



UPSTATE INDUSTRIAL PARK
1400 SHILOH CHURCH ROAD
Piedmont, SC 29673

30,000 sf
Spec Industrial

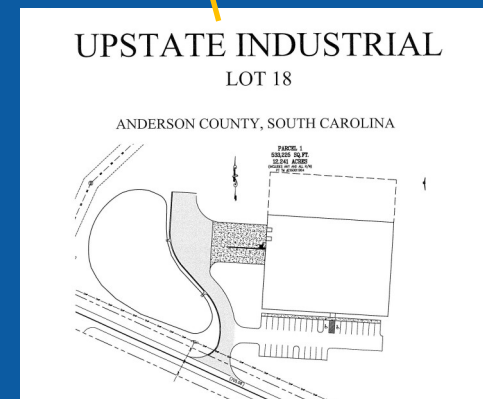
FOR LEASE

AVAILABLE FALL 2021

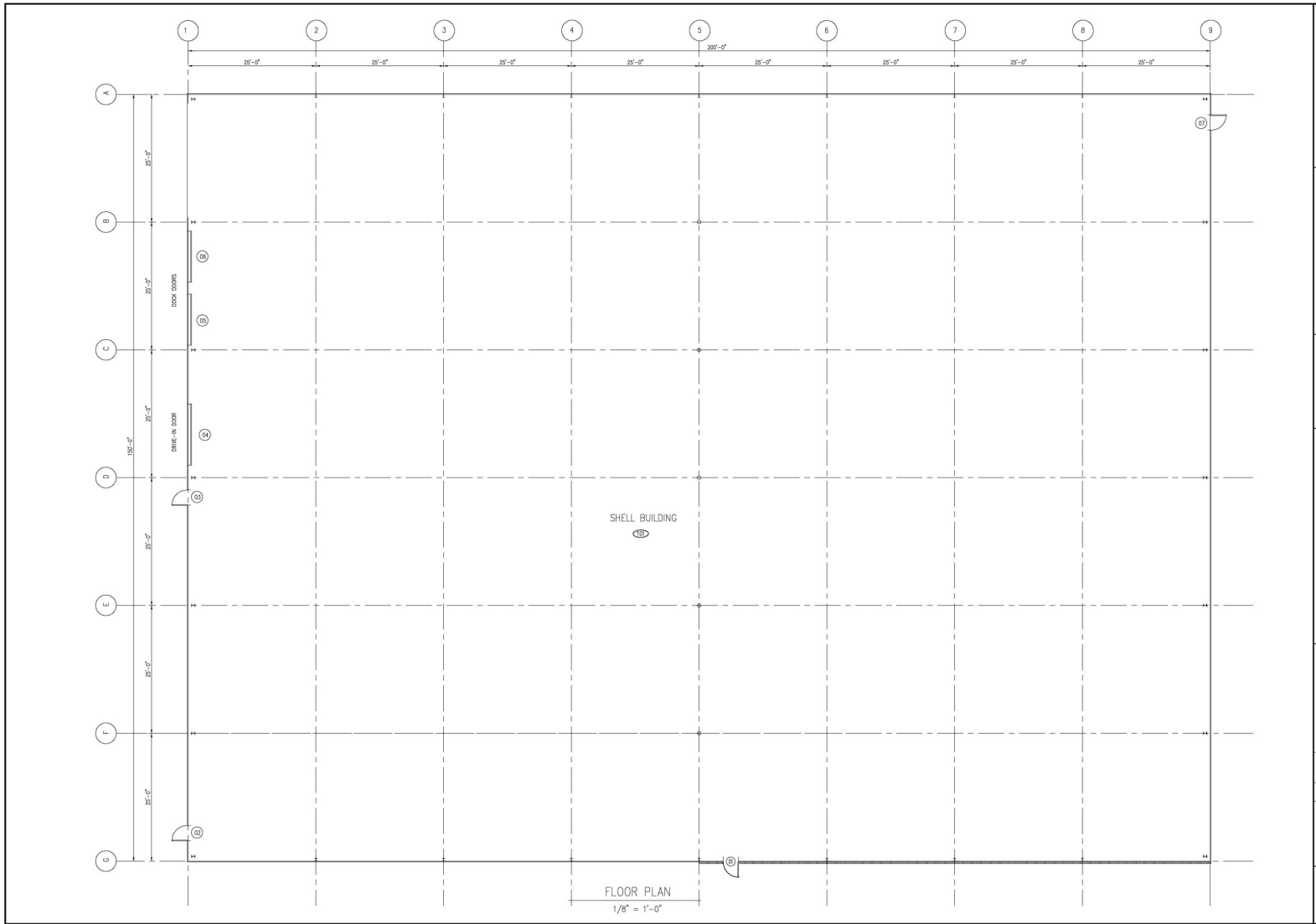
Lease Rate: Contact Broker

- **Building SF:** 30,000 sf expandable to 50,000 sf on existing pad
- **Acreage:** 12.24 acres
- **Building dimensions:** 150' x 200'
- **Construction:** structural steel
- **Ceiling height:** 32'
- **Drive In doors:** 1— 12' x 14'
- **Dock doors:** 2 - with load levelers and dock shelters per tenant needs
- **Column Spacing:** 100' clear span to eaves. Center column spacing 30'
- **Sprinkler:** per tenant requirements
- **Warehouse Lighting:** LED
- **Floor:** 6" reinforced concrete, 4,000 psi
- **Office Space:** per tenant needs
- **Parking Spaces:** up to 54 spaces
- **Zoning:** Un-zoned Anderson County
- **Location:** Upstate Industrial Park
- **Access:** convenient access to I-85 @ Hwy 86

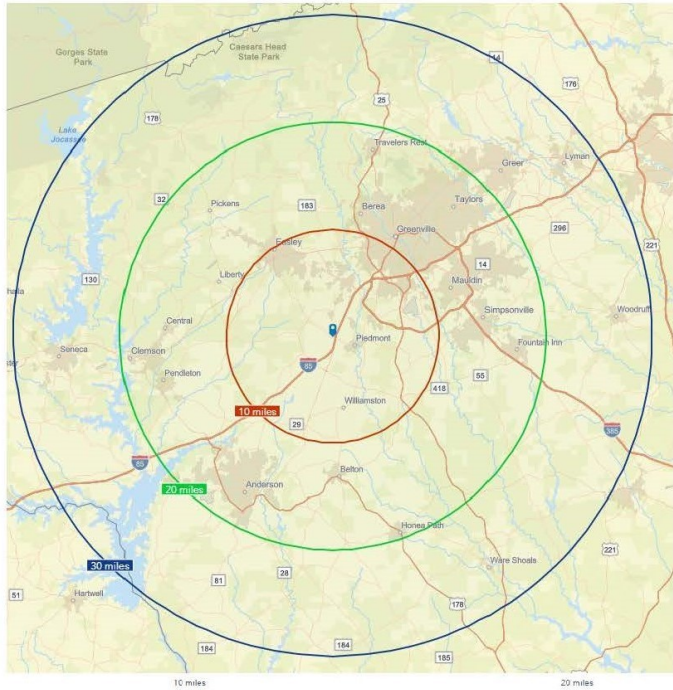
PROPERTY FEATURES



FLOOR PLAN

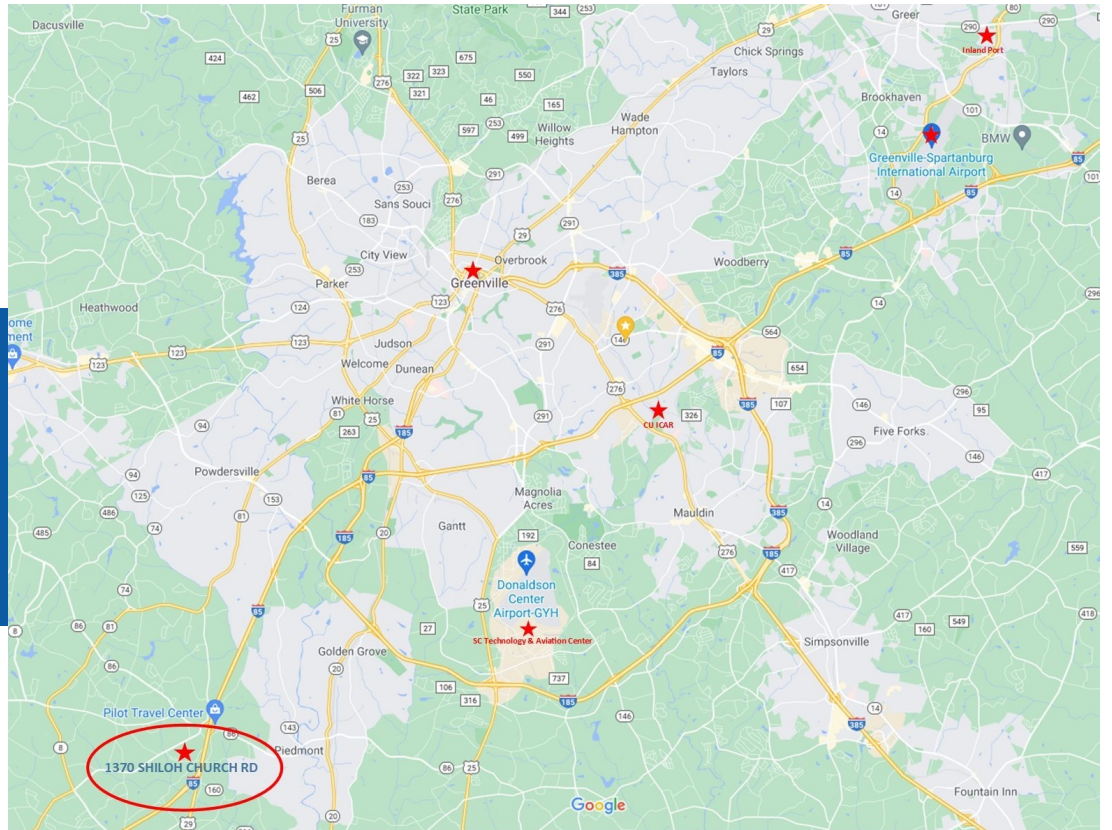


LOCATION



Piedmont, South Carolina 29673

LOCATION	DISTANCE		10 miles	20 miles	30 miles
Downtown Anderson	20.5 Miles	POPULATION	115,600	292,737	647,556
Anderson Regional Airport	25.1 Miles	DAYTIME POPULATION	48,252	118,485	266,793
I-85	4.1 Miles	LABOR FORCE	53,733	132,336	298,376
Downtown Greenville	12 Miles	BUSINESSES	3,748	7,936	17,897
Greenville / Spartanburg Airport	23 Miles				
Downtown Spartanburg	43.39 Miles				





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With over 100 years of combined leadership experience and market expertise, and a commitment to serving this community we call home, we don't just offer a diverse portfolio. We provide trusted guidance and local connections that open doors—and opportunity—for your next real estate venture. And because every client's need is different, you can count on us to listen to what makes yours unique. It's how we've always done business because at KDS, your business is our business

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All property information is subject to change or withdrawal without notice.