FOR LEASE

INDUSTRIAL BUILDING AVAILABLE FOR IMMEDIATE OCCUPANCY

MULTI COUNTY INDUSTRIAL PARK

HOLLOW DRIVE
PIEDMONT, SC 29673

AMBERLEIA GLOVER
864.360.2808

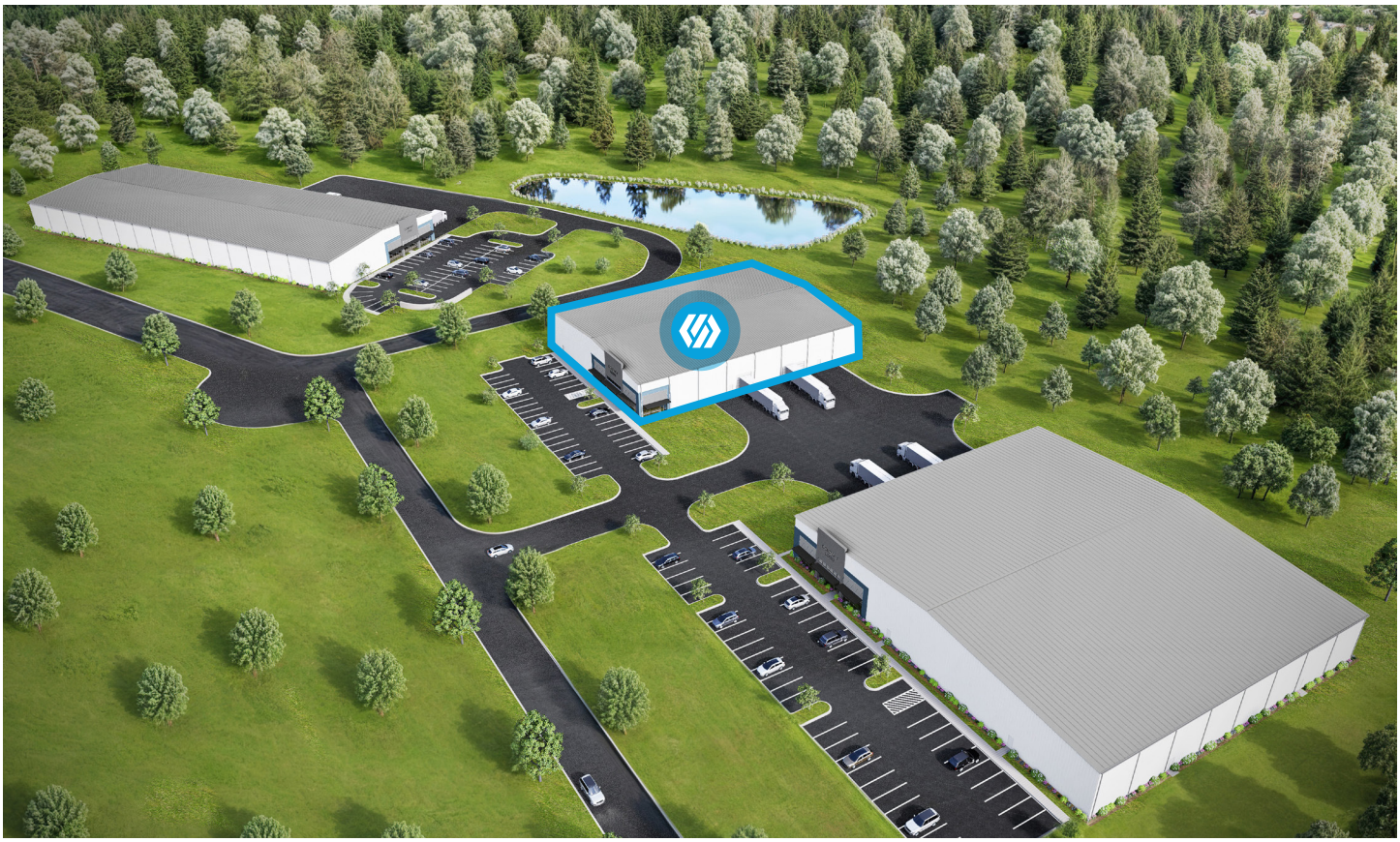
RICKEY HEATON
864.350.0323

PAMELA JACKSON
713.927.7026

All information deemed reliable, but not guaranteed.

KDS CAINE
COMMERCIAL REAL ESTATE

DETAILS



AVAILABLE SPACE

Address:	HOLLOW DRIVE PIEDMONT, SC 29673
Lease Rate:	$9.75/SF NNN
Available SF:	±30,000 SF EXPANDABLE TO ±60,000 SF

PROPERTY HIGHLIGHTS

- AVAILABLE FOR IMMEDIATE OCCUPANCY
- SITE LOCATED IN MULTI COUNTY INDUSTRIAL PARK
- POWER: 480V - 3 PHASE - 800 AMPS
- OFFICE SPACE: +/- 2500 SF
- CLEAR HEIGHT: 28.5ft AT EAVES - 32ft AT CENTER w/ CENTER COLUMNS FREE SPAN TO EAVE
- ESFR SPRINKLERS
- DOCK DOORS: 2-4 w/ EOD LEVERS
- 1 DRIVE IN DOOR
- PARKING: +36 SPACES
- LED LIGHTING

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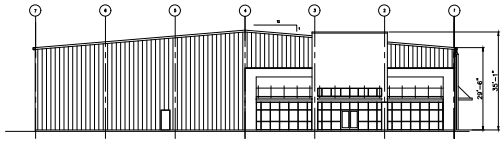
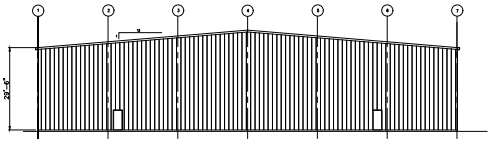
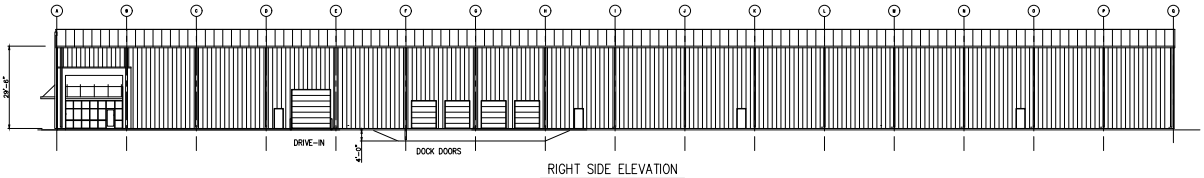
ELEVATIONS & FLOOR PLAN



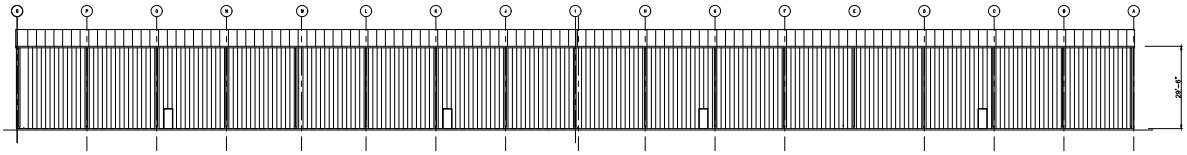
FRONT ELEVATION
1/16" = 1'-0"



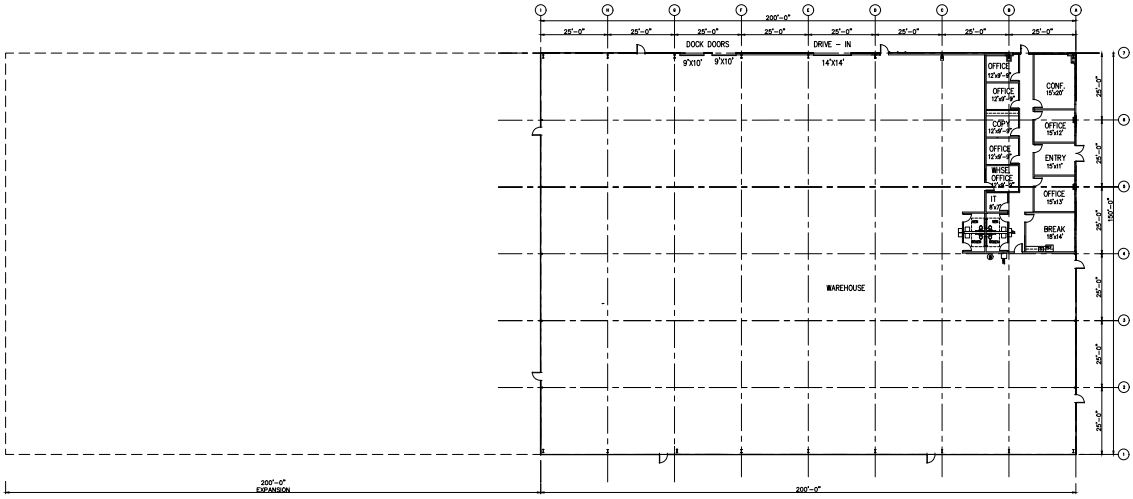
REAR ELEVATION
1/16" = 1'-0"



RIGHT SIDE ELEVATION
1/16" = 1'-0"



LEFT SIDE ELEVATION



FLOOR PLAN
1/16" = 1'-0"

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PROPERTY PHOTOS

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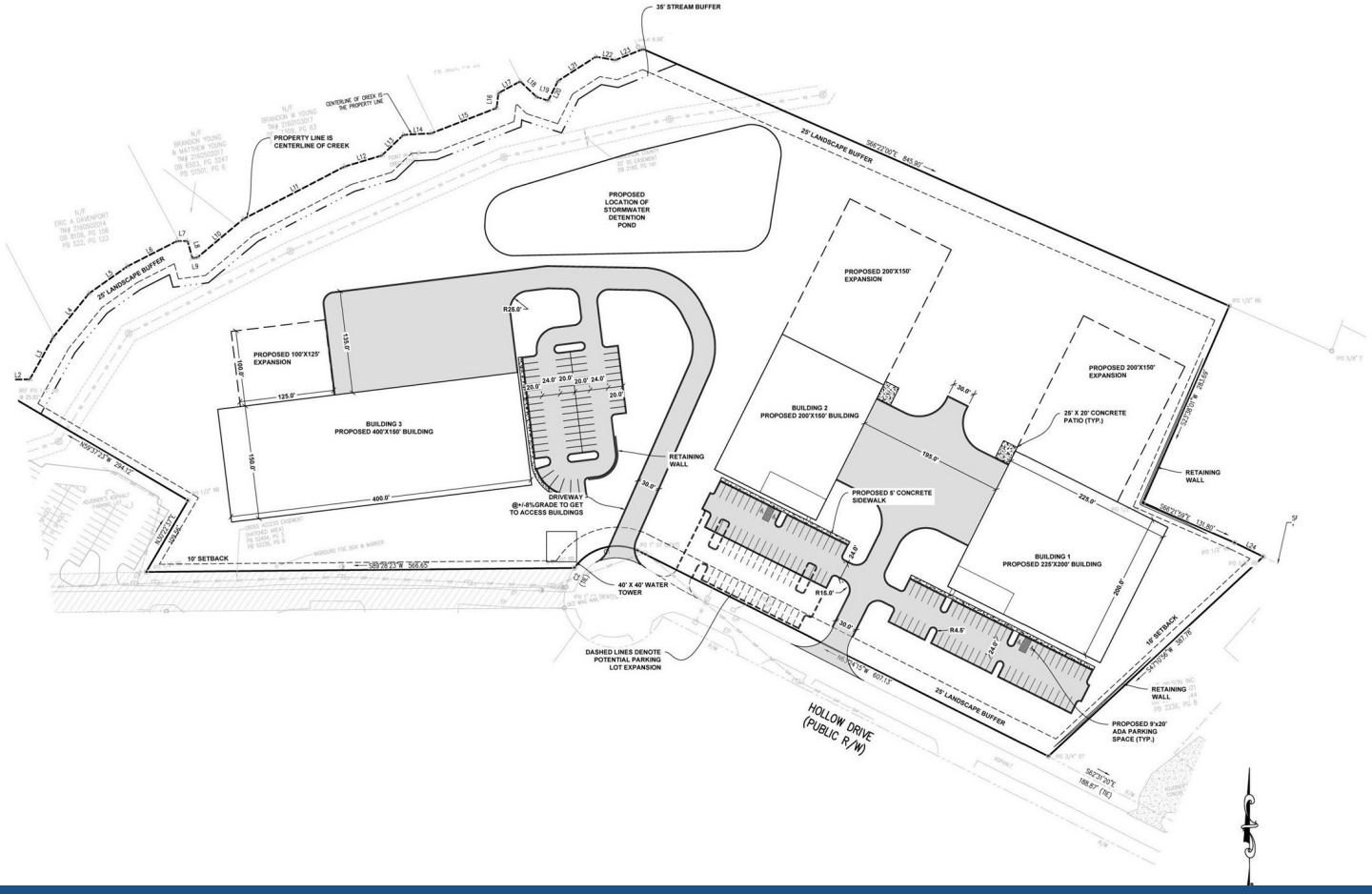
SITE



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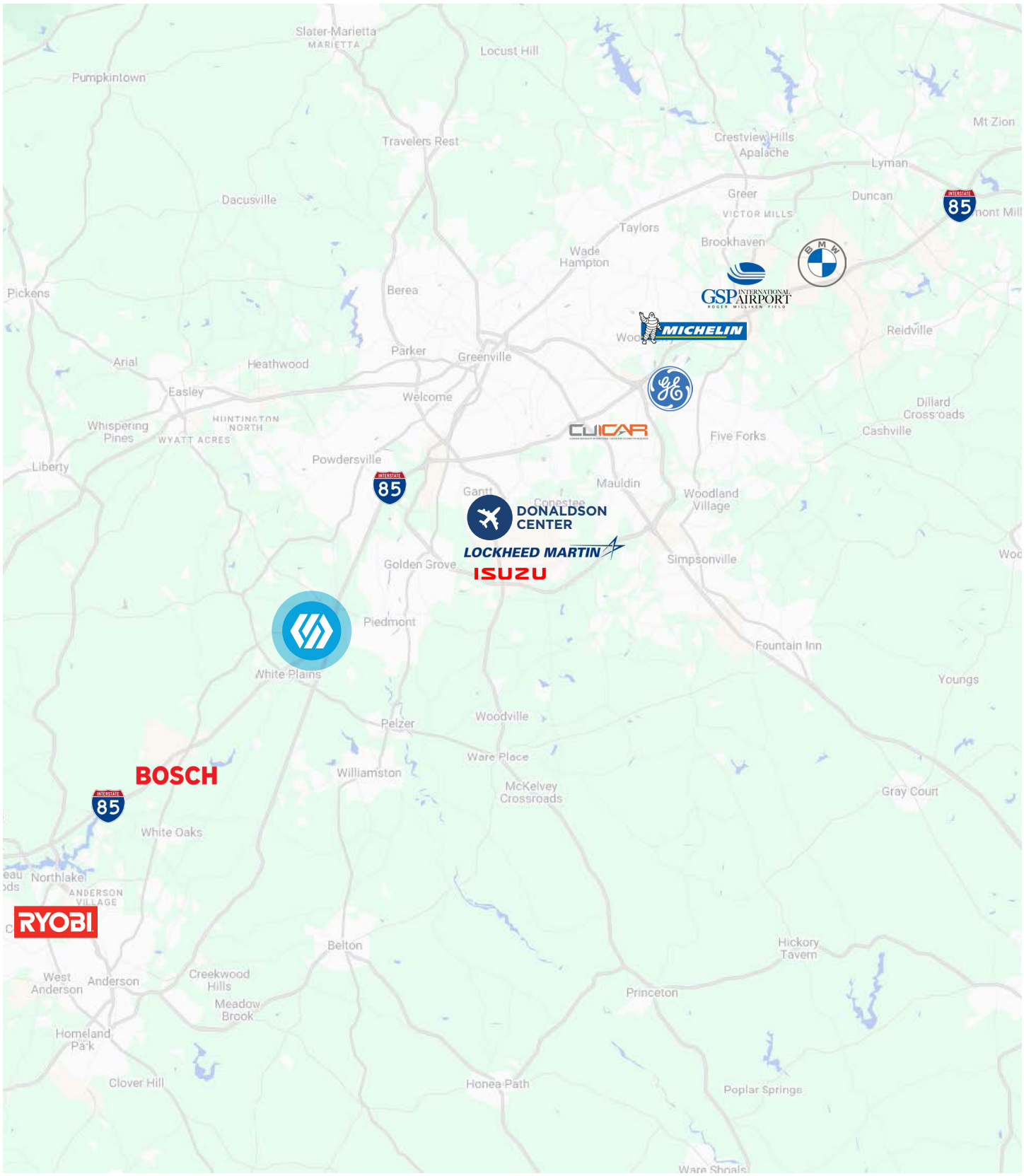
LOCATION



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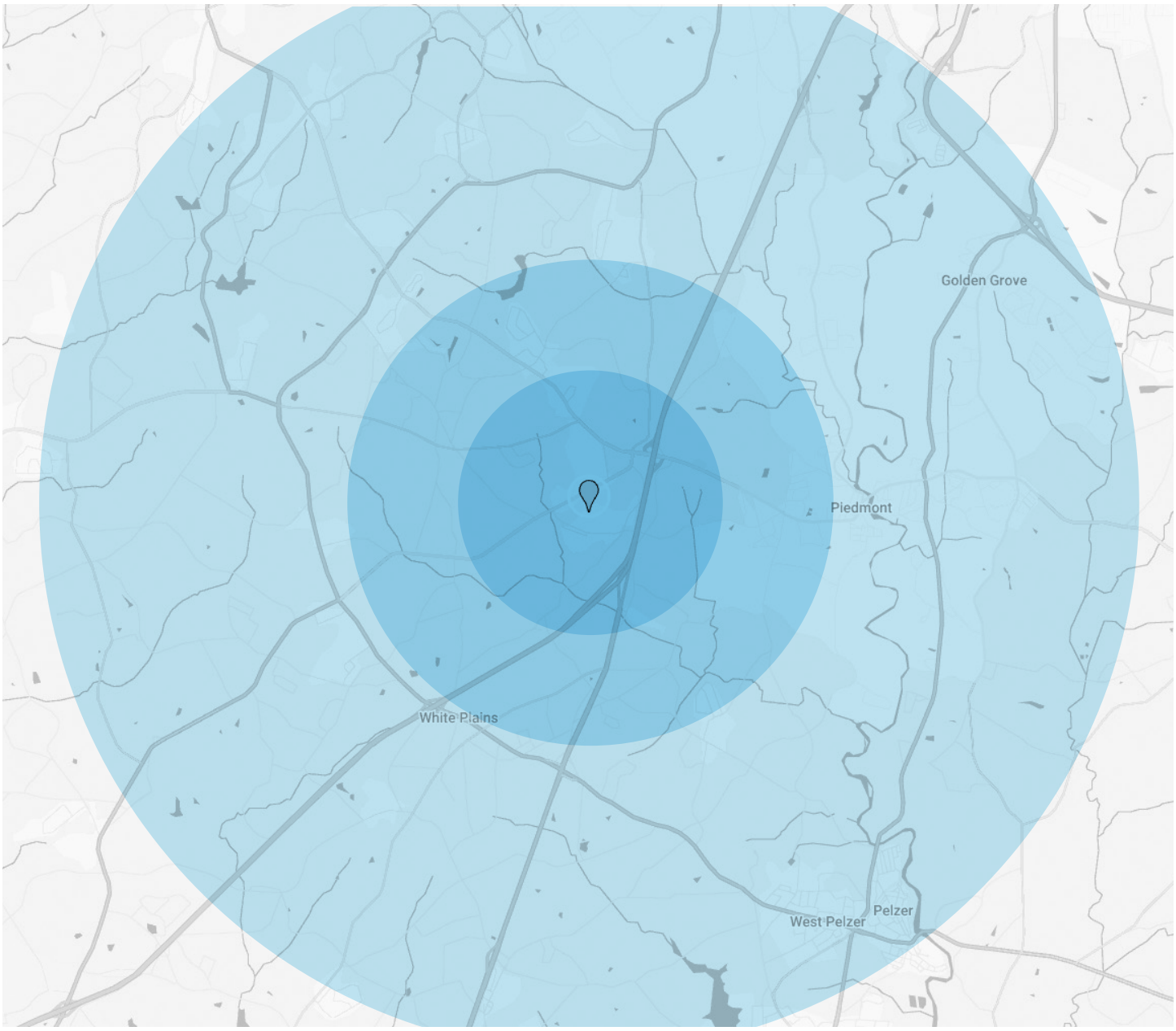
POPULATION & ECONOMIC DATA



	1 Mile	2 Miles	5 Miles
2024 Total Population	1,298	11,803	34,108
2029 Population	1,387	12,676	36,830
Pop Growth 2024-2025	+6.86%	+7.40%	+7.98%
Average Age	39	40	39
2024 Total Households	477	4,375	12,585
Median Household Income	$73,073	$67,323	$68,284
Average Household Size	2.6	2.6	2.6
Median Home Value	$254,545	$217,513	$211,597

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WHY GREENVILLE?

IT ALL STARTS DOWNTOWN

The revitalization of downtown Greenville has turned the business district into one of the most livable, vibrant communities in the city - and it's only getting better. Intensely planned urban-style development has created a widespread variety of restaurants, nightspots, parks, plazas, and urban residences that leave those who live here with an endless list of activities and entertainment. Residents and visitors enjoy 122 acres of parks, walking and biking trails.

A true gem within the downtown area is Falls Park on the Reedy River, which has been recognized by TripAdvisor as one of the "Top 10 Parks in America." Encompassing 32 acres, this park is an oasis, seamlessly bridging the gap between modern downtown and the historic West End. Residents benefit from its well-connected pedestrian paths and greenways, offering easy access to the Prisma Health Swamp Rabbit Trail System and Unity Park.

TRUST THE EXPERTS

#3 Friendliest City
Southern Living

#4 Best Places to Live in the United States
U.S. News and World Report

The Coolest Small Cities in the U.S.
Thrillist Travel

Best Places for Young Professionals in South Carolina
Niche.com

Best Small Towns in America: Best for Good Eats
Men's Journal

Top 10 America's Next Great Food Cities
Food & Wine

PHOTO CREDIT: ANDERSON INDEPENDENT MAIL

WHY ANDERSON?

BUILT FOR CONNECTION

Anderson offers a prime location and welcoming environment for businesses of all kinds, with its strategic infrastructure ensuring seamless connectivity for logistics and distribution.

Here, businesses find a dynamic blend of opportunity and support. Several industries including automotive, advanced materials, industrial machinery, manufacturing companies, and over 27 BMW suppliers call the region home.

It's also a place where talent meets opportunity, drawing from a skilled workforce supported by more than 15 universities and colleges within 50 miles.

Families, entrepreneurs, and growing companies have discovered that Anderson is more than just a business hub—it's a community that works together to build success.

WHERE GROWTH MEETS OPPORTUNITY

Anderson County has seen remarkable economic progress over the years. From population growth to rising incomes, the area's momentum reflects its thriving business environment.

"Where the World Comes to Work", Anderson hosts over 200 major manufacturers and over 20 international manufacturers, with a real estate market that is well-equipped to support continued expansion.

From its ideal location and flourishing industries to its warm and supportive community, Anderson County is a place where businesses and people grow together.

THE UPSTATE

LOCATION, LOCATION, LOCATION

1.6 Million People
10 Upstate SC Counties

More Than 575
International Companies

#3 GDP Worldwide
At $6.0T, the Southeast United States GDP Ranks #3 in the World.[1]

160 New Locations
More than 160 companies have announced new locations in the Upstate over the last 5 years.

A CRITICAL MANUFACTURING HUB

SOUTH CAROLINA IS OPEN FOR BUSINESS

#1
State for Manufacturing in 2022
Site Selection Group

#2
State for Doing Business
Area Development

#1
Fastest Growing State in the U.S.

Data & Information Provided by Upstate Alliance
[1] Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia

KDS CAINE
COMMERCIAL REAL ESTATE

REAL RELATIONSHIPS, NOT JUST REAL ESTATE

VERDAE OFFICE
340 Rocky Slope Road
Suite 302
Greenville, SC 29607

DOWNTOWN OFFICE
117 Williams Street
Greenville, SC 29601

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