

# 11,570 SF Available Industrial Investment Property

2516 River Road  
Piedmont, SC 29673  
[www.cbre.com/greenville](http://www.cbre.com/greenville)

Sale Price: \$1,675,000



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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective

investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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## Contact Us

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# The Offering

2516 River Road

CBRE, on behalf of Ownership, is pleased to exclusively offer the opportunity to purchase 2516 River Road (the "Property"), a 11,570 SF flex/manufacturing facility in Piedmont, SC.

The Property is 100% occupied by Swagelok, a privately held developer of fluid system products, and is located less than half a mile from I-85, strategically located between Anderson and Greenville.

## Property Details

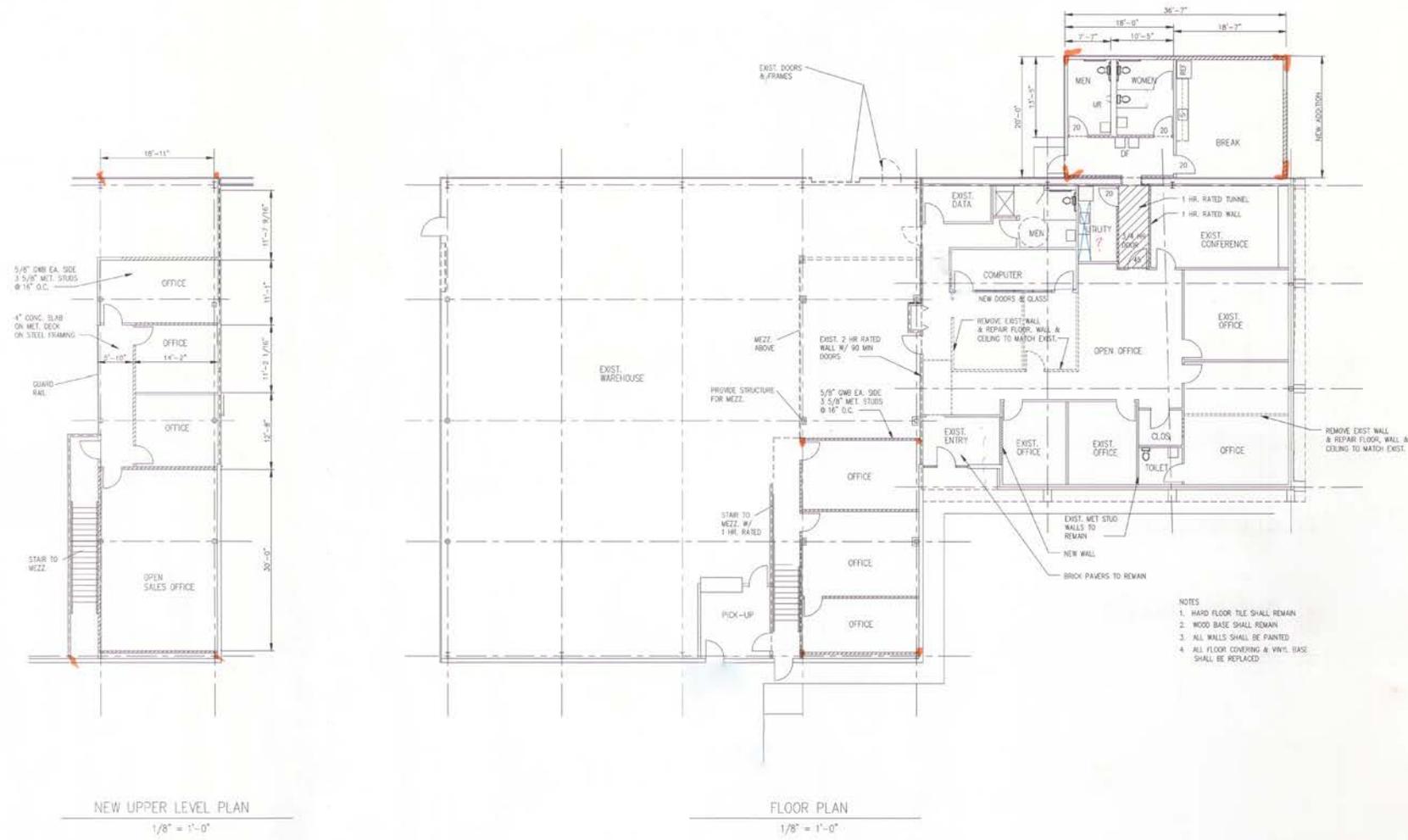
Property Address	2516 River Road Piedmont, SC 29675
Property Type:	Industrial - Flex / Manufacturing
Current Zoning:	Unzoned   Anderson County
Tax ID:	2370009013
Building Size:	11,570 SF
Office Space:	5,170 SF
Land Size:	1.13 Acres
Dock Doors:	1 (8' x 10')
Drive-In Doors:	1 (8' x 10')
Column Spacing:	Free Span
Clear Height:	Eaves: 15'6" Center: 21'
Lighting:	Fluorescent
Auto Parking:	11 surface spaces
Power:	650 amp, 3 phase



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ARCHITECT  
GREENVILLE, SOUTH CAROLINA  
864-679-8888

MARSHBELL  
CONSTRUCTION COMPANY  
PIEDMONT, SOUTH CAROLINA

ADDITION TO BUILDING  
STEVE CROWE  
PIEDMONT, SOUTH CAROLINA



- NOTES
1. HARD FLOOR TILE SHALL REMAIN
  2. WOOD BASE SHALL REMAIN
  3. ALL WALLS SHALL BE PAINTED
  4. ALL FLOOR COVERING & VINYL BASE SHALL BE REPLACED

NEW UPPER LEVEL PLAN  
1/8" = 1'-0"

FLOOR PLAN  
1/8" = 1'-0"

NO.	DATE	REVISION	DATE	4/26/14	ISSUED BY

FLOOR PLAN

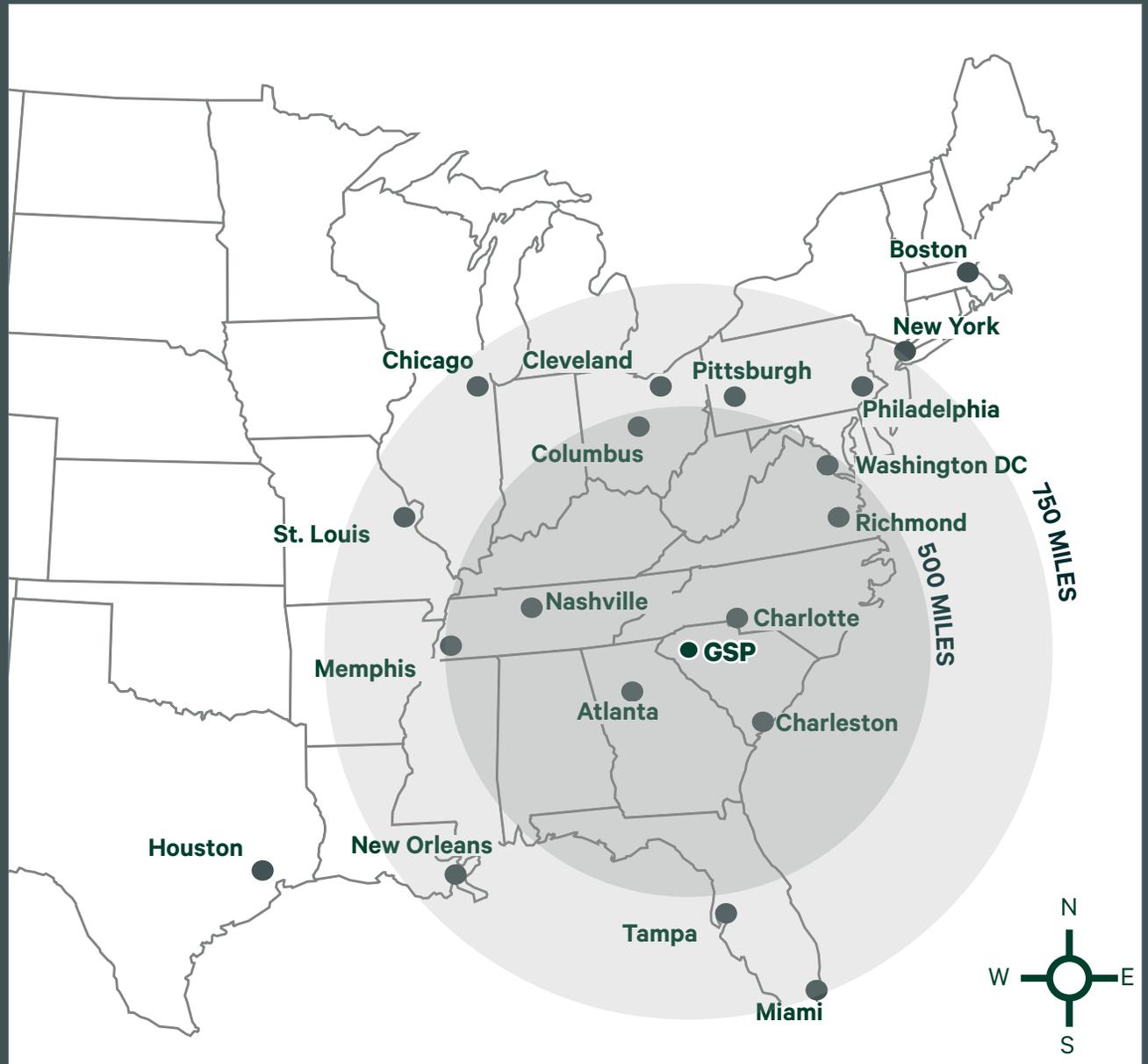
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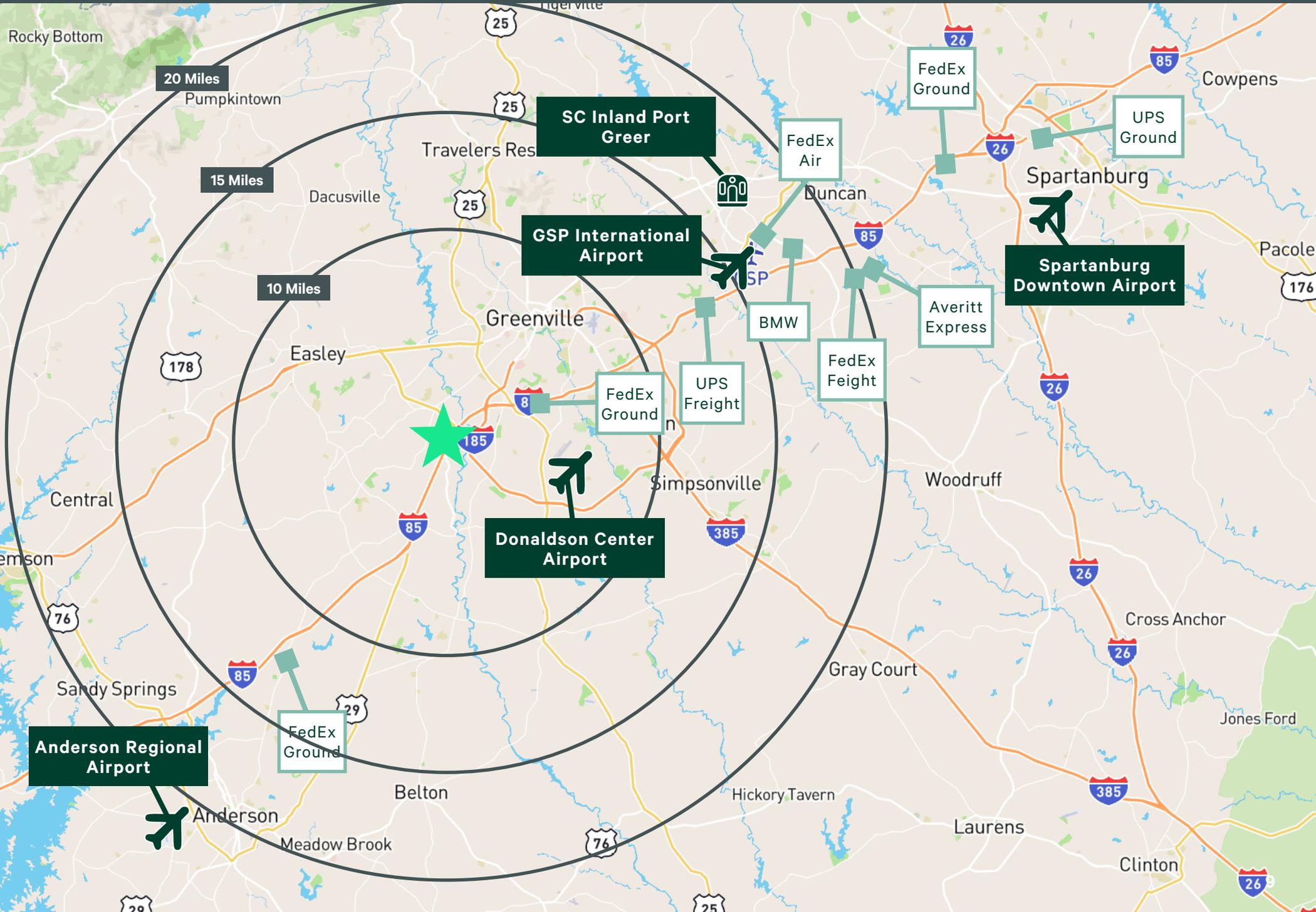


# Location Advantage

LOCATION	DISTANCE
Charlotte, NC	108 Miles
Atlanta, GA	137 Miles
Charleston, SC	214 Miles
Nashville, TN	353 Miles
Richmond, VA	393 Miles
Columbus, OH	462 Miles
Washington DC	501 Miles
Memphis, TN	528 Miles
Pittsburgh, PA	548 Miles
Tampa, FL	588 Miles
New Orleans, LA	607 Miles
Cleveland, OH	615 Miles
Philadelphia, PA	642 Miles
St. Louis, MO	678 Miles
Chicago, IL	715 Miles
New York, NY	731 Miles
Miami, FL	739 Miles
Houston, TX	930 Miles
Boston, MA	941 Miles



# Regional Map





## Contact Us

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