

Available January 1, 2026



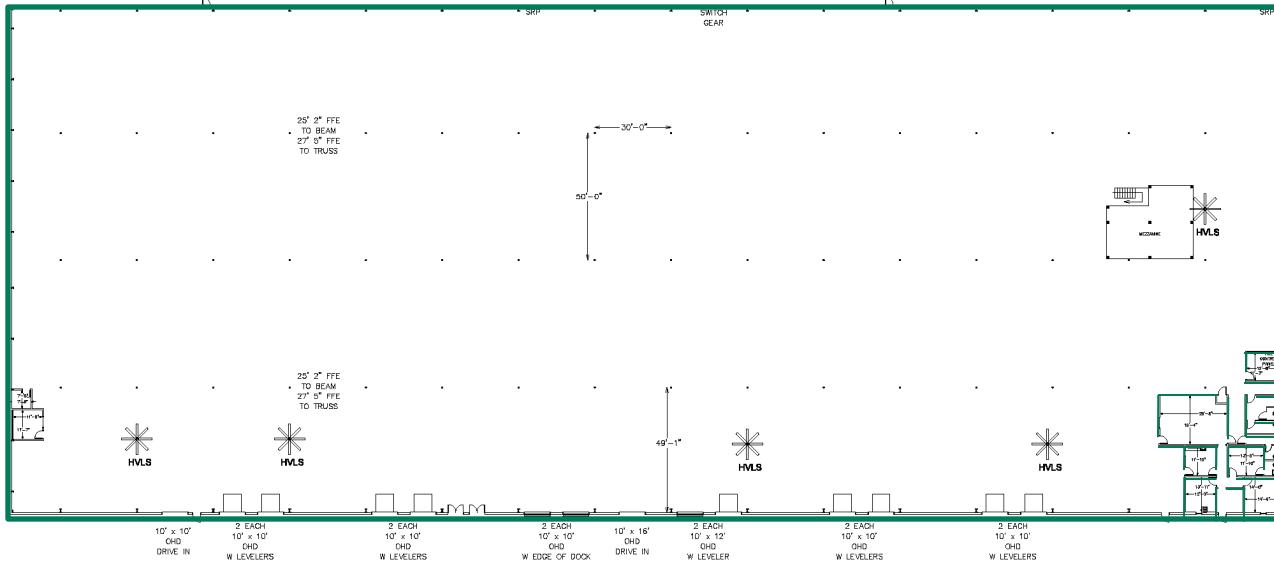
FOR LEASE – ±100,000 SF

1104 PIEDMONT HIGHWAY
Piedmont, SC 29673



PROPERTY FEATURES

1104 PIEDMONT HIGHWAY



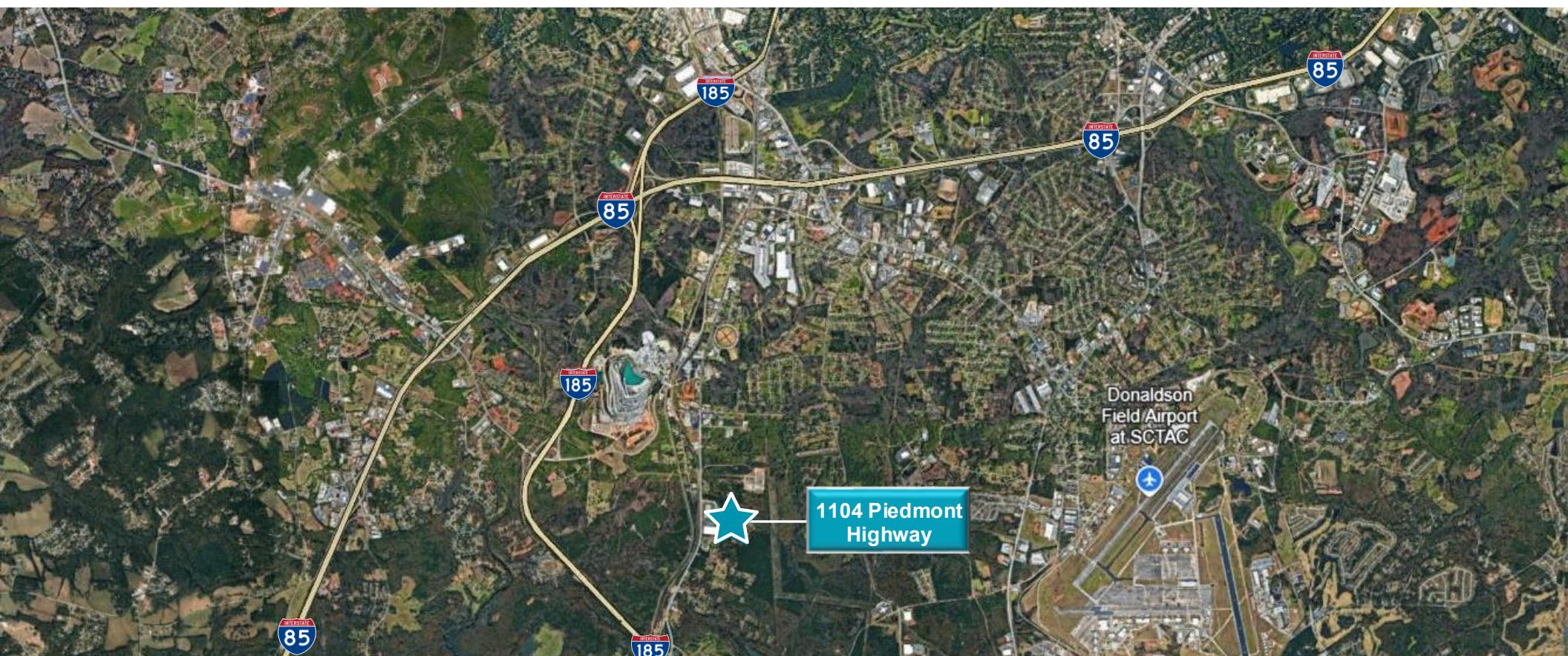
BUILDING SIZE:	±100,000 SF
SPACE AVAILABLE:	±100,000 SF
OFFICE AREA:	± 2,000 SF
SITE AREA:	24.15 AC
CLEAR HEIGHT:	21'-29'
DOCK DOORS:	6 (10'x12'); 6 (10'x10')
DRIVE-INS:	1 (10'x16'); 1 (10'x10')
PARKING:	25
YEAR BUILT:	1995 (Renov. 1997)
COLUMN SPACING:	50' x 30'
SPRINKLER:	ESFR
ELECTRICAL:	3phase 2000 amps
LEASE RATE:	Call brokers for details

Note: New LED Lighting



LOCATION MAP

1104 PIEDMONT HIGHWAY



DEMOGRAPHICS 10 MILES

343,407
POPULATION

139,511
HOUSEHOLDS

\$86,608
AVG HH INCOME

Nearby
Neighbors

SCTAC
SOUTH CAROLINA TECHNOLOGY
& AVIATION CENTER

BENNETT
EQUIPMENT & SUPPLY

cintas
READY FOR THE WORKDAY

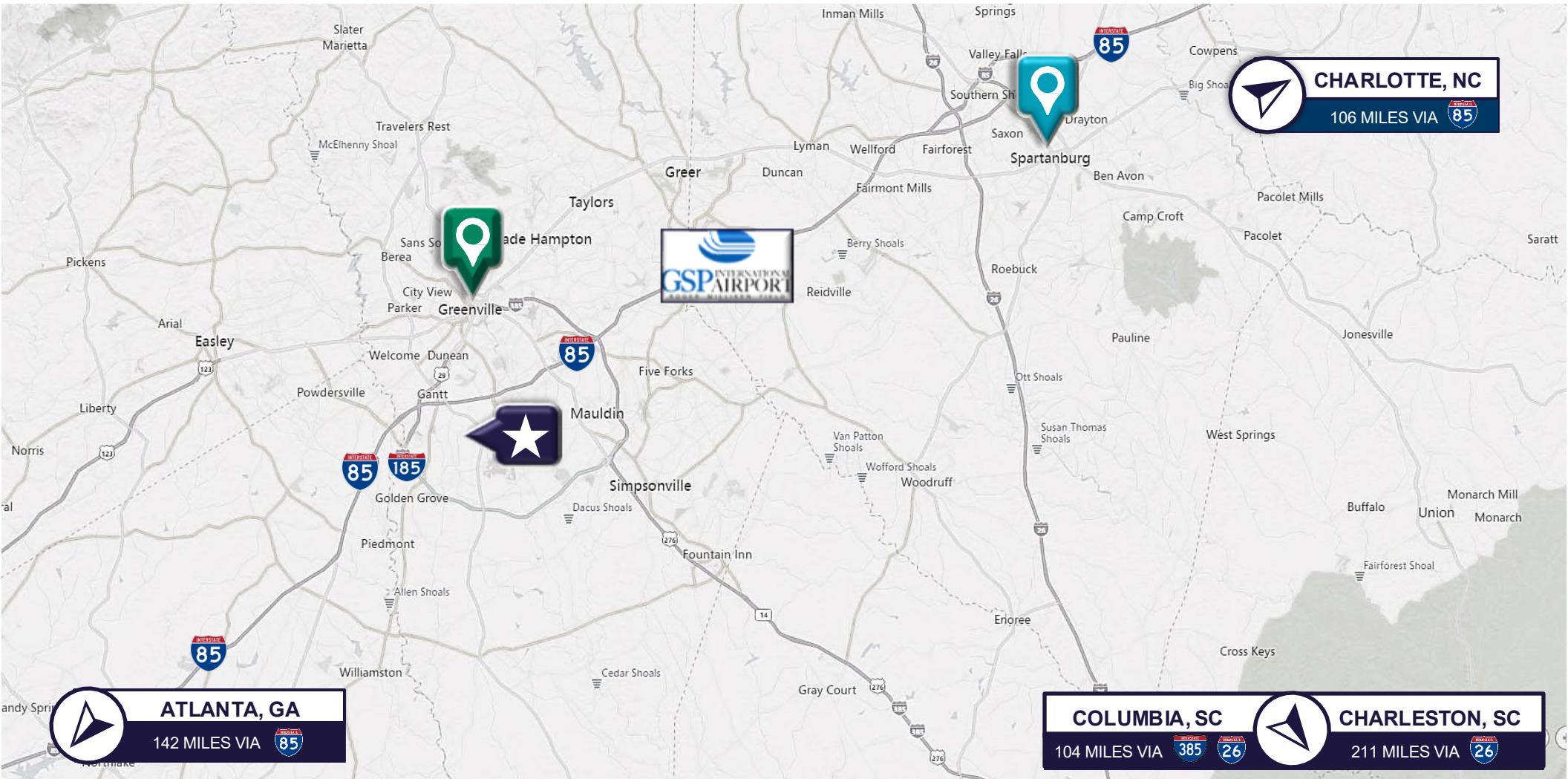
pactiv
evergreen

FK
Fabri-Kal
EXPERIENCE A BETTER PACKAGE.™

Vulcan
Materials Company

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:

KACIE JACKSON, SIOR
Senior Director
+1 864 370 8193
kacie.jackson@cushwake.com

ELLIOTT FAYSSOUX, SIOR
Senior Director
+1 864 370 8190
elliott.fayssoux@cushwake.com

DREW WALTERS
Associate
+1 864 704 1345
andrew.walters@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.