

Available January 1, 2026



FOR LEASE – ±100,000 SF

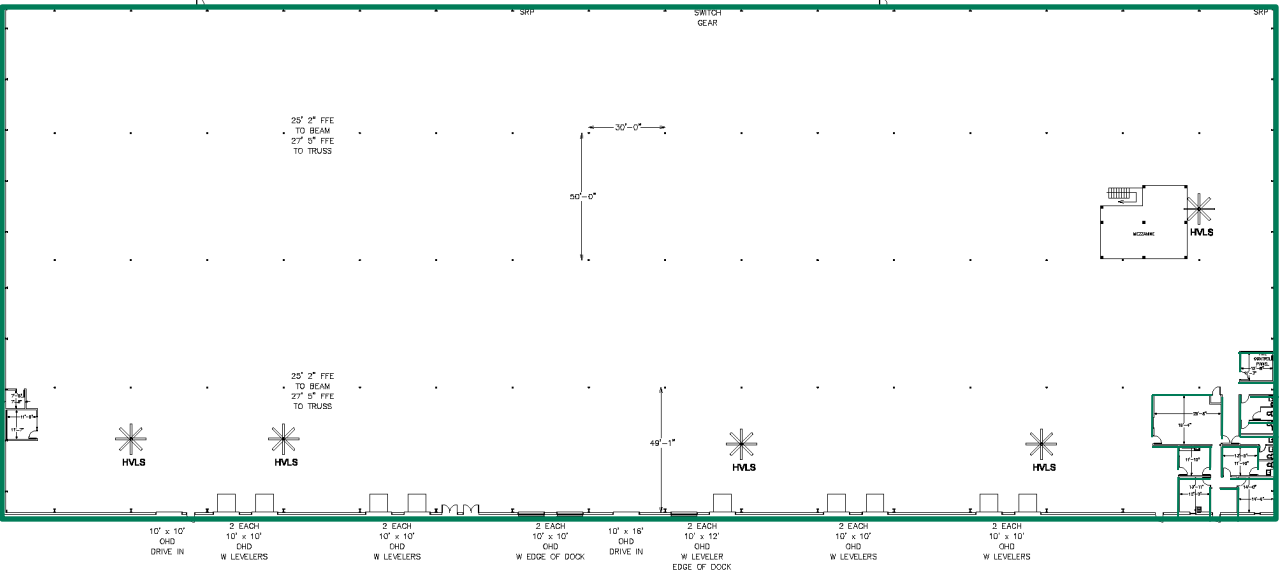
1104 PIEDMONT HIGHWAY

Piedmont, SC 29673



PROPERTY FEATURES

1104 PIEDMONT HIGHWAY



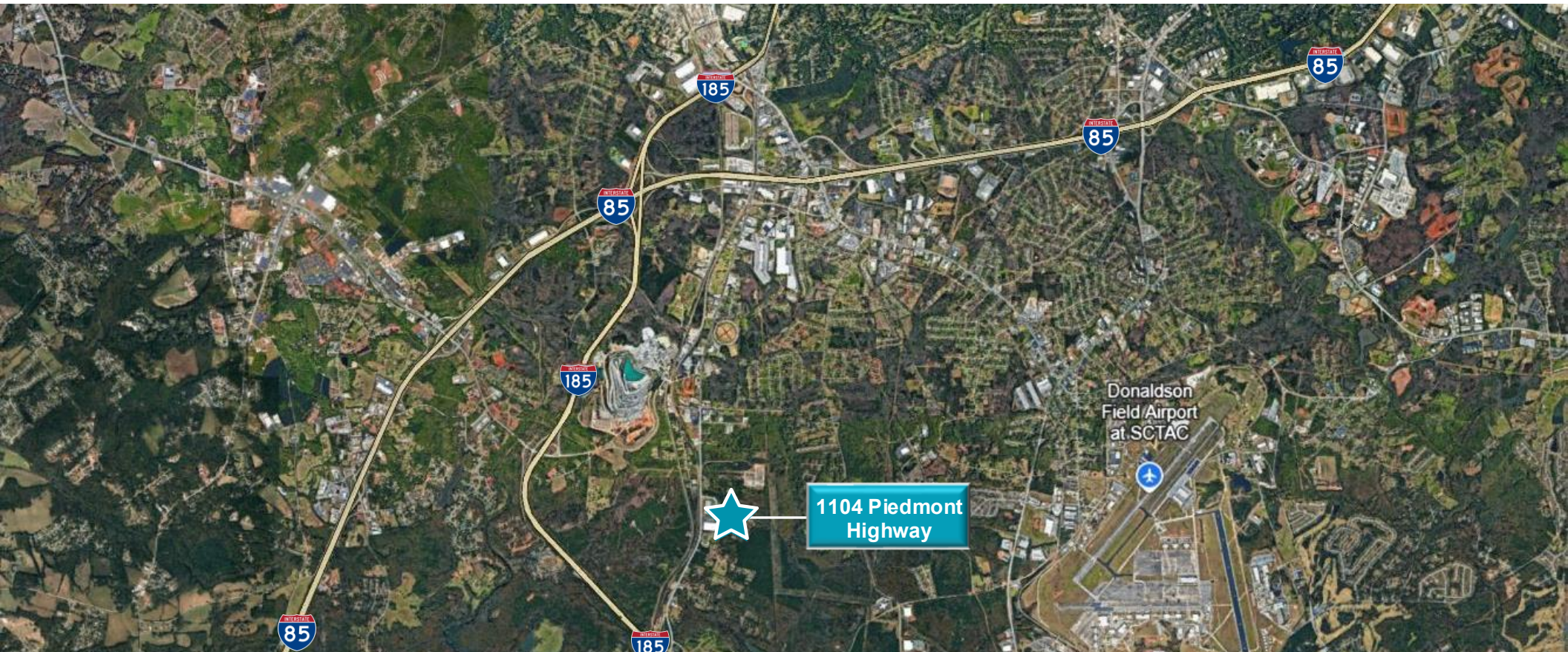
BUILDING SIZE:	±100,000 SF
SPACE AVAILABLE:	±100,000 SF
OFFICE AREA:	± 2,000 SF
SITE AREA:	24.15 AC
CLEAR HEIGHT:	21'-29'
DOCK DOORS:	6 (10'x12'); 6 (10'x10')
DRIVE-INS:	1 (10'x16'); 1 (10'x10')
PARKING:	25
YEAR BUILT:	1995 (Renov. 1997)
COLUMN SPACING:	50' x 30'
SPRINKLER:	ESFR
ELECTRICAL:	3phase 2000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

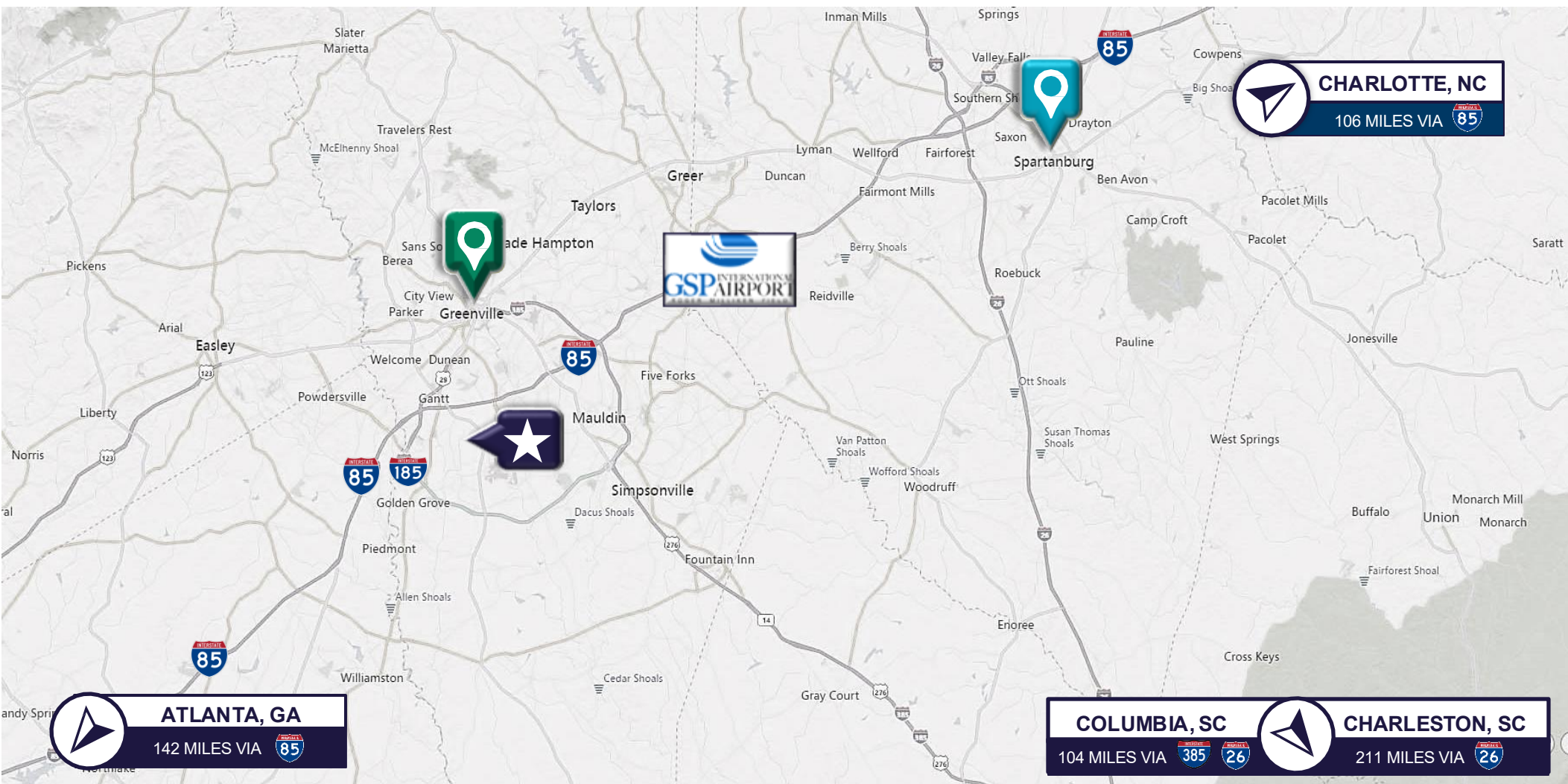
\$86,608
AVG HH INCOME

Nearby
Neighbors



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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