

AVAILABLE

525 Old Piedmont Hwy, Greenville, SC



Industrial Building

- \$2.50 PSF/YR NNN
- **436,000 SF AVAILABLE**
- Industrial Facility on 22.97 Acres
- Manufacturing & Warehouse
- Heavy Power: 44,000 volt substation
- Ample Parking
- Convenient access to



- Interstate connectivity to:



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525 Old Piedmont Highway offers convenient access to Interstate 85 just 2.5 miles south of the facility via I-185. Interstate 85 links Charlotte, NC, to Atlanta, GA, and intersects with I-26, which leads directly to the deepwater port of Charleston, SC, 210 miles to the southeast. Greenville offers the interstate connectivity to easily serve all major markets on the eastern seaboard. Home to internationally recognized businesses, Greenville is the economic center of the Upstate. It is an established manufacturing center with major employers including BMW, Hitachi, Michelin, IBM, Perrigo Company of South Carolina, Fluor Corporation and Dunlop Slazenger Group.

Property Highlights

- 436,000 SF industrial facility on 22.97 Acres
- **Office Space:** 30,409 SF
- **Doors:** Eight (8) dock doors and five (5) drive-in doors.
- **Ceiling Heights:** 16' clear to 26' clear (12' in mezzanine).
- **Column Spacing:** 40' x 40', steel "H" columns.
- **Lighting:** 50% metal halide, 50% 8' fluorescent tube.
- **Fire Suppression:** 100% wet system.
- **Power:** Heavy with 44,000 volt substation with dual-feed transmission lines at 575 volts and 480 volts.
- **HVAC:** Heat provided by steam boilers and air conditioning provided by eight (8) air handling units.
- **Construction:** 6" to 8" concrete floor with 6" panel and concrete and 14" brick & block walls supporting a flat, built-up & insulated roof system.
- **Cranes:** Two 15-ton, one 10-ton and two 3-ton.
- **Parking:** 218 paved, marked and lighted vehicle spaces.
- **Prior Use:** Textiles manufacturing.



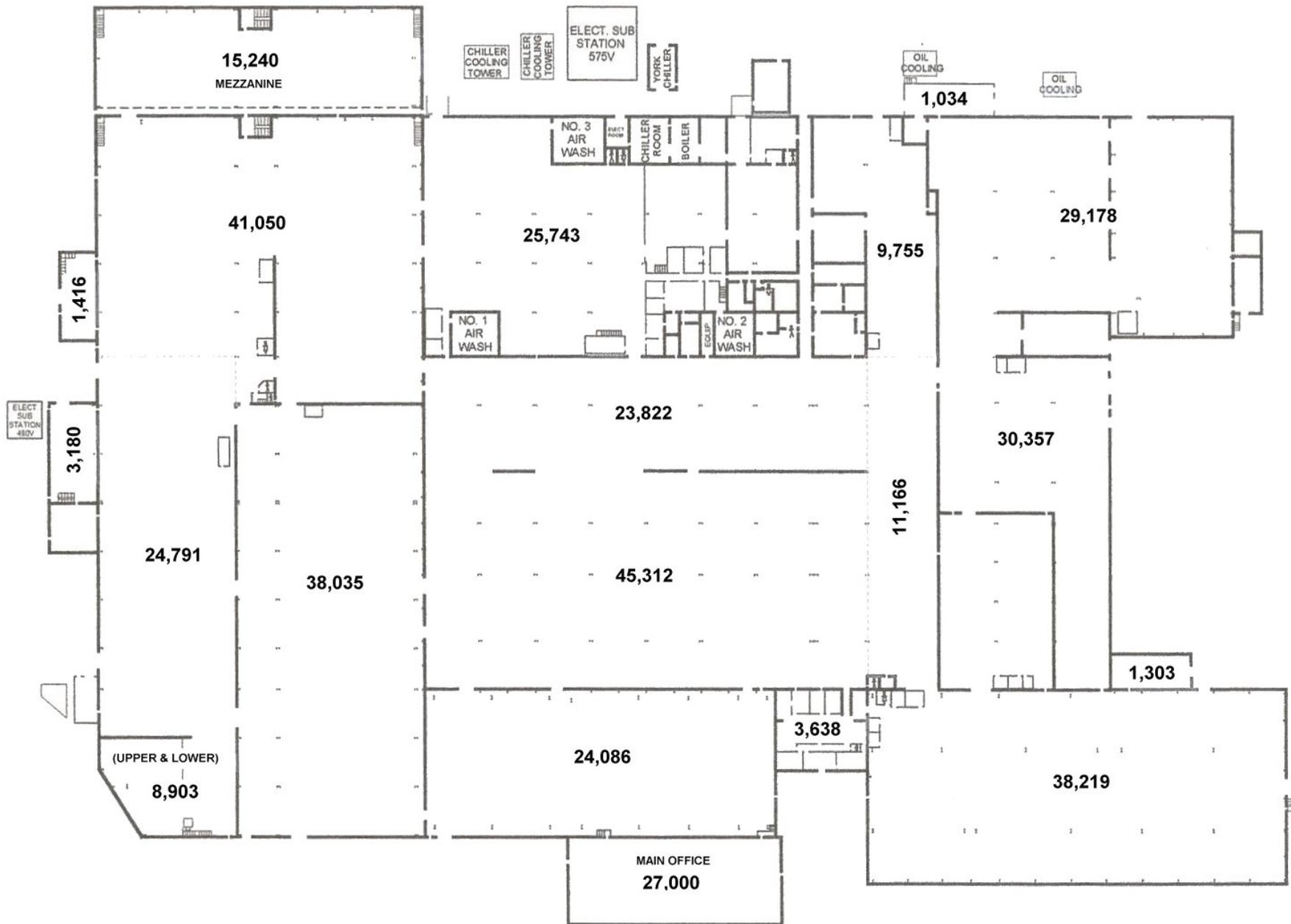
Transportation Connectivity

Interstates & Highways: All major markets on the east coast are easily accessible and most of the markets east of the Mississippi River are within a two-days drive via truck from Greenville. Greenville is accessible from Interstates 85, 185 and 385. U.S. Highways 25, 29, 123 and 276 also pass through Greenville.

Railways: Norfolk-Southern provides freight and cargo service directly from the Port of Charleston to Greenville, operating an intermodal ramp in downtown Greenville. CSX Railroad also services the port and Greenville via "spur" lines. Passenger rail service is provided by Amtrak, with service from New York, NY to New Orleans, LA.

Sea Ports: Greenville's strategic location enables easy access to ocean shipping from three South Carolina seaports, including the Port of Charleston, the Georgetown Port and Port Royal. All three ports provide container-loading facilities and are within three to four hours drive of Greenville. The Port of Charleston is the busiest container port along the Southeast and Gulf coasts and ranks fourth nationwide. Upstate South Carolina boasts production of 60% of the goods shipped through the Port of Charleston.

Airports: The recently-expanded Greenville-Spartanburg International Airport (GSP) is located 12 miles from downtown and services more than 140 daily flights. Two Federal Inspection Stations (FIS) consisting of Customs, Immigration and Agriculture are located at GSP. The north end of the airport is home to a 120,000 square foot FedEx facility with the capability to sort up to 3,000 packages per hour.







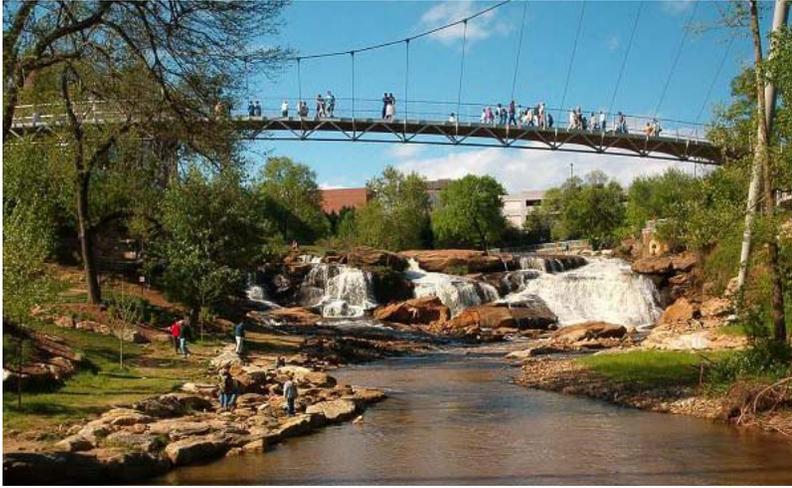
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Location Map



City	Distance	Travel Time
Columbia, SC	100	1 hr 40 min
Charlotte, NC	100	1 hr 50 min
Augusta, GA	115	2 hr 35 min
Atlanta, GA	145	2 hr 25 min
Charleston, SC	210	3 hr 25 min
Savannah, GA	257	4 hr 15 min
Raleigh, NC	270	4 hr 25 min
Montgomery, AL	305	5 hr 00 min
Nashville, TN	350	5 hr 55 min
Jacksonville, FL	387	6 hr 10 min
Richmond, VA	390	6 hr 20 min





Greenville is located in the northwestern corner of South Carolina along I-85, one of the busiest interstates in the nation. The area, commonly referred to as the Upstate, is centrally situated between two of the largest cities in the Southeast, Charlotte and Atlanta, and is one of the most rapidly growing areas of the country and fastest in the state,

Greenville is the economic center of the Upstate. Greenville’s ability to attract both small local companies and major international corporations is the result of an uncommon cooperation between city government and the private sector. Recognized as a leader in developing public/private partnership, Greenville’s entrepreneurial spirit and strong workforce creates an incredible magnet for business. In addition, Greenville is located in the heart of a right-to-work state and a foreign trade zone. A wide variety of local and State economic incentives are available to a prospective company looking to relocate or expand in Greenville.

With more than 250 international firms, the Upstate boasts the highest international investment per capita in the nation. Greenville also serves as the retail hub of the Upstate. Retail sales in 2007 totaled more than \$1.2 billion with restaurant sales at over \$262 million. Greenville’s shopping districts draw shoppers from the entire Upstate region. Greenville also serves as the financial hub of the region with virtually every major bank in the Southeast maintaining a presence in downtown, with a number of banks maintaining their South Carolina headquarters.

Greenville residents enjoy an excellent quality of life. Located in the beautiful setting of the foothills of the Blue Ridge Mountains, Greenville offers a relaxed lifestyle, with an award winning downtown, mild climate, great schools, access to spectacular natural amenities and a thriving arts and cultural community. Downtown Greenville is the arts and entertainment epicenter for the Upstate with live entertainment ranging from ballet and symphony to hockey and indoor football. Greenville has a rich history of diverse living environments and neighborhood identity, and offers housing options within traditional older neighborhoods, historic districts, suburban areas or the heart of the bustling downtown.

Demographics

Population (1)	56,002
Median Age (1)	34.6 years
Number of Households (1)	24,000
Median Household Annual Income (1)	\$33,144
Avg. Household Annual Income (1)	\$52,039
Per Capita Annual Income (1)	\$23,242
Labor Force (1)	35,000
MSA Area Workforce	400,000
Avg. SFR Sales Price (2005)	\$171,960

(1) 2000 Census

Median Hourly Wages*

Machinist.....	\$18.26
Mechanical Engineer.....	\$27.25
Chemical Plant Systems Operator	\$15.81
Computer Programmer.....	\$25.04
Carpenters.....	\$11.77
Welders.....	\$17.66

*Source: SC Employment Security Commission, 2007