



MEROVAN
AT DONALDSON

FOR LEASE
SHALLOW BAY, WAREHOUSE SPACE
±2,700 SF TO ±56,700 SF



 **DONALDSON FIELD
AIRPORT AT SCTAC**

NAI Earle Furman

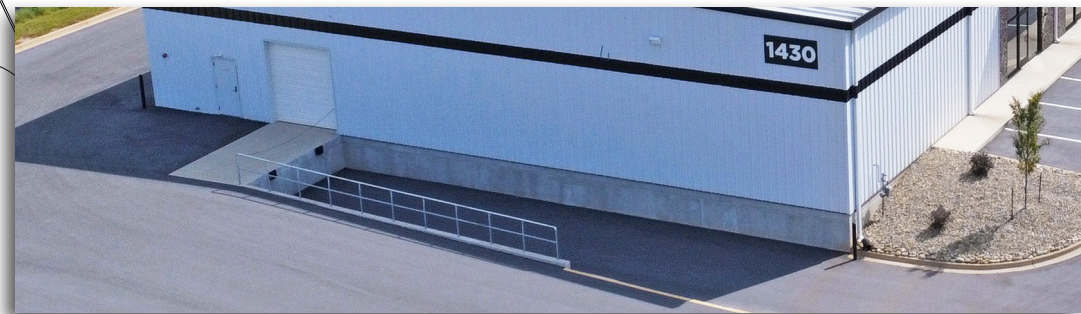
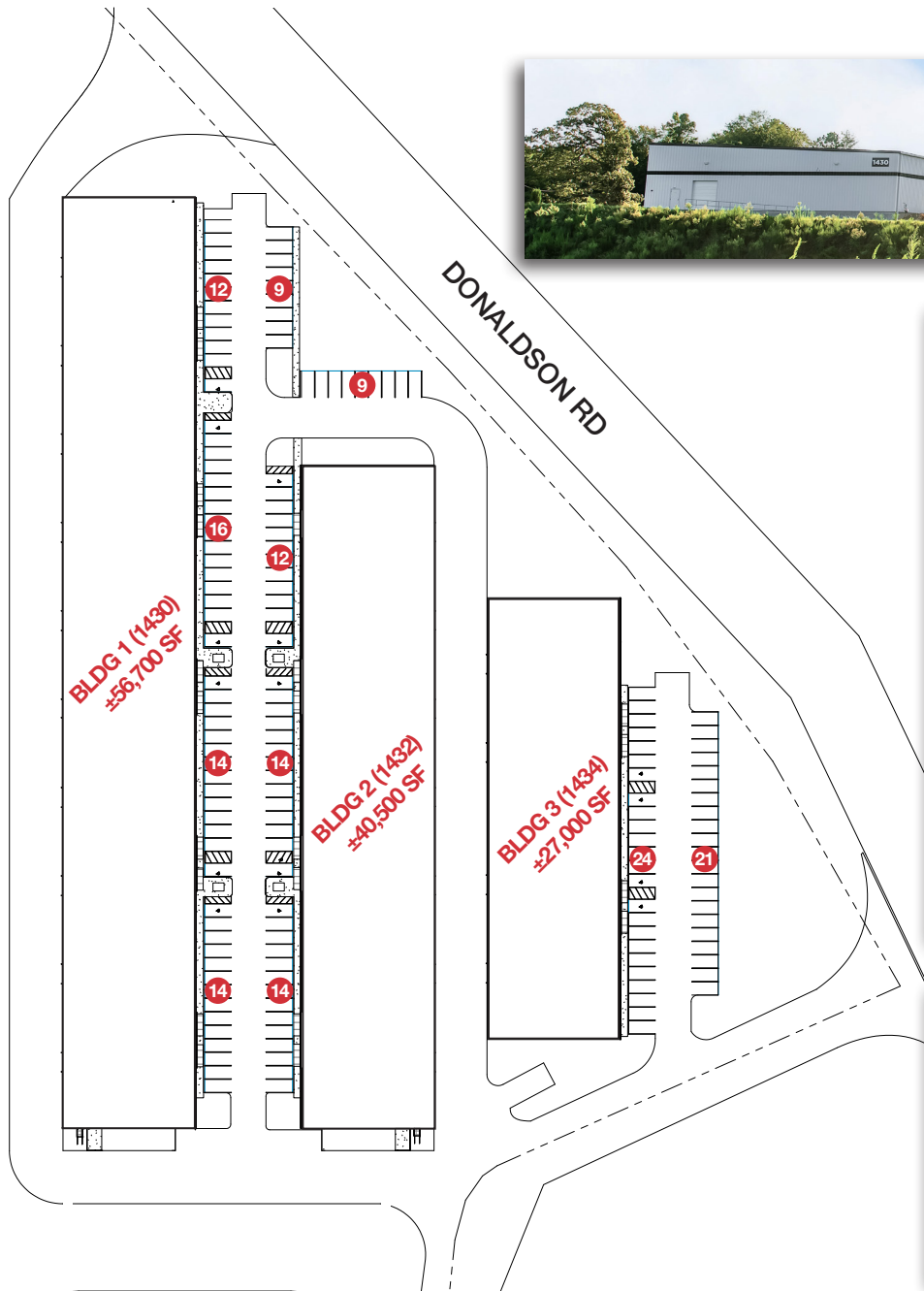
GRICE HUNT, SIOR
864.678.5935
GRICE@NAIEF.COM

CLAY WILLIAMS, SIOR
864.678.5938
CLAY@NAIEF.COM

WILL COKER
864.680.0526
WCOKER@NAIEF.COM

This brochure may contain content generated with AI assistance and publicly sourced data. NAI Earle Furman makes every effort to verify the information but makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. Independent verification of all details is strongly encouraged. Prices, terms, and availability are subject to change without prior notice.

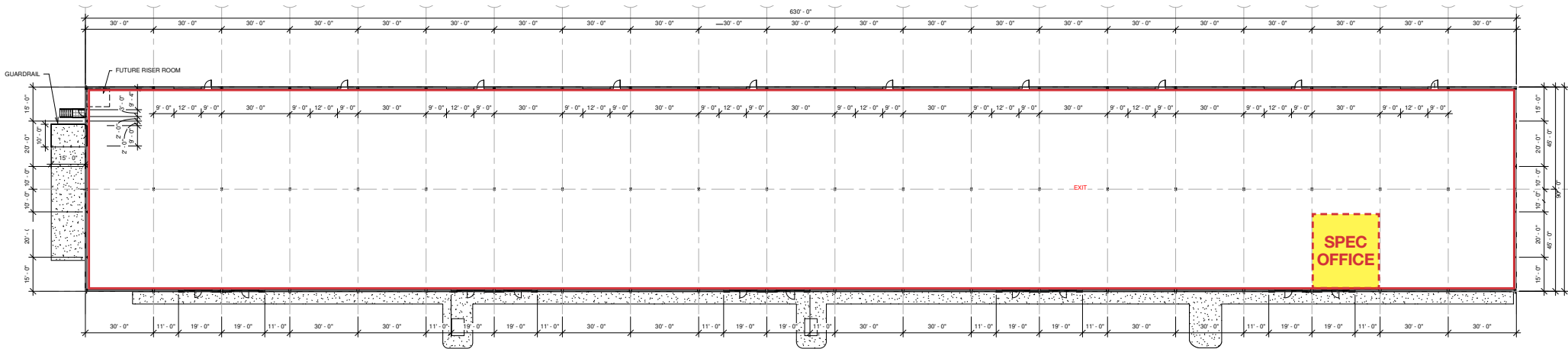
PARK LAYOUT







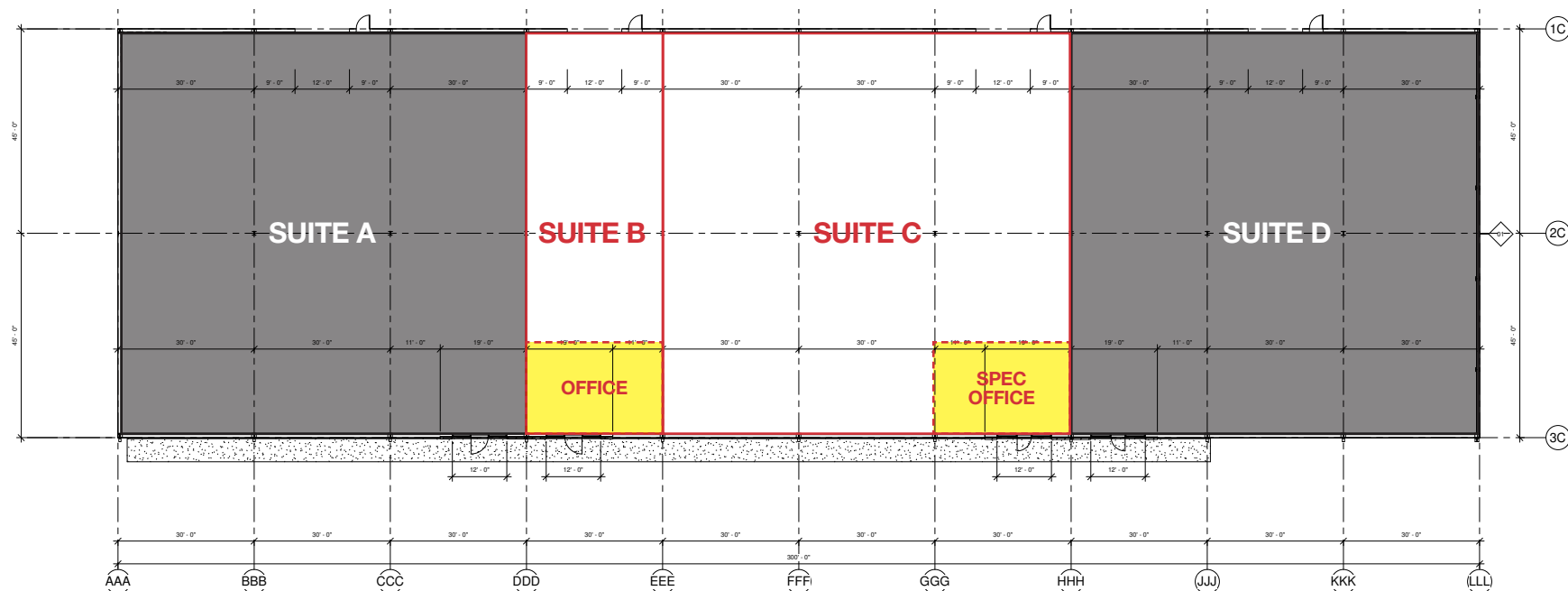
BUILDING 1



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	±2,700 SF to ±10,800 SF
OFFICE SF	±1,000 SF (Each Unit)
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)

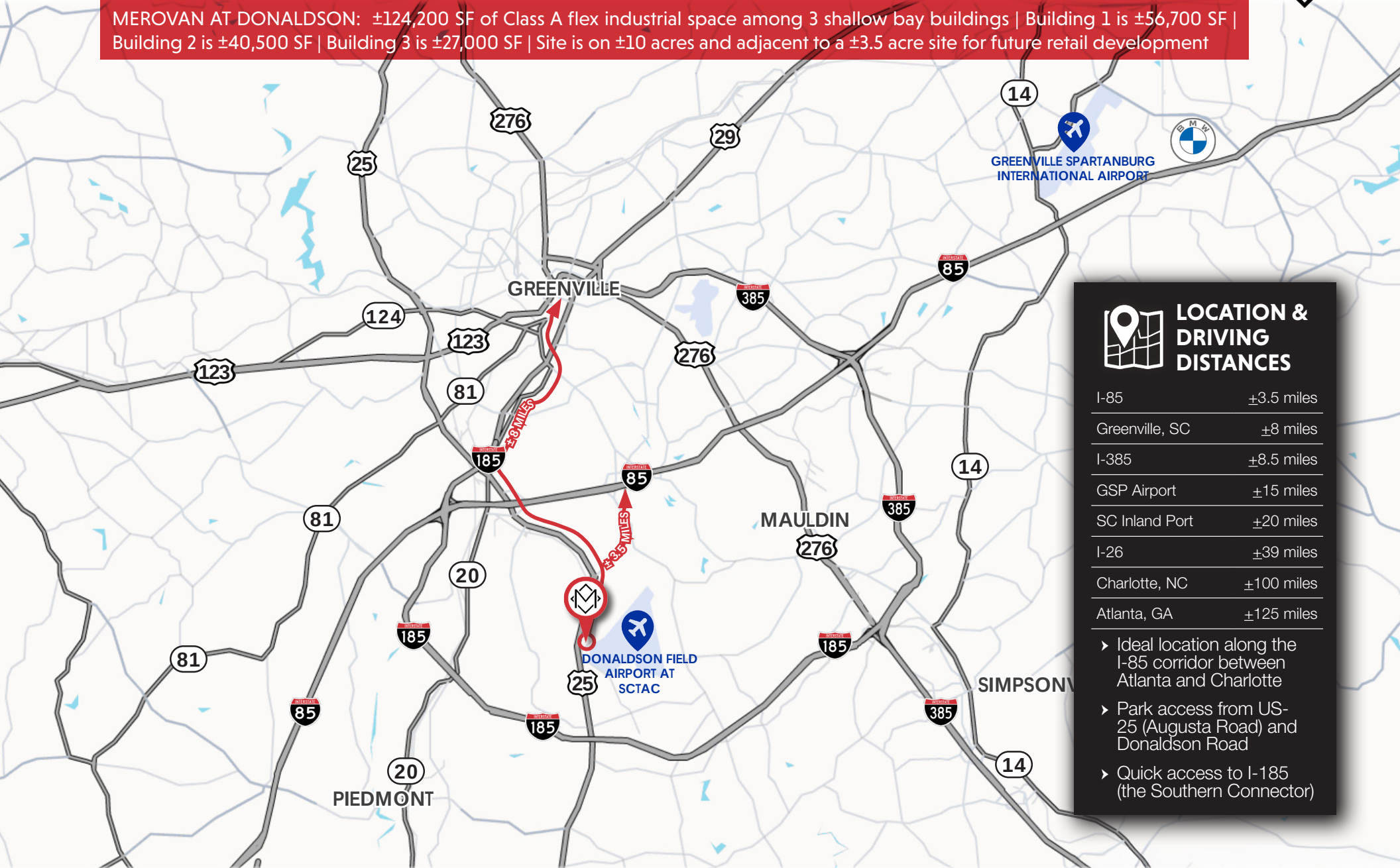
TENANTS

SUITE A	Palmetto State Glass	SUITE C	Vacant (±8,100 SF)
SUITE B	Vacant (±2,700 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

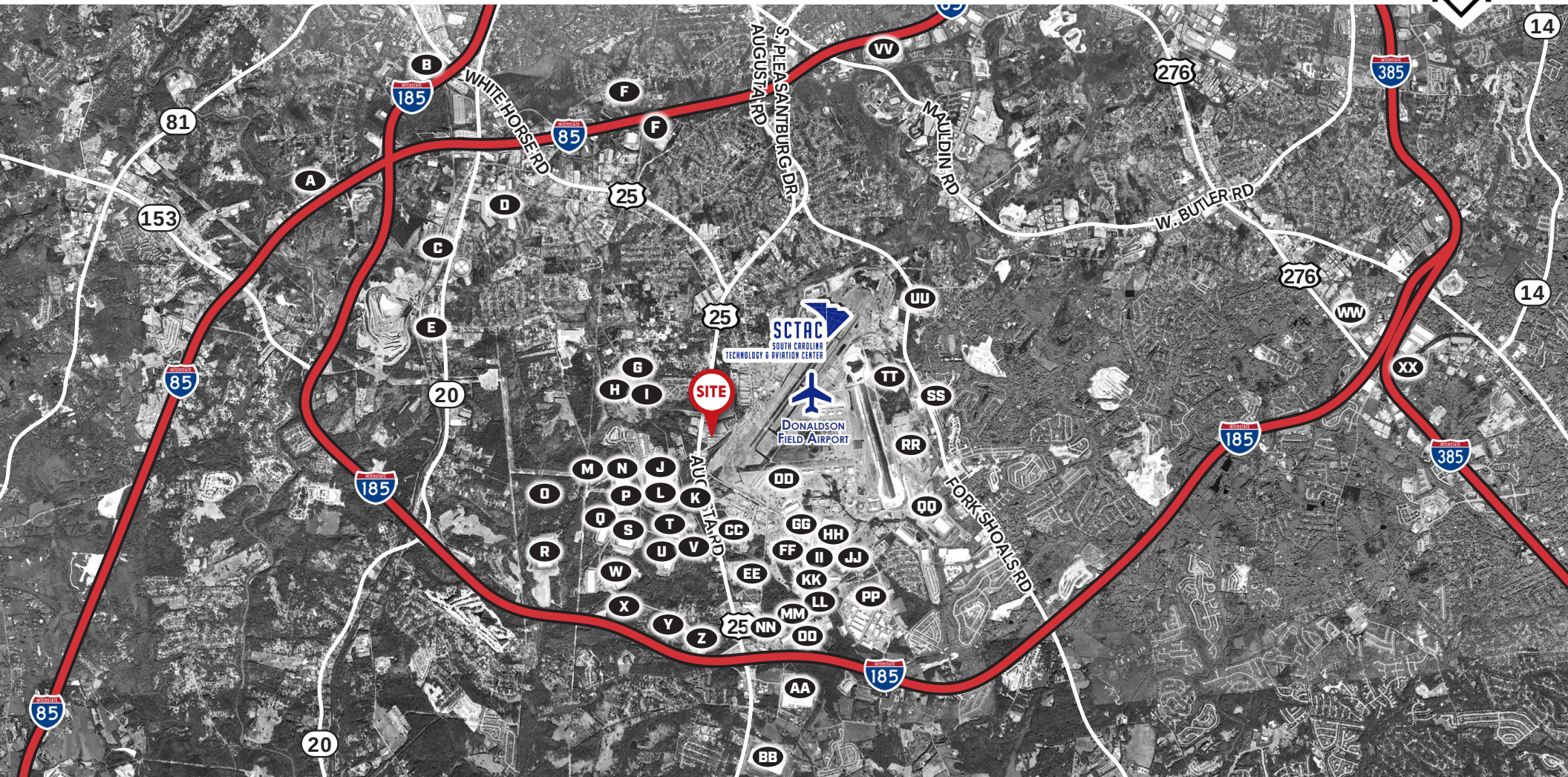


LOCATION & DRIVING DISTANCES

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 HARNES	S MAGNA	CC SOLVAY CYTEC	MM SOUTHEASTERN PAPERBOARD	WW SUNLAND LOGISTICS
J NISSIN 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