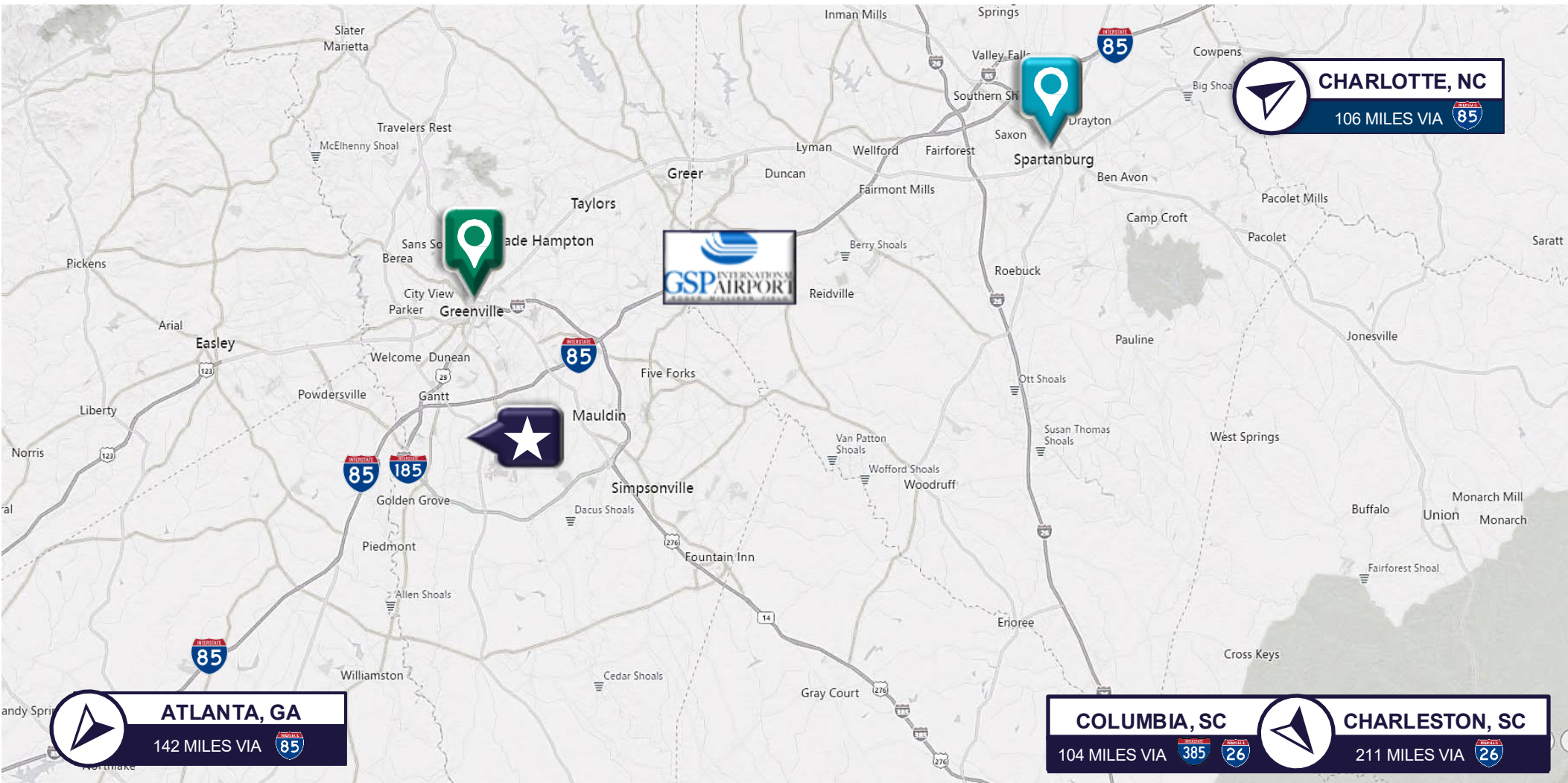
Nearby  
Neighbors





# PROXIMITY MAP

## 1104 PIEDMONT HIGHWAY



### MILEAGE & DRIVE TIME



**GREENVILLE**



7.2 MILES VIA SC-20 N



13 MINS VIA SC-20 N



**GREENVILLE-SPARTANBURG  
INTERNATIONAL AIRPORT (GSP)**



16.9 MILES VIA I-85 N



18 MINS VIA I-85 N



**SPARTANBURG**



35.7 MILES VIA I-85 N



39 MINS VIA I-85 N





## FOR MORE INFORMATION, CONTACT:

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