

196 MICHELIN CT, PIEDMONT, SC

60,650 SF INDUSTRIAL FACILITY

UP TO 5 ACRES IOS

FOR LEASE

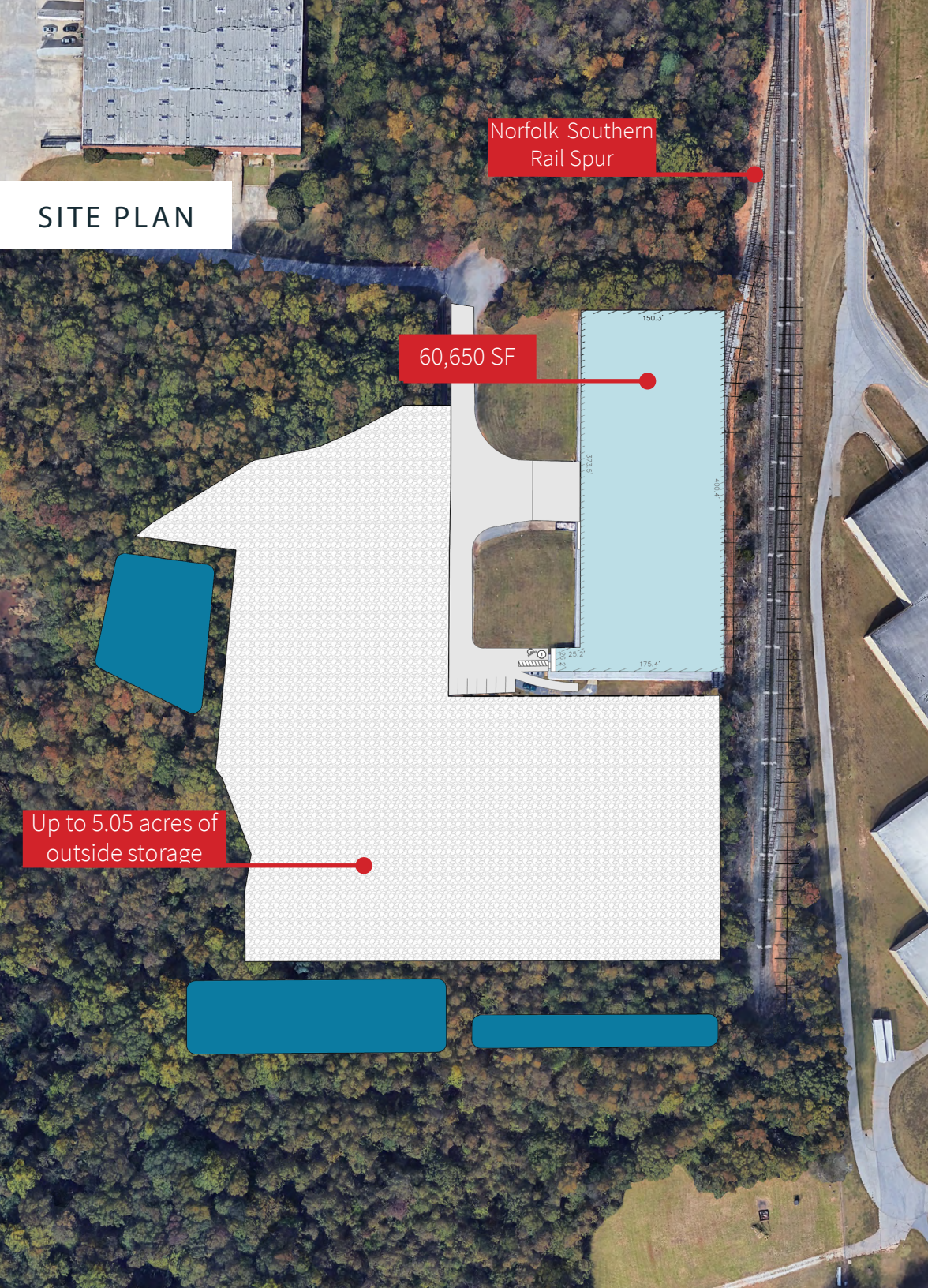
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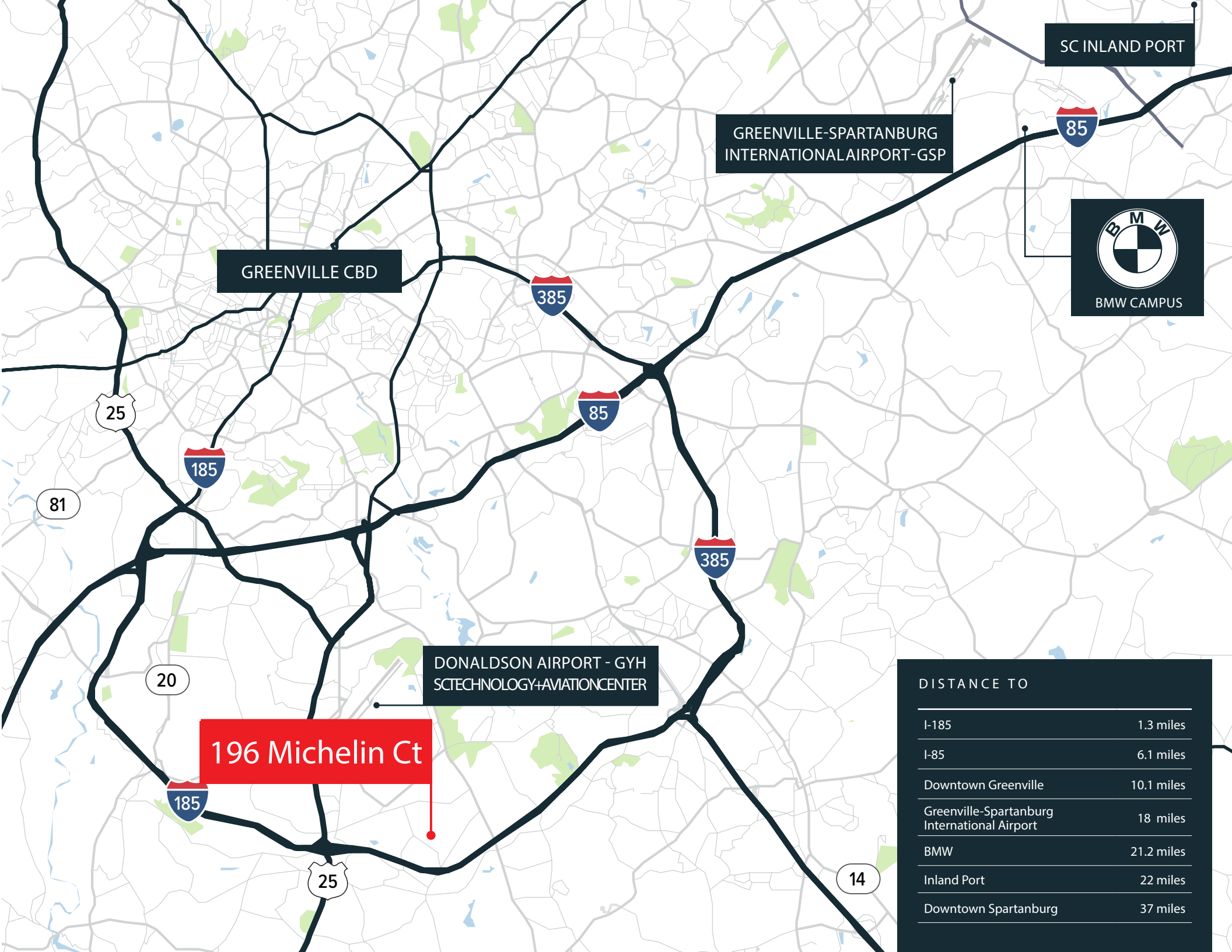


BUILDING OVERVIEW

PROPERTY INFORMATION

ADDRESS	196 Michelin Court, Piedmont, South Carolina, 29673
PARCEL ID (Greenville County)	0593040101304 & 0593040101311
ZONING	I-1, Industrial
PROPERTY SIZE	60,650 SF
OFFICE FINISH	650 SF
BUILDING DIMENSIONS	150' x 400' & 25' x 26'
CLEAR HEIGHT	17'7" – 23'7"
DOCK DOORS	8 (4 traditional & 4 rail served)
DOCK EQUIPMENT	(3) Pit Levelers
DRIVE-IN DOORS	(1)
COLUMN SPACING	25' x 50'
LIGHTING	LED/T8
SPRINKLER SYSTEM	100% Wet System
HEAT	(6) Gas Suspended Unit Heaters
ROOF	60 mil TPO (2019)
TRUCK COURT	135'
RAIL	Norfolk Southern
OUTSIDE STORAGE	Up to 5.05 Acres
ELECTRICAL	3 Phase
UTILITIES	<ul style="list-style-type: none">- Duke Energy- Piedmont Natural Gas- Greenville Water



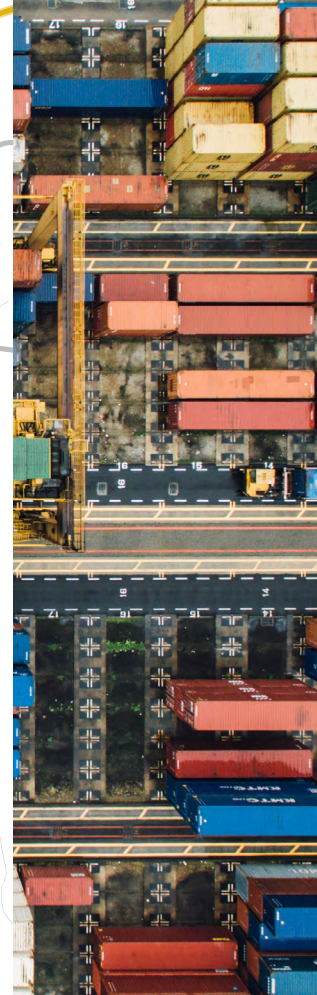
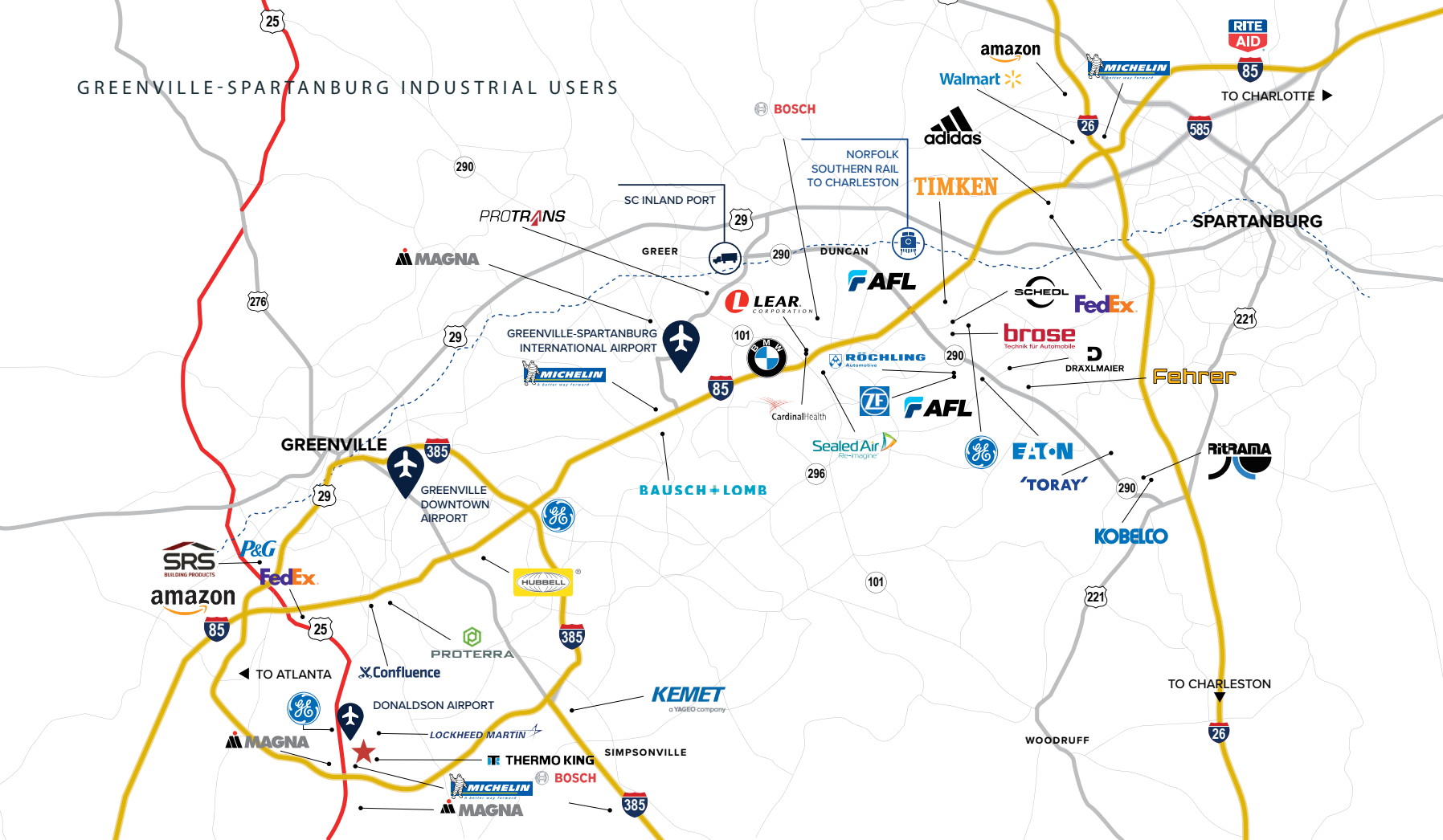


196 Michelin Ct

DISTANCE TO

I-185	1.3 miles
I-85	6.1 miles
Downtown Greenville	10.1 miles
Greenville-Spartanburg International Airport	18 miles
BMW	21.2 miles
Inland Port	22 miles
Downtown Spartanburg	37 miles

GREENVILLE-SPARTANBURG INDUSTRIAL USERS



THE GREER INLAND PORT

GATEWAY TO THE SOUTHEAST

Following its completion in Q3 of 2013, the Greer Inland port instantaneously extended the Port of Charleston's reach 212 miles inland and gave shippers and distribution centers access to more than 95 million consumers within a one-day drive. Norfolk Southern serves the inland port through its main line which, within one day, provides the most cost-effective and eco-friendly means of transportation to and from the Port of Charleston. Additionally, regional shippers enjoy the unique advantage of having access to the Greer Inland Port's supply of empty containers needed in order to move goods.

\$33B

ECONOMIC IMPACT IN THE
UPSTATE SC REGION

143,000

CONTAINERS MOVED IN 2019

50 ACRE

EXPANSION STARTED IN 2019

2.2M

BMW EXPORTED

1 DAY

DRIVE TO 100M CONSUMERS

1 DAY

RAIL ACCESS TO PORT
OF CHARLOTTE



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