

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
- Proposed full access curb cut on Grove Reserve Parkway
- Proposed right-in right-out access on Hwy 25
- 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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SURVEY

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY EASEMENTS OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RECORDING REQUIREMENTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

GREENVILLE, SC

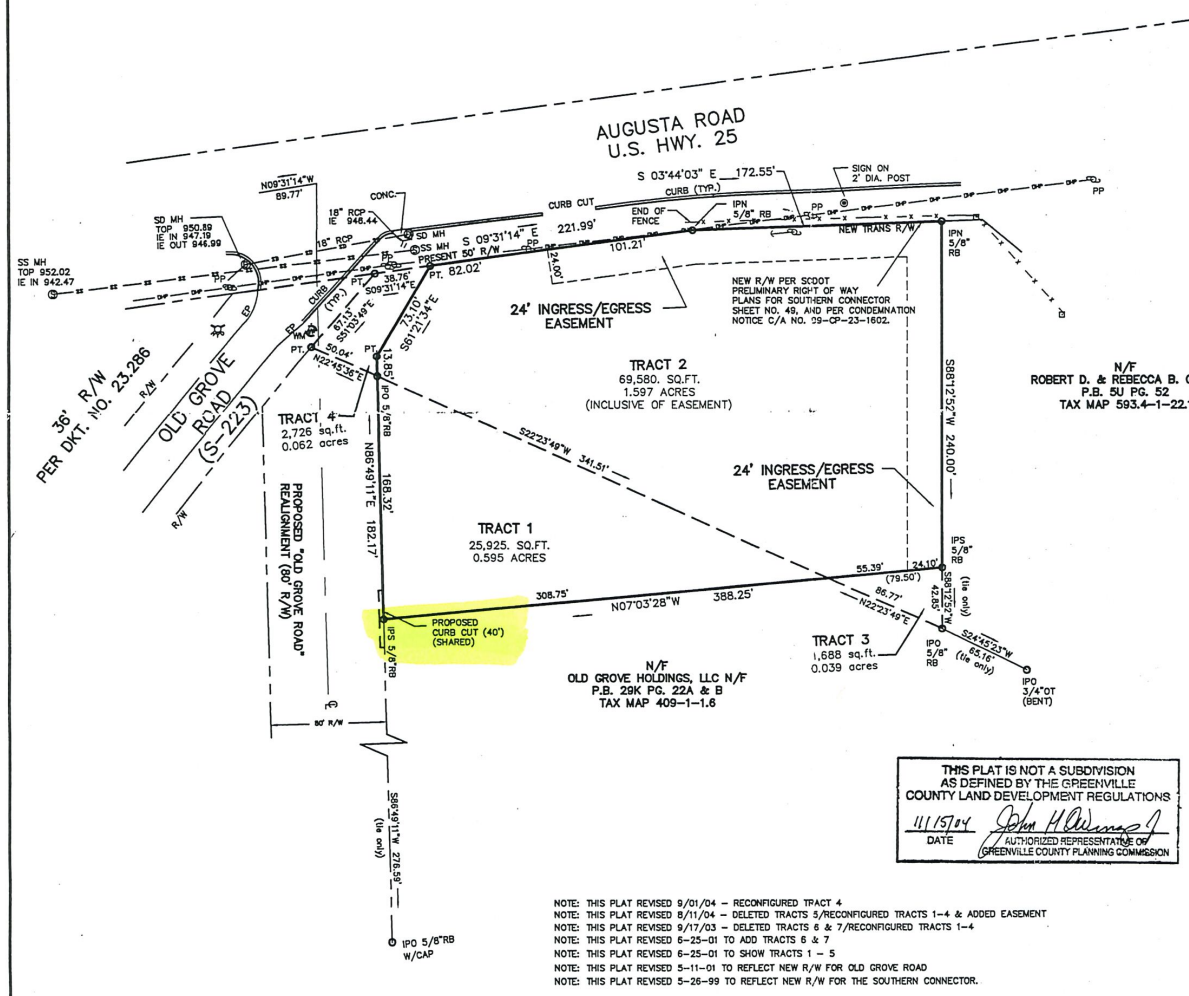
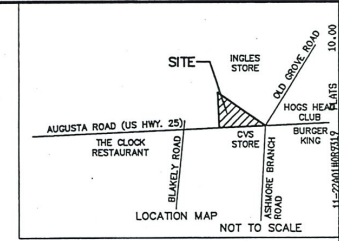
THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH BY SURVEYOR.

2004 NOV 22 P 12: 08

JUDY G. HIX
REGISTER OF DEEDS

REFERENCE PLAT ENTITLED PLAT OF PROPERTY OF WALTER A. AND JUDY A. GREEN, BY ROBERT STANLEY JONES SURVEYOR, DATED 6-8-76, AND RECORDED IN THE R.O.D. OFFICE OF GREENVILLE COUNTY AT PLAT BOOK 5V PAGE 85.

REFERENCE PLAT ENTITLED RIGHT OF WAY DEDICATION SURVEY FOR GREENVILLE COUNTY RESEARCH AND TECHNOLOGY DEVELOPMENT CORPORATION, PREPARED BY TRAD SURVEYORS & LAND PLANNERS, INC., DATED 3-23-01



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN, AND FROM INFORMATION FROM GREENVILLE COUNTY, THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED FLOOD AREA.

T.A. SHERARD, P.E., R.L.S.
S.C. REG. NO. 12314

N/F
ROBERT D. & REBECCA B. GREEN
P.B. 5U PG. 52
TAX MAP 593.4-1-22.1

FILED FOR RECORD IN GREENVILLE COUNTY S.C. R.O.D. OFFICE AT 12:08 PM 11/24/04 RECORDED IN PLAT BOOK 44-G PAGE 078 THRU 0000 DOC # 2204106306

- NOTE:**
- TRACT 1 - TO BE DEEDED TO ENIGMA CORPORATION (TO BE COMBINED AND MADE A PART OF TMS #593.4-1-22)
 - TRACT 2 - TO BE DEEDED TO ENIGMA CORPORATION (TO BE COMBINED AND MADE A PART OF TMS #593.4-1-22)
 - TRACT 3 - TO BE DEEDED TO OLD GROVE HOLDINGS, LLC (TO BE COMBINED AND MADE A PART OF TMS #409-1-1.6)
 - TRACT 4 - TO BE DEEDED TO S.C.D.O.T. (BEING ACQUIRED FOR RELOCATED OLD GROVE RD. R/W)

NOV 22 2004

49-G-19
106306

THIS PLAT IS NOT A SUBDIVISION AS DEFINED BY THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS

11/15/04
DATE

John H. Williams, Jr.
AUTHORIZED REPRESENTATIVE OF GREENVILLE COUNTY PLANNING COMMISSION

NOTE: THIS PLAT REVISED 9/01/04 - RECONFIGURED TRACT 4
NOTE: THIS PLAT REVISED 8/11/04 - DELETED TRACTS 5/RECONFIGURED TRACTS 1-4 & ADDED EASEMENT
NOTE: THIS PLAT REVISED 9/17/03 - DELETED TRACTS 6 & 7/RECONFIGURED TRACTS 1-4
NOTE: THIS PLAT REVISED 6-25-01 TO ADD TRACTS 6 & 7
NOTE: THIS PLAT REVISED 6-25-01 TO SHOW TRACTS 1 - 5
NOTE: THIS PLAT REVISED 5-11-01 TO REFLECT NEW R/W FOR OLD GROVE ROAD
NOTE: THIS PLAT REVISED 5-26-99 TO REFLECT NEW R/W FOR THE SOUTHERN CONNECTOR.

LEGEND

IP	IRON PIN	N&C	NAIL & CAP	PP	POWER POLE
IPO	IRON PIN OLD	BL	BUILDING LINE	R/W	RIGHT OF WAY
OT	OPEN TOP	RB	REBAR	DIP	OVERHEAD POWER
CT	CRIMP TOP	DE	DRAINAGE EASEMENT	SSE	SANITARY SEWER EASEMENT
CLF	CHAIN LINK FENCE	EP	EDGE OF PAVEMENT	CP	POWER POLE CENTERLINE
LP	LIGHT POLE	T	TELEPHONE	CL	CENTERLINE
MH	MANHOLE	CB	CATCH BASIN	DI	DROP INLET
SS	SANITARY SEWER	S	SPOT SHOT		

SURVEY FOR
ENIGMA CORPORATION
GREENVILLE COUNTY, SOUTH CAROLINA

SCALE	1" = 50'	PROPERTY ADDRESS	AUGUSTA ROAD	TAX MAP NO.	593.4-1-22
DATE	4-14-99			FREQ BOOK	M.K.

SITE DESIGN, INC.
800 E. WASHINGTON STREET, SUITE B
GREENVILLE, SOUTH CAROLINA (864) 271-0496



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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Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.
All property information is subject to change or withdrawal without notice.