



22,500 SF

FLEX INDUSTRIAL OPPORTUNITY
FOR LEASE

Build-To-Suit Pad Ready SITE AVAILABLE

1927 ELROD ROAD | PIEDMONT, SC
SITE #2620

CBRE



LOCATION	DISTANCE
I-85	1.1 MILES
I-185	3.9 MILES
DOWNTOWN GREENVILLE	9.3 MILES
GSP AIRPORT	19.6 MILES
DOWNTOWN ANDERSON	22.7 MILES

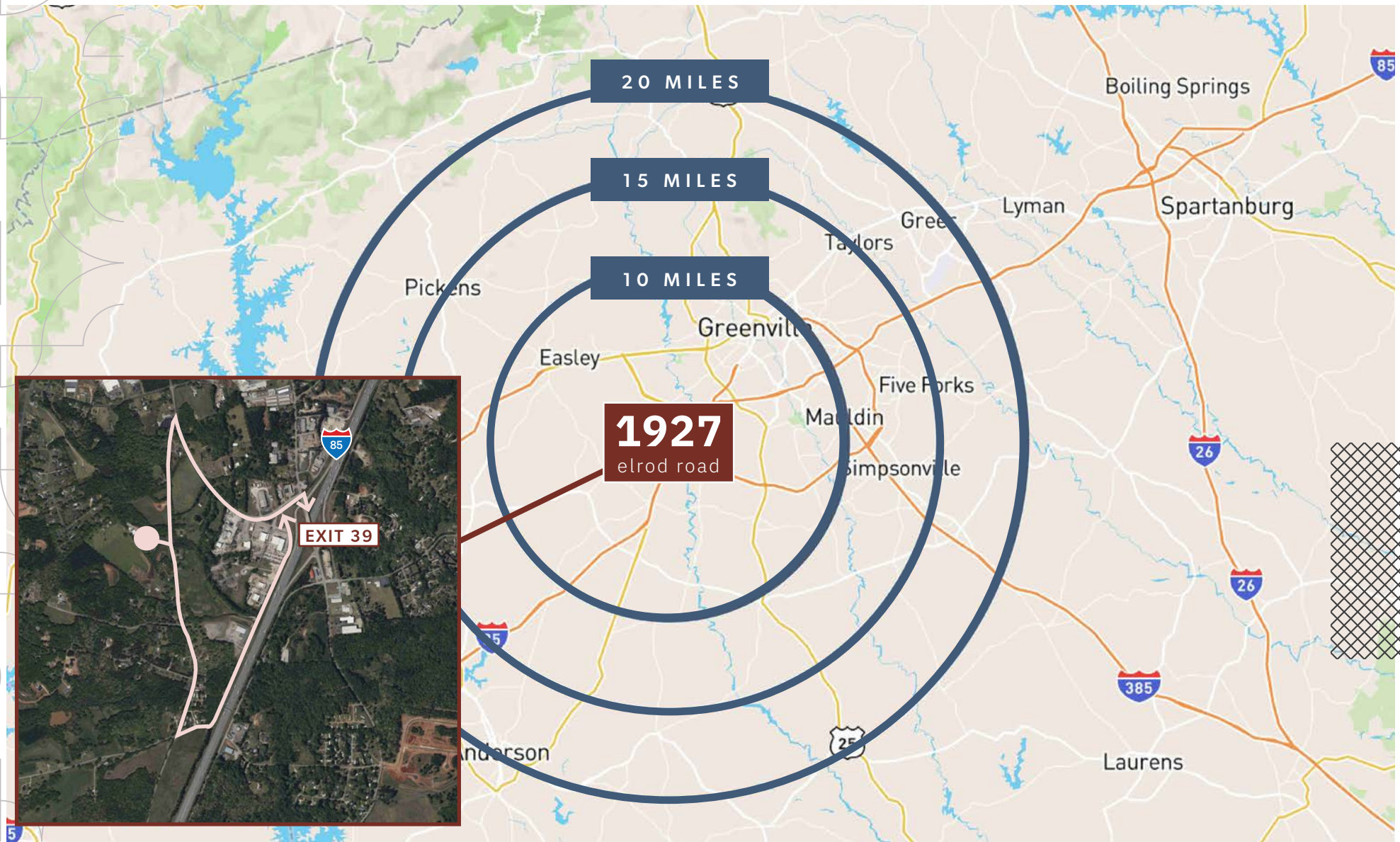
PROPERTY DETAILS

This ±22,500 SF build-to-suit opportunity at 1927 Elrod Road offers a rare opportunity to design a fully customized space in one of the Upstate's most active industrial corridors. Ideal for distribution, light manufacturing, showroom, or service-based businesses, the project provides flexibility in layout, modern building specifications, and efficient site functionality.

- + 22,500 SF Flex/Industrial Facility
- + Pad-ready site provides speed-to-market delivery
- + Flexible Design to Meet Tenant Operational Requirements
- + Multi-Tenant or Single Tenant Options
- + Best Suited for Flex Industrial (Office / Warehouse / Showroom)
- + Dock-High Doors: 2 (9' x 10')
- + Drive-In Doors: 2 (12' x 14')
- + Clear Height: Up to ±28'
- + 23 Surface auto parking spaces
- + Anderson County | Unzoned
- + Parcel # 2380001040 | 8.20 Acres
- + Excellent Access to I-85 and I-185







	POPULATION	PROJECTED 5-YEAR GROWTH RATE	DAYTIME POPULATIONS	BUSINESSES	BACHELOR'S DEGREE OR HIGHER	AVERAGE HOUSEHOLD INCOME	LABOR FORCE
10 MILES	278,516	1.40%	304,220	11,044	40,700	\$102,554	138,918
15 MILES	555,932	1.28%	591,237	20,593	97,076	\$107,836	282,516
20 MILES	812,284	1.22%	835,372	28,256	139,711	\$106,549	411,605

1927

elrod road

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