



MEROVAN
AT DONALDSON

FOR LEASE
SHALLOW BAY, WAREHOUSE SPACE
±5,400 SF TO ±56,700 SF



 **DONALDSON FIELD
AIRPORT AT SCTAC**

DONALDSON RD

NAI Earle Furman

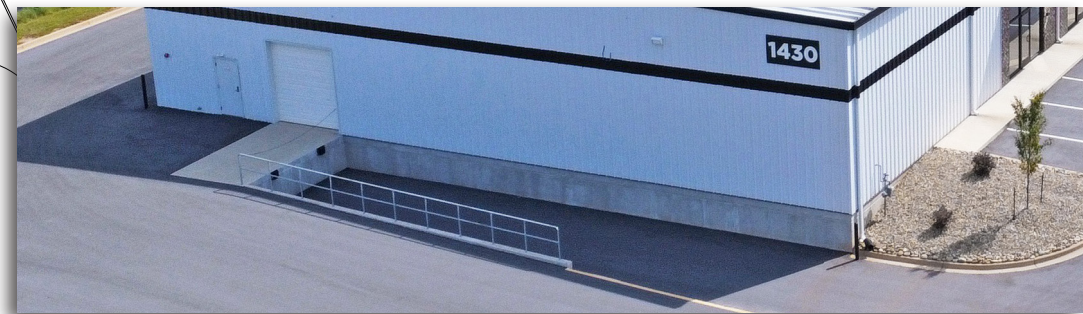
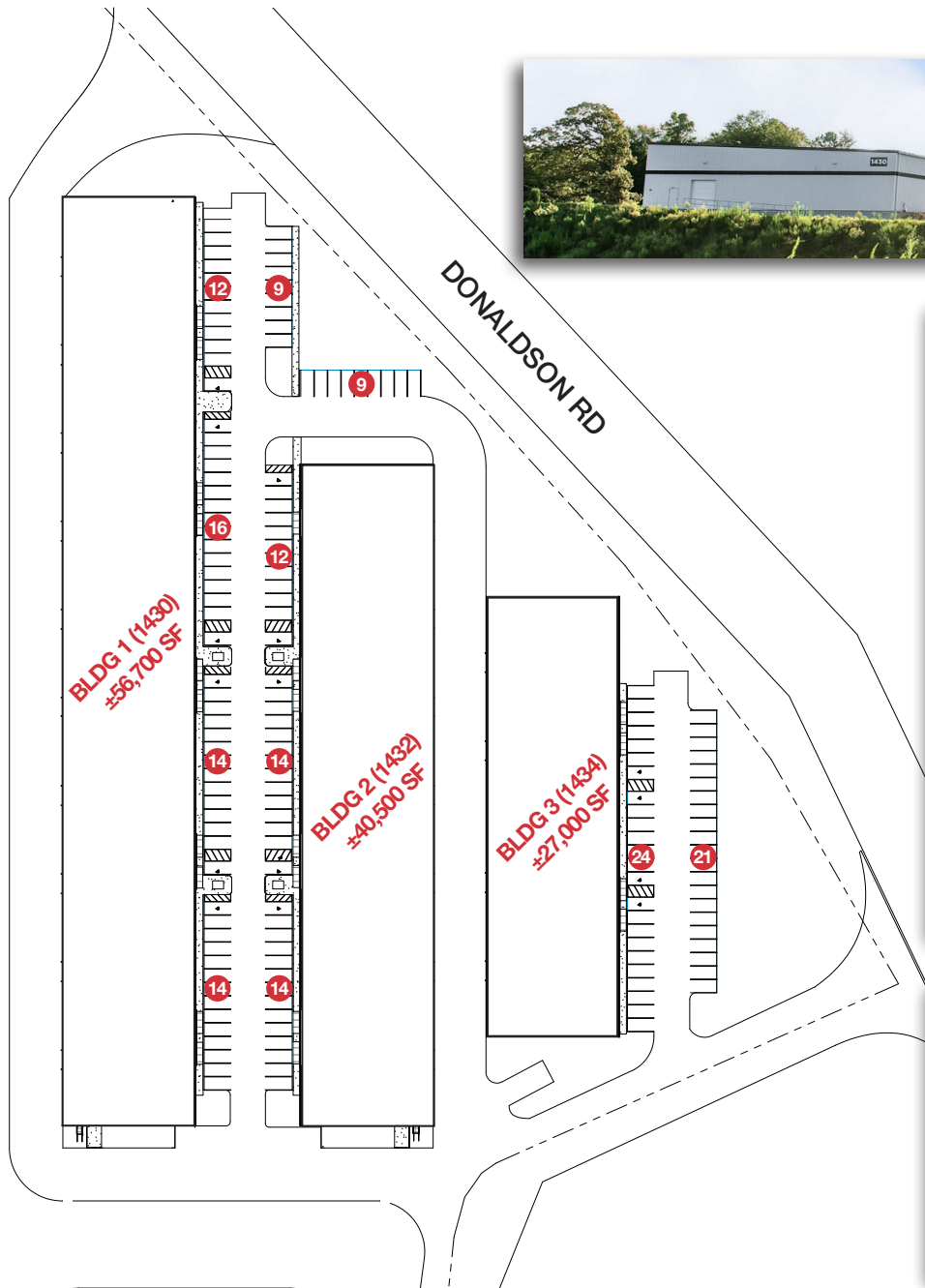
GRICE HUNT, SIOR
864.678.5935
GRICE@NAIEF.COM

CLAY WILLIAMS, SIOR
864.678.5938
CLAY@NAIEF.COM

WILL COKER
864.680.0526
WCOKER@NAIEF.COM

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PARK LAYOUT

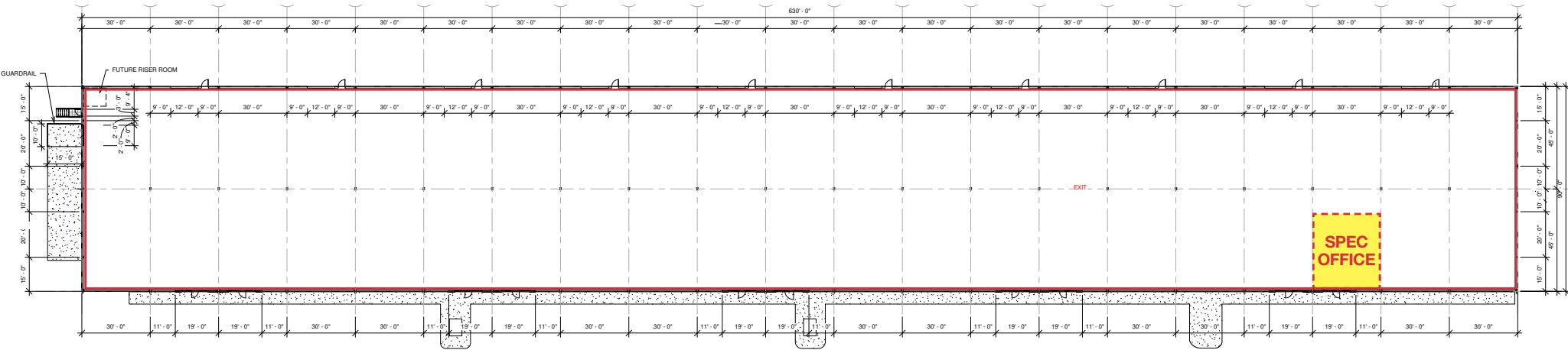


PARK PHOTOS





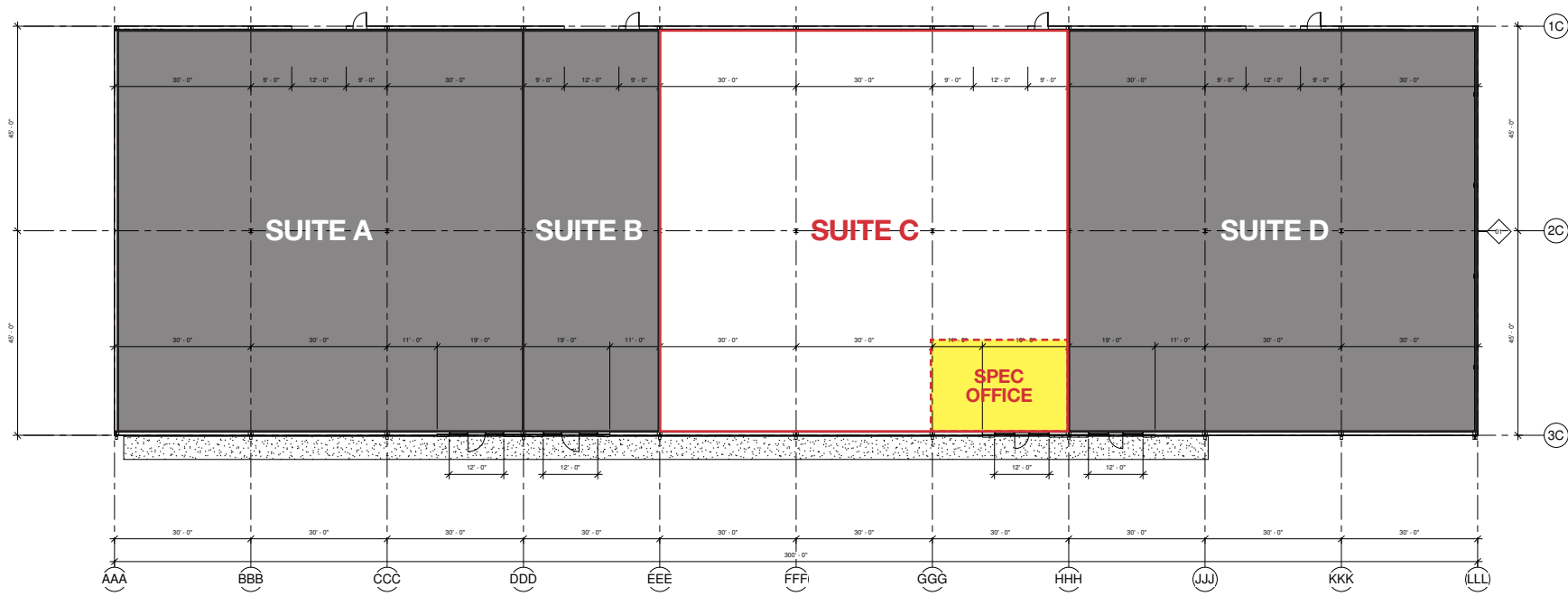
BUILDING 1



1430 DONALDSON ROAD | GREENVILLE, SC

TOTAL SF	±56,700 SF (90' x 630')	COLUMN SPACING	30' x 45'	UTILITIES	
AVAILABLE SF	±5,400 SF to ±56,700 SF	DRIVE-IN DOORS	10	WATER	Greenville Water
OFFICE SF	±1,000 SF Spec & BTS	DOCK DOORS	Single shared dock	GAS	Piedmont Natural Gas
CONSTRUCTION	Metal	SPRINKLERS	Wet	ELECTRICITY	Duke Energy (277/480v)
ROOF	Standing Seam Metal	LIGHTING	LED		
CLEAR HEIGHT	22'	PARKING (AUTO)	±149 spaces (shared)		

BUILDING 3



1434 DONALDSON ROAD | GREENVILLE, SC

TOTAL SF ±27,000 SF (90' x 300')

AVAILABLE SF ±8,100 SF Suite

OFFICE SF ±1,000 SF Spec

CONSTRUCTION Metal

ROOF Standing Seam Metal

CLEAR HEIGHT 22'

COLUMN SPACING 30' x 45'

DRIVE-IN DOORS 1

DOCK DOORS Single shared dock

SPRINKLERS Wet

LIGHTING LED

PARKING (AUTO) ±149 spaces (shared)

UTILITIES

WATER Greenville Water

GAS Piedmont Natural Gas

ELECTRICITY Duke Energy (277/480v)

TENANTS

SUITE A Palmetto State Glass

SUITE B Evans Contracting Group

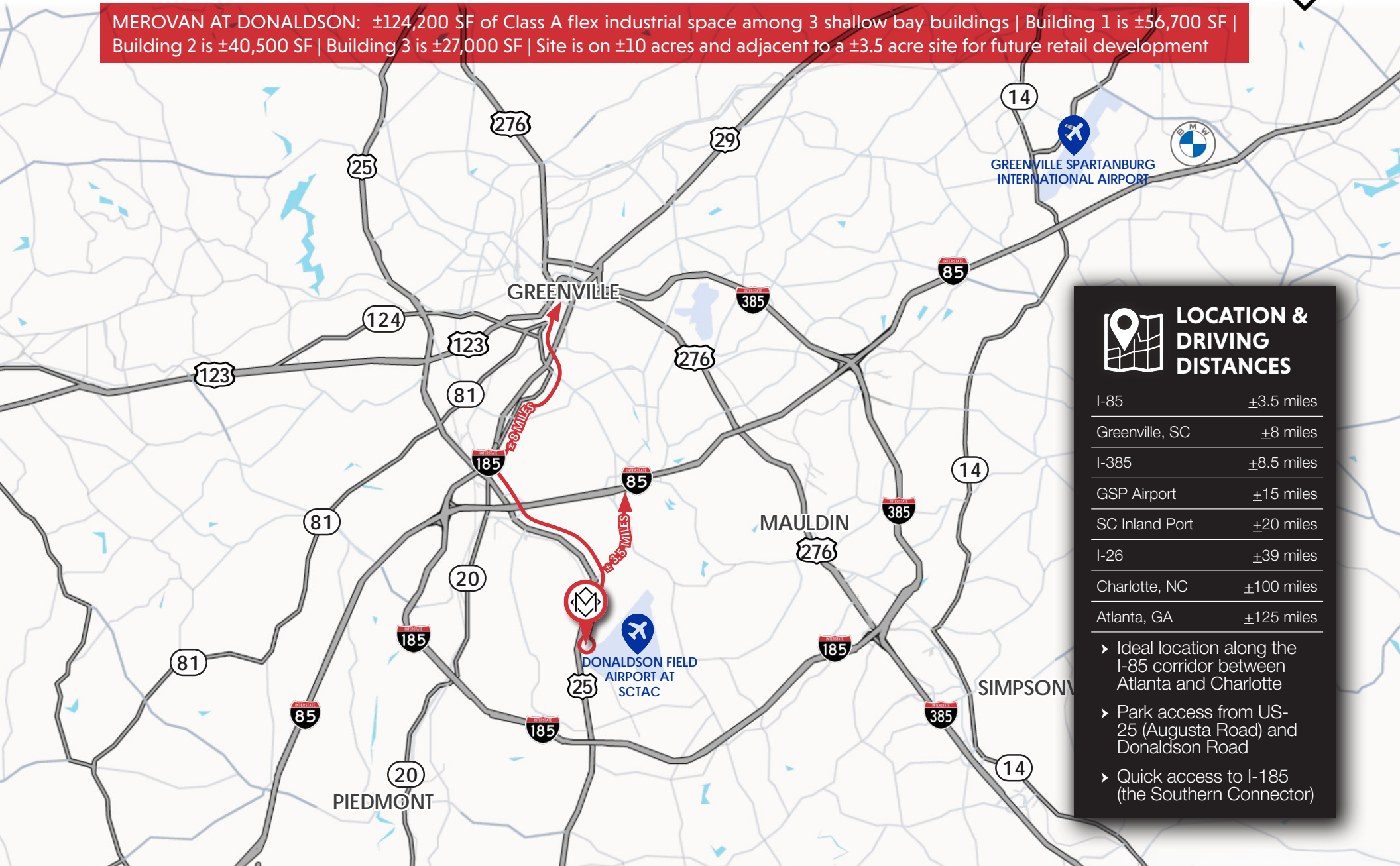
SUITE C Vacant (±8,100 SF)

SUITE D Global Medical Products

PARK DETAILS/LOCATION



MEROVAN AT DONALDSON: ±124,200 SF of Class A flex industrial space among 3 shallow bay buildings | Building 1 is ±56,700 SF | Building 2 is ±40,500 SF | Building 3 is ±27,000 SF | Site is on ±10 acres and adjacent to a ±3.5 acre site for future retail development

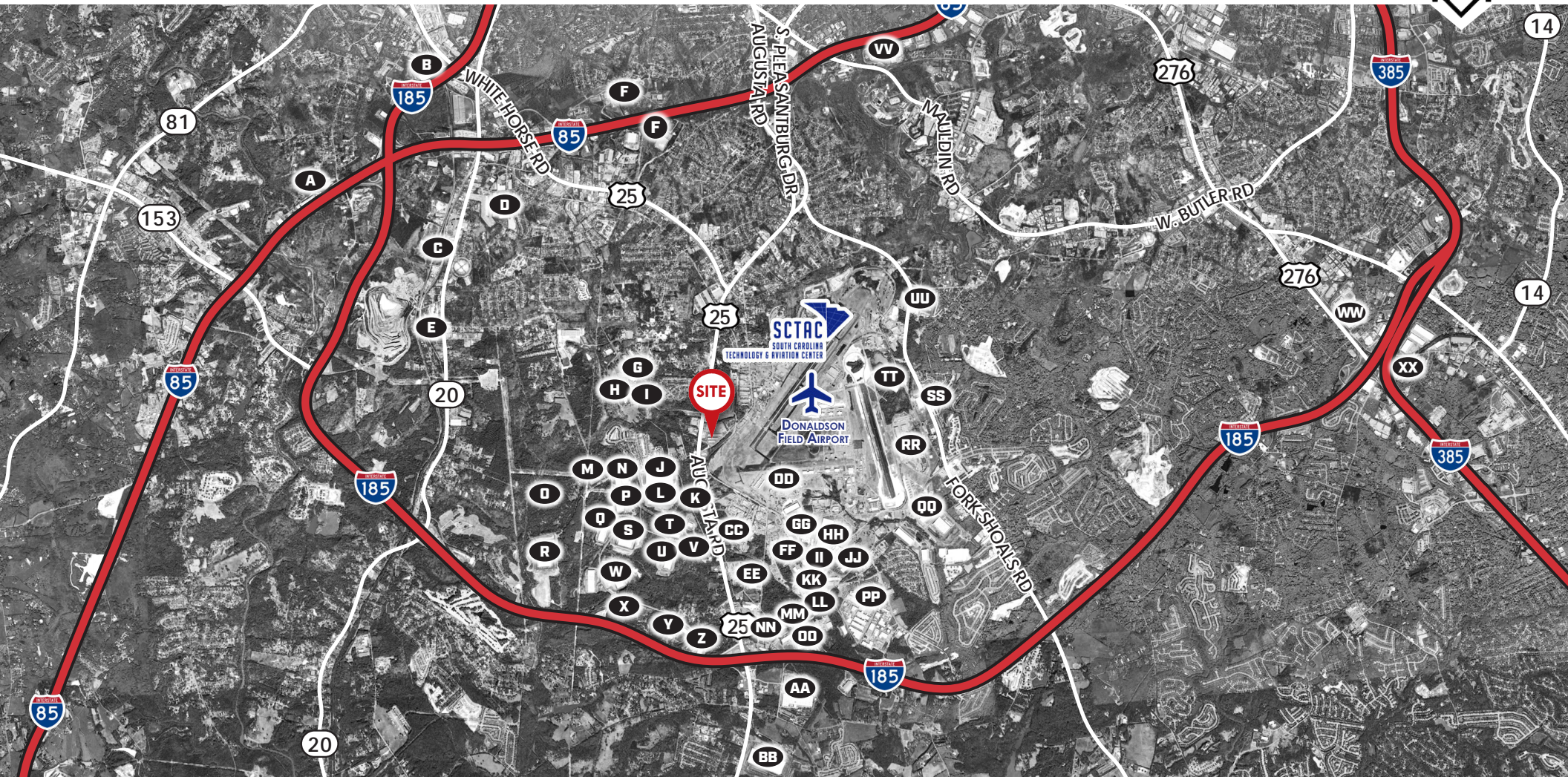


LOCATION & DRIVING DISTANCES

I-85	±3.5 miles
Greenville, SC	±8 miles
I-385	±8.5 miles
GSP Airport	±15 miles
SC Inland Port	±20 miles
I-26	±39 miles
Charlotte, NC	±100 miles
Atlanta, GA	±125 miles

- ▶ Ideal location along the I-85 corridor between Atlanta and Charlotte
- ▶ Park access from US-25 (Augusta Road) and Donaldson Road
- ▶ Quick access to I-185 (the Southern Connector)

SUBMARKET MAP



A AMAZON	K PERFORMANCE PACKAGING	U KIMURA INC	EE VERDECO	DD PL DEVELOPMENT
B COLGATE PALMOLIVE	L BUILDERS FIRSTSOURCE	V GE AVIATION	FF BERRY PLASTICS	PP MICHELIN MANUFACTURING
C SOUTHEASTERN FREIGHT LINES	M THE BLOOD CONNECTION	W MAYTRONICS	GG MICHELIN PRIME	QQ THERMO KING
D WAREHOUSE SERVICES	N ROYAL METAL FINISHING	X JTEKT	HH WAREHOUSE TECHNOLOGIES	RR 3M
E FABRI-KAL	O ENERSYS	Y MAGNA / PROPER POLYMERS	II ETHOX CHEMICALS	SS MULTI-PACK SOLUTIONS
F FEDEX	P SUN CITY PRODUCE	Z PADAGIS	JJ PAI PARMA	TT NIPPON CARBIDE
G ALFMEIER FRIEDRICH & RATH	Q MICHELIN / TIMBERLAB	AA MAGNA DRIVE	KK EASTERN DISTRIBUTION	UU PHARMACEUTICALS ASSOCIATES
H WABTEC	R GE HAIER	BB ISUZU	LL KIMURA INC.	VV CONFLUENCE OUTDOOR
I ITW HARNESS	S MAGNA	CC SOLVAY CYTEC	MM SOUTHEASTERN PAPERBOARD	WW SUNLAND LOGISTICS
J NISSAN FOODS	T AIRBORNE TECH / YUASA INTL	DD LOCKHEED MARTIN	NN AMERICOLD LOGISTICS	XX MILLIKEN



MEROVAN
AT DONALDSON

THE LEASING TEAM



FOR ADDITIONAL
INFORMATION,
CONTACT THE
LEASING TEAM



CLAY WILLIAMS, SIOR

Shareholder
clay@naief.com
(O) 864.678.5938

GRICE HUNT, SIOR

Shareholder
grice@naief.com
(O) 864.678.5935

WILL COKER

Broker
wcoker@naief.com
(M) 864.680.0526

NAI Earle Furman

101 E. Washington St, Ste 400
Greenville, SC 29601
www.naiearlefurman.com
(O) 864.232.9040
(F) 864.235.4300