

CBRE

1808

EASLEY HIGHWAY

**Build-To-Suit
For Sale / Lease**

1808 Easley Highway, Piedmont, SC 29673

Site #2248



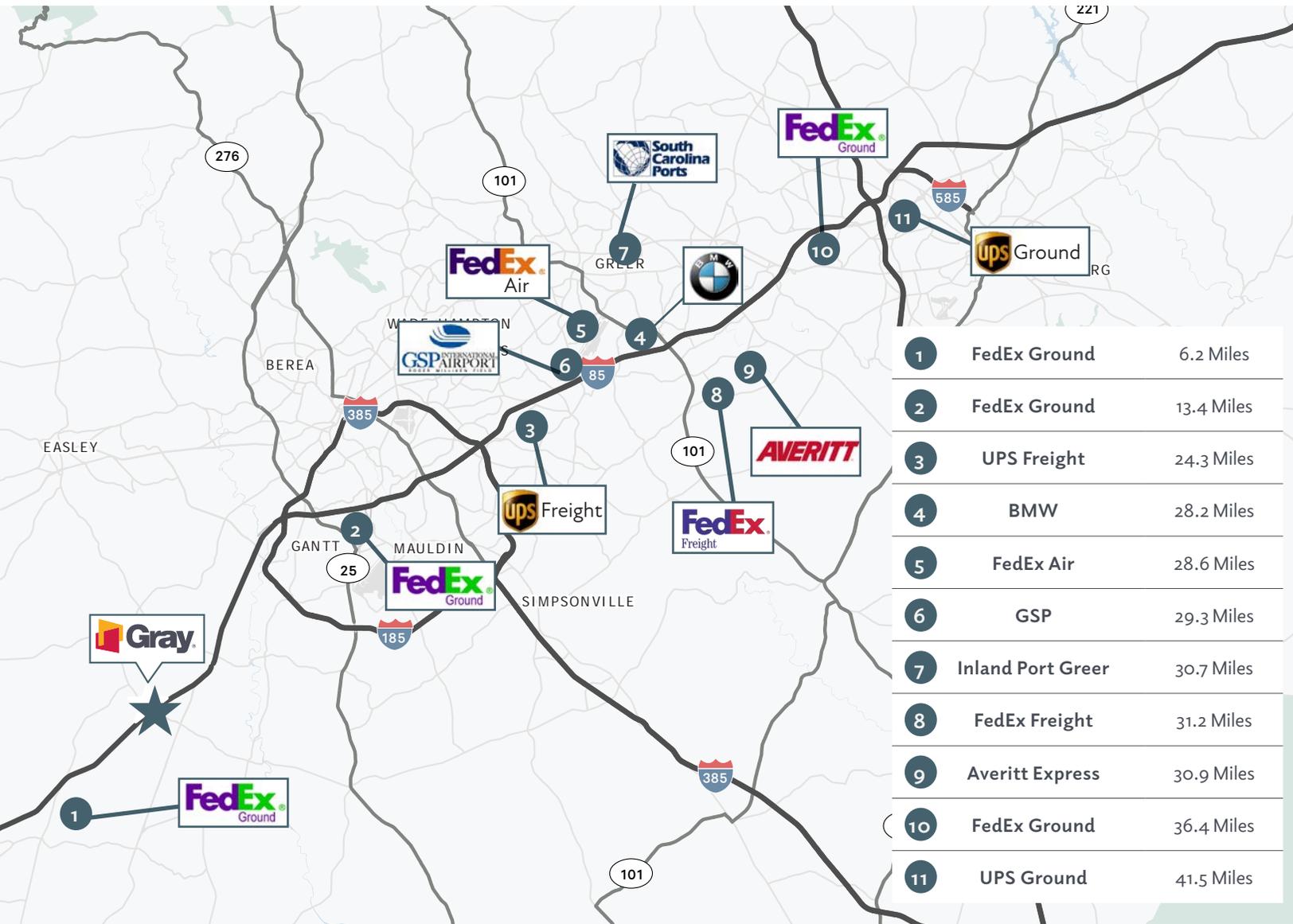
Contact Broker For Pricing

Trey Pennington, SIOR
Executive Vice President
T +1 864 527 6095
trey.pennington@cbre.com

Jeff Benedict, SIOR
First Vice President
T +1 864 235 1961
jeff.benedict@cbre.com

Tripp Speaks
Associate
T +1 864 235 6196
tripp.speaks@cbre.com

Location Map



Building Site Plan



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

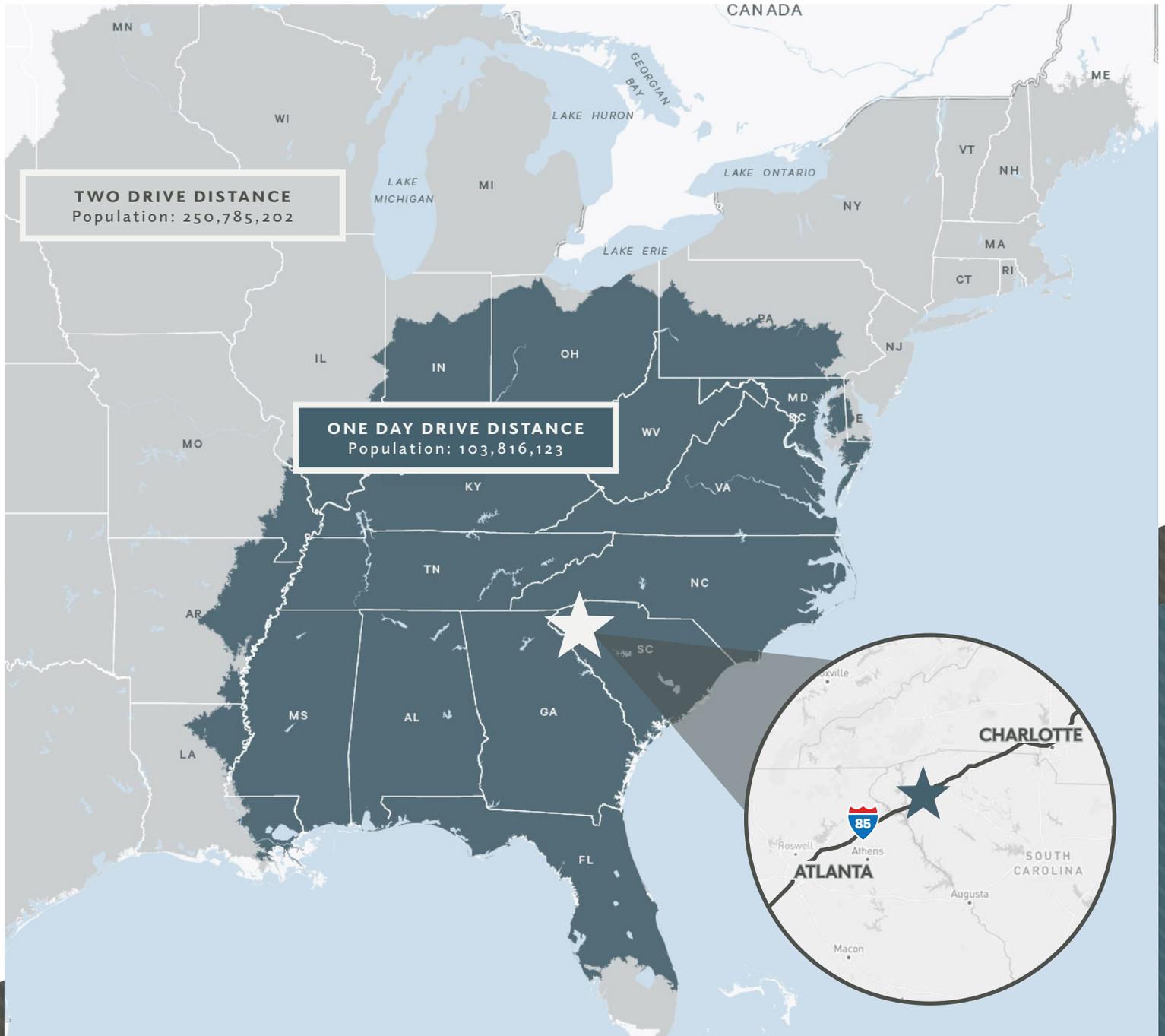
Floor: 7" concrete slab, unreinforced

Auto Parking: 255

Trailer Parking: 117

Truck Court: 185'

Drive Time Map



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

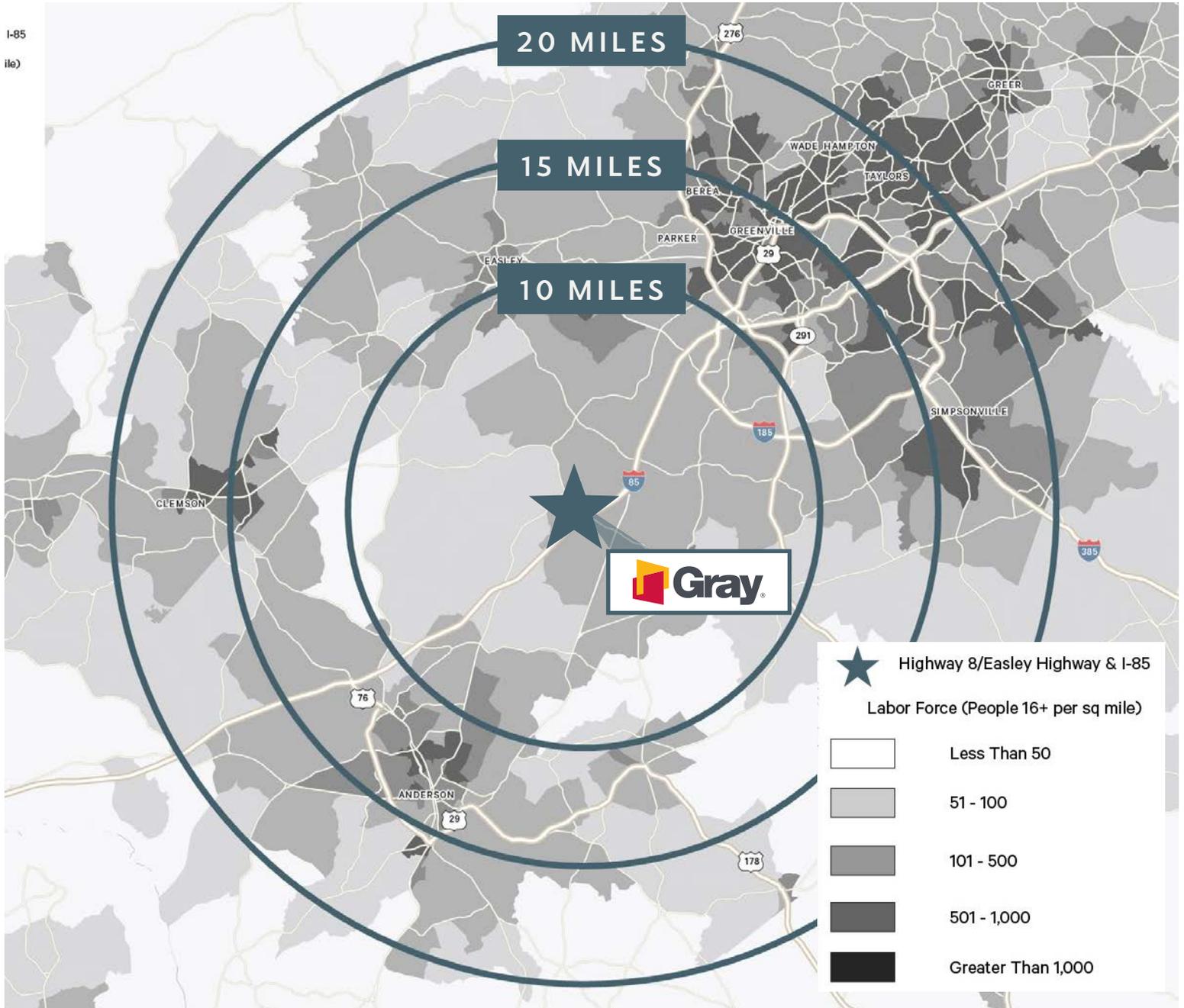


One day truck service from the Upstate reaches 32% of the US population



Excellent ingress and egress available

Labor Heat Map



	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



CBRE

1808

EASLEY HIGHWAY



Contact Broker For Pricing

Trey Pennington, SIOR
Executive Vice President
T +1 864 527 6095
trey.pennington@cbre.com

Jeff Benedict, SIOR
First Vice President
T +1 864 235 1961
jeff.benedict@cbre.com

Tripp Speaks
Associate
T +1 864 235 6196
tripp.speaks@cbre.com

© 2025 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.