



**MEROVAN**  
AT DONALDSON

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



**NAI Earle Furman**

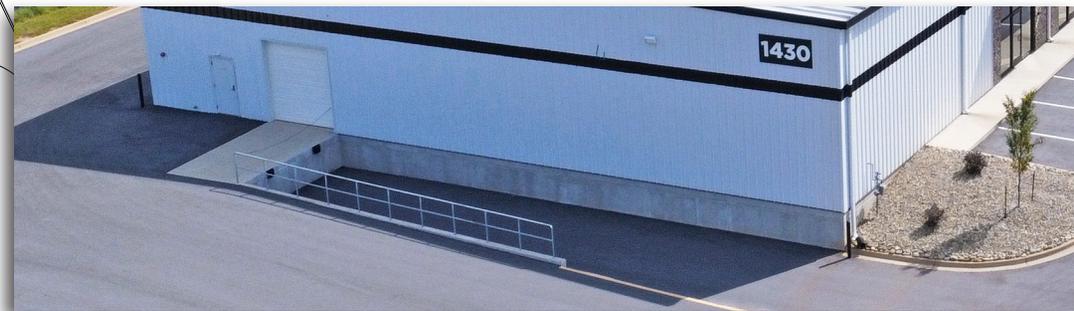
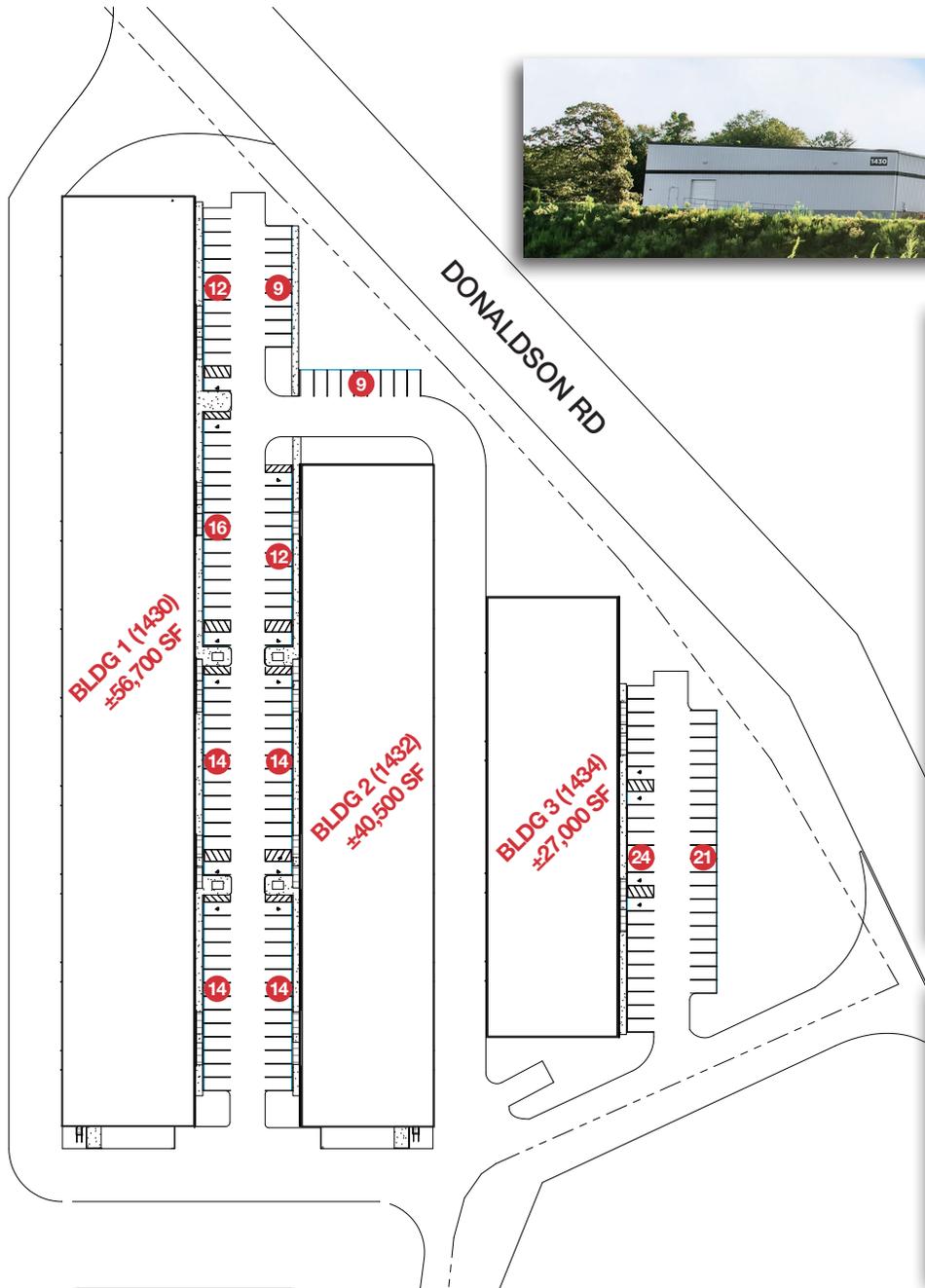
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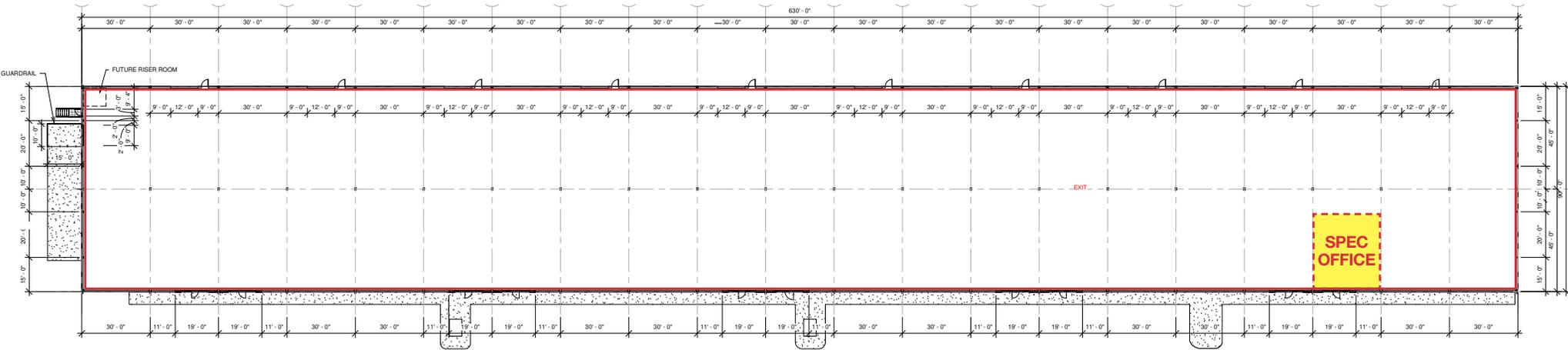
# PARK LAYOUT







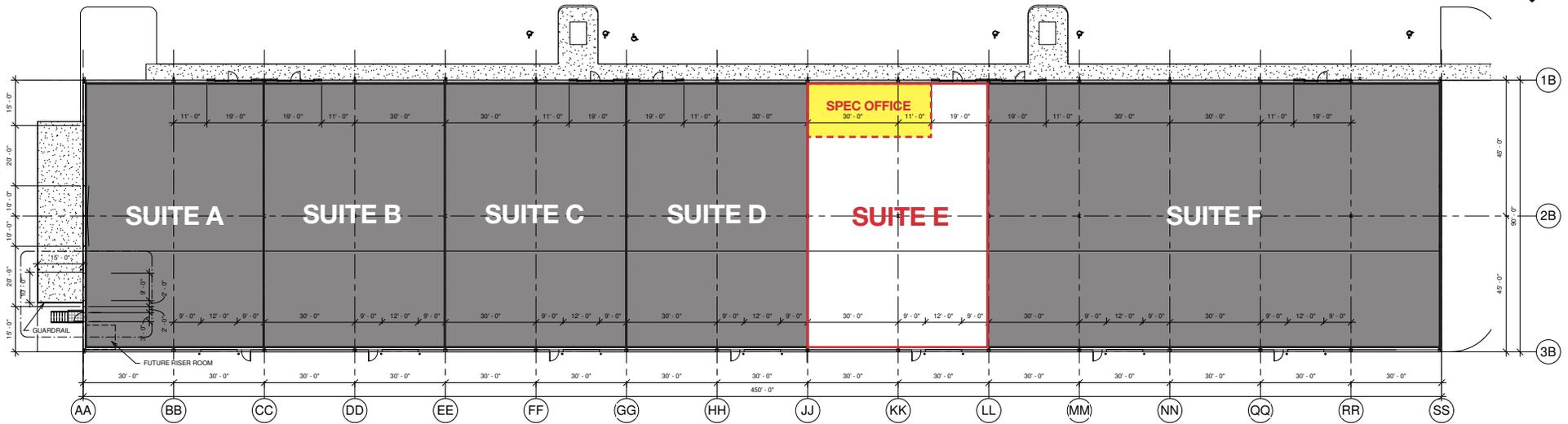
# BUILDING 1



## 1430 DONALDSON ROAD | GREENVILLE, SC

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

# BUILDING 2



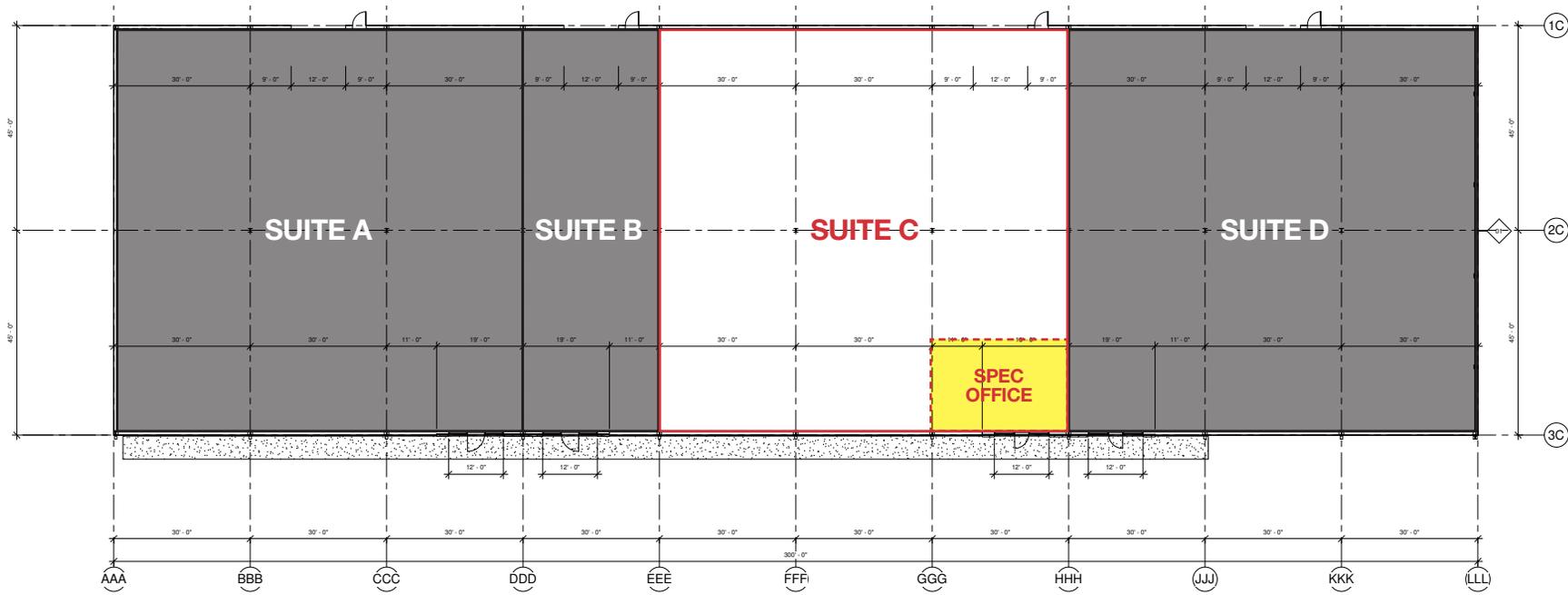
## 1432 DONALDSON ROAD | GREENVILLE, SC

<b>TOTAL SF</b>	±40,500 SF (90' x 450')	<b>COLUMN SPACING</b>	30' x 45'	<b>UTILITIES</b>	
<b>AVAILABLE SF</b>	±5,400 SF	<b>DRIVE-IN DOORS</b>	4	<b>WATER</b>	Greenville Water
<b>OFFICE SF</b>	±1,000 SF Spec	<b>DOCK DOORS</b>	Single shared dock	<b>GAS</b>	Piedmont Natural Gas
<b>CONSTRUCTION</b>	Metal	<b>SPRINKLERS</b>	Wet	<b>ELECTRICITY</b>	Duke Energy (277/480v)
<b>ROOF</b>	Standing Seam Metal	<b>LIGHTING</b>	LED		
<b>CLEAR HEIGHT</b>	22'	<b>PARKING (AUTO)</b>	±149 spaces (shared)		

### TENANTS

<b>SUITE A</b>	Naylor Building Partnership	<b>SUITE C</b>	CV Home Contractors	<b>SUITE E</b>	Vacant (±5,400 SF)
<b>SUITE B</b>	RW Supply & Design	<b>SUITE D</b>	Clear Defense Pest Control	<b>SUITE F</b>	Firegem Cheer Academy

# 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

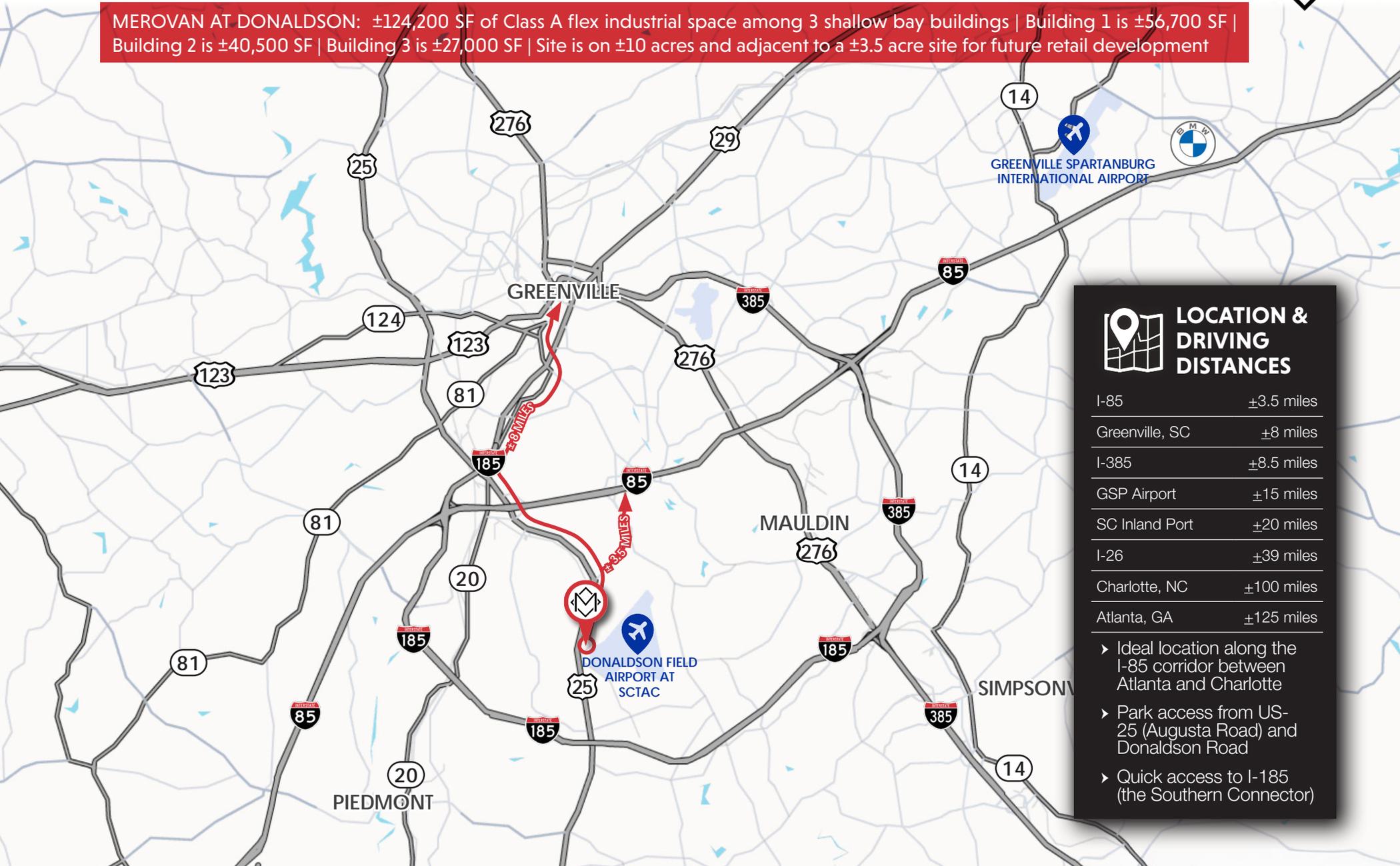
**SUITE C** Vacant (±8,100 SF)

**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)



**MEROVAN**  
AT DONALDSON

# THE LEASING TEAM



FOR ADDITIONAL  
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