

For Sale/Lease



1808

# EASLEY HWY

1808 EASLEY HWY, PIEDMONT, SC 29673



**CBRE**

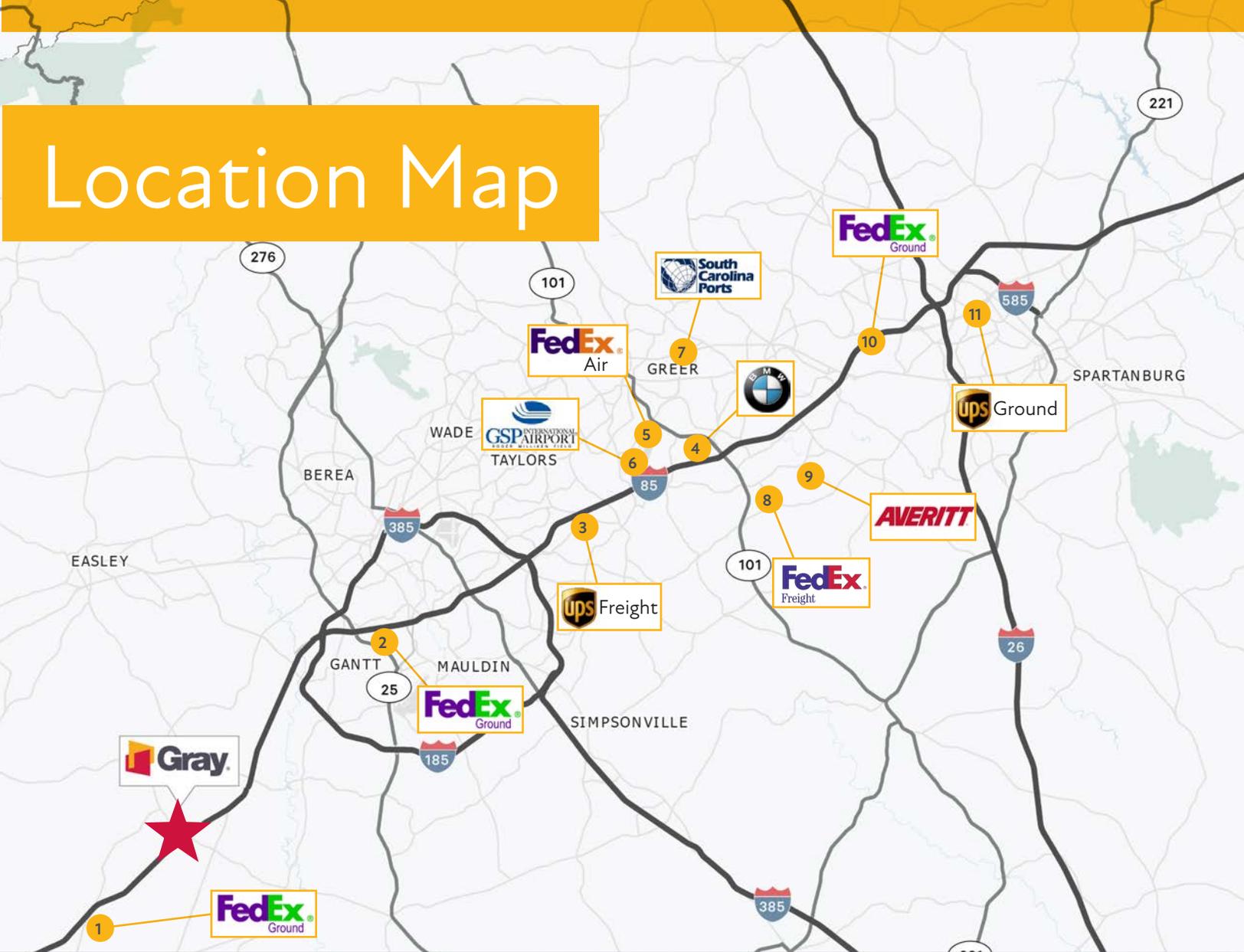
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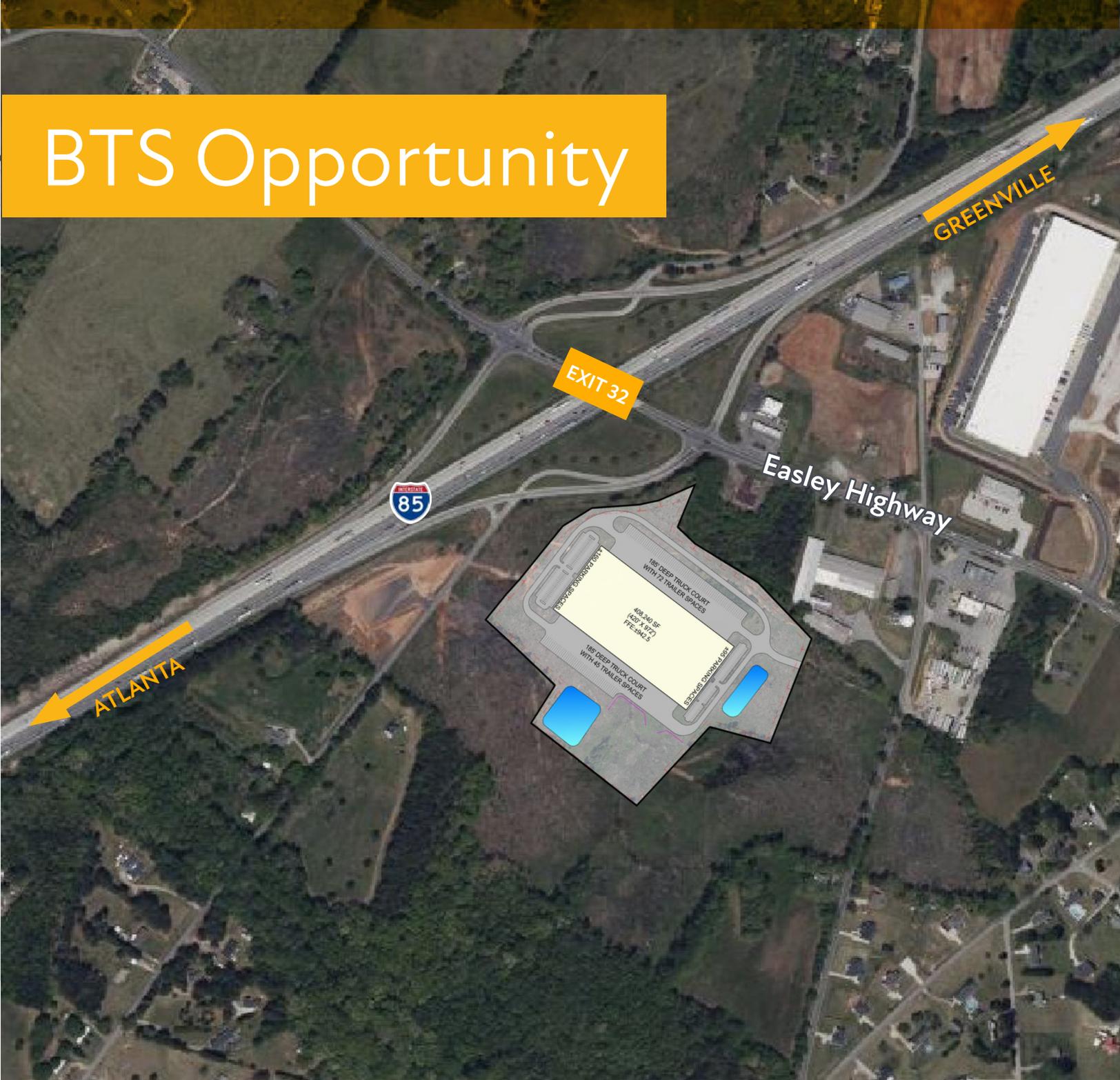
# Location Map



Location	Distance
I-85	0.3 Miles
I-185	9.5 Miles
Downtown Greenville	15.7 Miles
I-385	25.3 Miles
Downtown Spartanburg	46.7 Miles
Donwtown Charlotte	115 Miles
Downtown Atlanta	130 Miles
Port of Charleston	222 Miles
Port of Savannah	265 Miles

1	FedEx Ground	6.2 Miles
2	FedEx Ground	13.4 Miles
3	UPS Freight	24.3 Miles
4	BMW	28.2 Miles
5	FedEx Air	28.6 Miles
6	GSP	29.3 Miles
7	Inland Port Greer	30.7 Miles
8	FedEx Freight	31.2 Miles
9	Averitt Express	30.9 Miles
10	FedEx Ground	36.4 Miles
11	UPS Ground	41.5 Miles

# BTS Opportunity



**Building Size:** 408,240 SF  
**Office Space:** BTS  
**Acreage:** ±44 Acres  
**Building Dimensions:** 420' x 972'  
**Clear Height:** 36'  
**Dock Doors:** 102 (9' x 10')  
**Drive-In Doors:** 4 (14' x 16')

**Column Spacing:** 54' x 50' (60' Speed Bay)  
**Sprinkler:** ESFR  
**Lighting:** LED  
**Floor:** 7" concrete slab, unreinforced  
**Auto Parking:** 255  
**Trailer Parking:** 117  
**Truck Court:** 185'

# Drive Times

TWO DRIVE DISTANCE  
Population: 250,785,202

ONE DAY DRIVE DISTANCE  
Population: 103,816,123



GSP offers over 100 nonstop flights daily and is serviced by six major airlines.



Located halfway between Atlanta and Charlotte along I-85



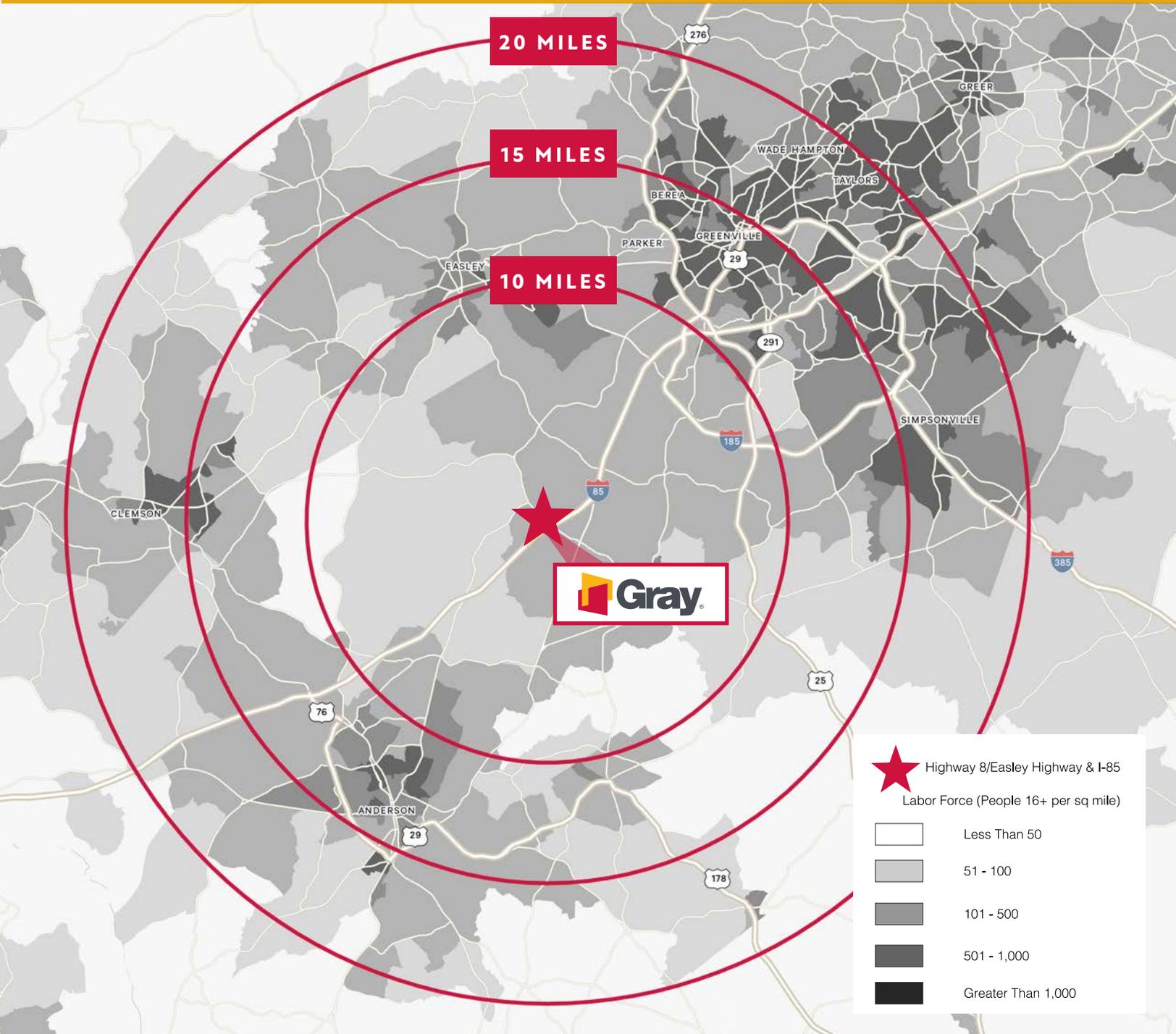
Ease of access to the Inland Port of Greer and Port of Charleston and three major rail lines



One day truck service from the Upstate reaches 32% of the US population



Excellent ingress and egress available



# Demographics

	Population	Daytime Population	Average HH Income	Bachelor's Degree or Higher	Labor Force	Businesses
10 Miles	118,548	96,974	\$96,800	14,455	57,735	2,488
20 Miles	705,990	741,210	\$91,343	98,937	344,279	24,869
30 Miles	1,036,062	1,047,643	\$92,694	146,906	503,924	33,318

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