



**Available Industrial Building**  
**525 Old Piedmont Hwy**  
**436,814 Square Feet**

**LOCATION:** 525 Old Piedmont Hwy, North of I-85  
**COMMUNITY:** Greenville  
**COUNTY:** Greenville  
**STATE:** South Carolina

**Description**

**BUILDING AREA** 30,409 Office Square Feet  
 406,405 Mfg / Warehouse Square Feet  
 436,814 Total Square Feet

**SITE:** 23 Acres  
**YEAR BUILT:** 1960 Approx.; Additions through 2000  
**CONDITION:** Good  
**PREVIOUS USE:** Textile Paper Machine Clothing

**CONSTRUCTION:** Floor: Concrete  
 Walls: Conc Panels/Brick  
 Columns: See Comments  
 Roof: Built Up

**CLEAR HEIGHT:** Eaves: 26' (variable)  
 Center:

**SPRINKLER:** 100%  
**HEAT PORTION:** 100%  
**AIR CONDITION.:** All but 54,710 SF

**LIGHTING:** Fluorescent /Hi-Intensity Discharge

**TRUCK DOCKS:** 8 **DRIVE-IN DOORS:** 5

**Taxes and Zoning**

**TAX DISTRICT:** 235  
**MILLAGE RATE:** 315.30 (2010)  
**FIRE DISTRICT:** Parker  
**FIRE RATING:** 3  
**ZONING:** I-1, Industrial

**Sales**

**SALE PRICE:** \$4,000,000  
**LEASE PRICE:** \$1.90 SF NN  
**AVAILABLE:** Immediately  
**CONTACT:** Robert J. Dunn / Randy Stump  
 The Stump Corporation  
 888-432-1250



**Utilities**

**WATER:** Greenville Water System  
**GAS:** Piedmont Natural Gas  
**SEWER:** ReWa  
**ELECTRICITY** Duke Energy

**Transportation and Access**

**INTERSTATE ACCESS :** I-185 1 Miles  
**ALTERNATE HIGHWAY:** I-85 1 Miles  
**COMMERCIAL AIRPORT** GSP International 15 Miles  
**CIVIL AIRPORT:** SC-TAC 6 Miles  
**NEAREST PORT:** Charleston 206 Miles  
**RAIL ACCESS:** None  
 (Possible but difficult)

**Comments**

Space available from 25,000 SF to 400,000 SF. The office and total building area include 18,000 square feet of upstairs office area. Column spacing: 33' x 35', 33' x 40', and varying. Ceiling heights also vary. There are 18 cranes from 1 to 15 tons. Owner has engineered drawings for additional dock doors. Lease Price: Office - \$8.00/SF (Gross).

**For Additional Information Contact:**

Greenville Area Development Corporation  
 233 North Main, Suite 250  
 Greenville, SC 29601

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# Albany Mount Vernon - Geschmay Building Location Map

