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±12 ACRES



Asking Price:

\$36,000
per acre

FOR SALE | Michelin Ct, Piedmont | SC

±12-Acre Industrial Development Tract with Rail Access

- Industrial development land with Norfolk Southern Railway access
- ±1 mile from Highway 25
- Seller will subdivide
- ±1 mile to I-185
- Nearby companies: Michelin North America, Sunland Logistics and Southeastern Paperboard
- Land is partially cleared
- Utilities available

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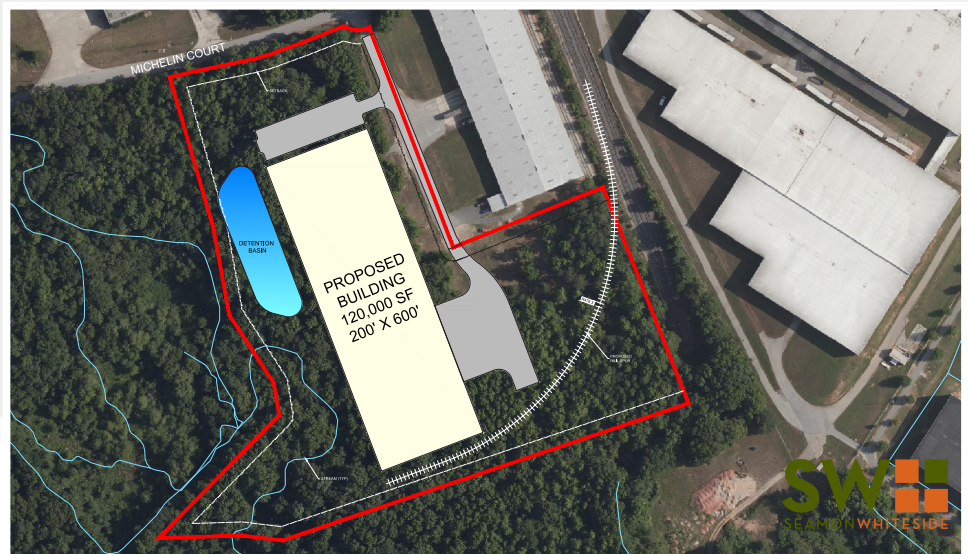
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CONCEPTUAL SITE PLAN OPTION 1
±70,000 SF
200' x 350'



CONCEPTUAL SITE PLAN OPTION 2
±120,000 SF
200' x 600'

Available Land

Price	\$36,000/acre
Acreage	±11.98
Power	Duke Energy
Gas	Piedmont Natural Gas
Rail Access	Norfolk Southern
Distance to I-85	±6 miles
Distance to Inland Port Greer	±24 miles
Distance to BMW	±22 miles
Due Diligence	Topography survey available upon request

