

**±60,650 SF Industrial Warehouse**  
**196 Michelin Ct, Piedmont, SC**

**I-185**

**Exit 7A**

**±60,650 SF**  
**On ±3.31 Acres**  
**RAIL SERVED**

- ±60,650 SF Facility
  - Office Space: ±650 SF
  - Warehouse Space: ±60,000 SF
- Clear Ceiling Height: 23'6"
- Rail Spur
- (6) Dock Doors (8'x10')
- (4) Rail Doors (10'x12')
- (1) Drive in Door (10'x10')
- Additional 12 Acres Available

**LEASE RATE: \$3.65 PSF NNN**

**SALE PRICE: \$2,275,000**

**Available!**



Lyons Industrial Properties is pleased to offer for lease or sale this very versatile industrial warehouse facility located at 196 Michelin Ct in Piedmont, SC. This building is located just off of I-185 and only two miles from SCTAC. The building is perfect for companies looking for ±60,000 square feet of warehouse space with a fenced truck court. The facility is served by Norfolk Southern Railway and neighbors the Michelin North America Campus. All utilities are available.

**LYONS**  
**INDUSTRIAL PROPERTIES**  
SALES • LEASING • DEVELOPMENT

812 East Main Street  
Spartanburg, SC 29302

888.420.0011 Toll Free  
864.583.0094 Office

Contact: Dillon Swayngim  
or Adam Padgett

[dillon@lyonsindustrial.com](mailto:dillon@lyonsindustrial.com)  
[apadgett@lyonsgroupllc.com](mailto:apadgett@lyonsgroupllc.com)  
[www.lyonsindustrial.com](http://www.lyonsindustrial.com)

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