

# AVAILABLE INDUSTRIAL BUILDING



**136 Leader Drive**  
136 Leader Drive  
Piedmont, SC 29673

## LOCATION DESCRIPTION

**Tax Map ID(s):** 2360007036, 2360007035  
**Municipality:** City  
**Zoning:** No assigned zoning  
**Land Use:** North: Undeveloped Land  
 South: Undeveloped Land  
 East: Undeveloped Land  
 West: Light Industrial

## PRICING INFORMATION

For Sale, Price: \$2,074,000

## BUILDING INFORMATION

**Tenancy:** Single Tenant (1 Building)  
**Year Built:** 1993  
**Building Condition:** Not Yet Assessed  
**Total Building Area:** 68,000 Sq.Ft.  
**Site Size:** 9.80 Acres  
**Bldg Dimensions:** Rectangular  
**Wall Material:** Concrete

## UTILITIES

**Water Provider:** Powdersville Water District  
**Wastewater Provider:** Septic  
**Natural Gas Provider:** Fort Hill Natural Gas (Connected)  
**Telecomm. Provider:**  
**Electric Provider:** Duke Energy  
**Alternative Gases:** None Available

## TRANSPORTATION

**Road Serving Bldg:** Leader Dr. (2 Lanes)  
**Runway Access:** No  
**Rail Access:** No  
**Nearest Intermodal:** NS Greer (22 Miles)

**Nearest Interstate:** I-85 (2 Miles)  
**Nearest Sea Port:** Charleston (213 Miles)  
**Nearest Comm. Arprt:** GSP International (19 Miles)  
**Nearest Int'l Airport:** Charlotte Douglas (103 Miles)

## SPACE INFORMATION

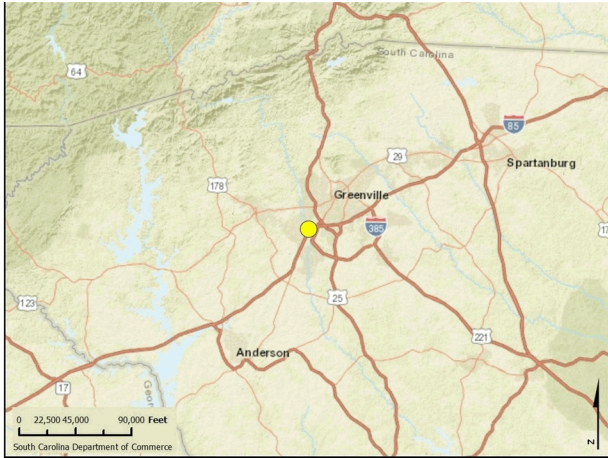
**Available Area:** 68,000 Sq.Ft.  
**Office Area:** 3,000 Sq.Ft.  
**Air Cond. Area:** Office Only  
**Primary Lighting:** Other  
**Drive-In Doors:** 1  
**Auto Spaces:** 35  
**Most Recent Use:** Distribution/Warehouse  
**Minimum Area:** Not Subdividable  
**Heated Area:** 100%  
**Fire Suppression:** Wet 100%  
**Clear Ht Range:** 17'0" - 19'0"  
**Dock Doors:** 8  
**Trailer Spaces:** 10

**Comments:** Confidential Listing: Showings by appointment only

Building addition added in 2001. 3,000SF office space, Fully wet sprinkler system. Clear Heights - 17' at eave; 19' at center. Building located in close proximity to I-85

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Source of Property Information: LocateSC / SC Department of Commerce

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