

FOR SALE, BUILD TO SUIT,
GROUND LEASE
±2.09 ACRES

PRIME SIGNALIZED
CORNER AT I-185
& US 25

7400 AUGUSTA ROAD
PIEDMONT, SC 29673



MARK E. MASASCHI, CCIM
864.380.2614

All information deemed reliable, but not guaranteed.

MARK RATCHFORD, MAI
864.430.0371

DETAILS

PROPERTY HIGHLIGHTS

Signalized Corner of US Hwy 25 @ Grove Reserve Parkway/I-185

Offered at \$1,385,000

Traffic Counts:

- US 25: 21,700 Vehicles per Day
- I-185: 8,200 Vehicles per Day
- All utilities available
- 2 Proposed full access curb cuts on Grove Reserve Parkway
- 380 feet of frontage on US Hwy 25
- 250 feet of frontage on Grover Reserve Parkway

SUMMARY

Prime Corner Lot - For Sale, Ground Lease, or Build-to Suit.

- Located at entrance to the Matrix Business & Technology Park
- 1.5 miles from Donaldson Center
- Rapidly growing residential area
- Surrounded by multiple retailers, manufacturing, and logistics operations

KEY AREA EMPLOYERS

- Isuzu North America Corporation
- Michelin North America
- Lockheed Martin
- Kimkura
- Magna Drive
- Timberlab
- Orion
- Nissan Foods



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PHOTOS



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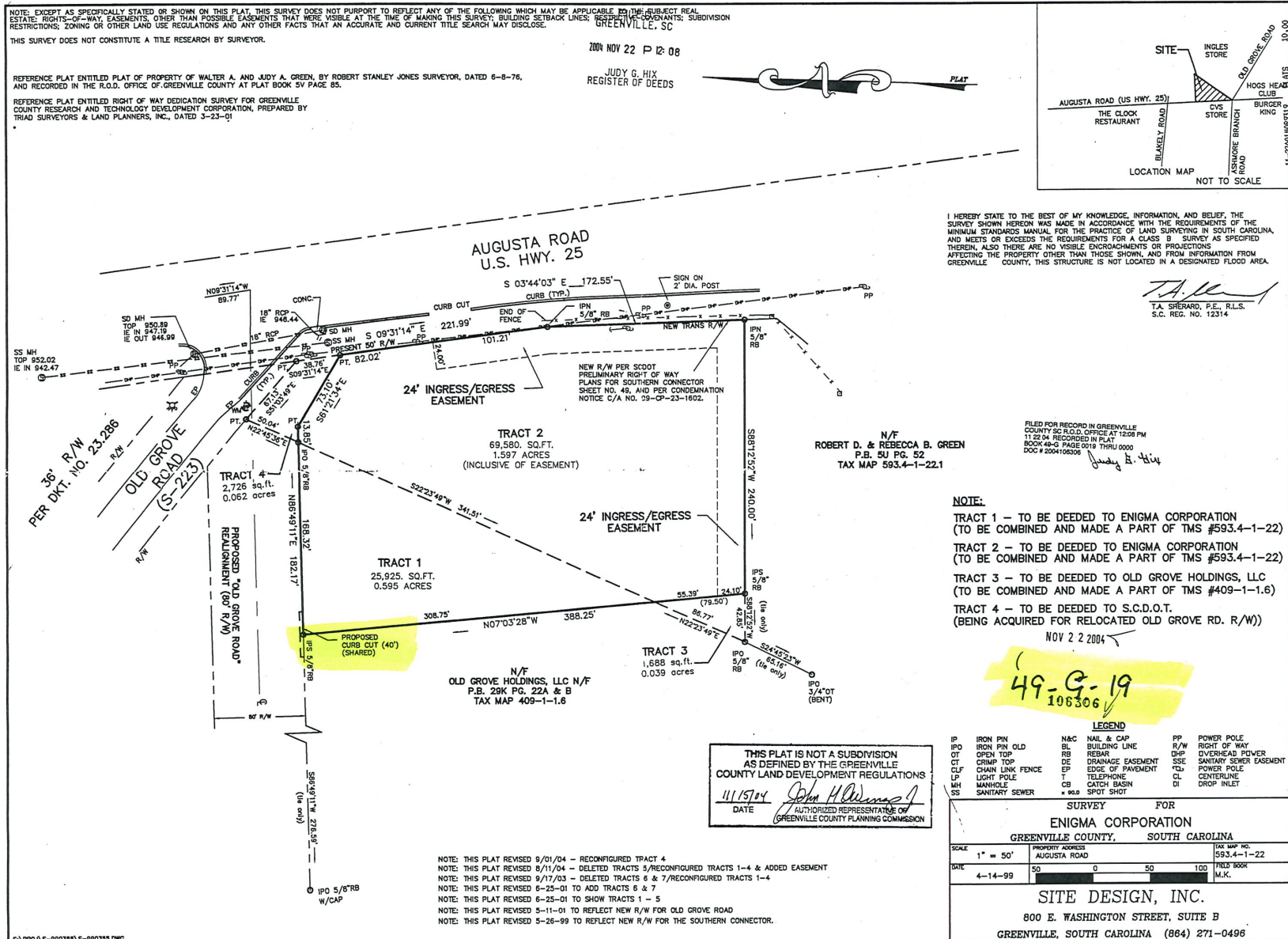
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SURVEY



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