



AUGUSTA GROVE BUSINESS PARK



GROVE RESERVE PARKWAY

PIEDMONT, SC 29673

- ▶ ±21.2 Acres of prime industrial land for sale
- ▶ Site can accommodate single or multiple buildings
- ▶ Situated among world-class industry leaders such as Enersys, GE Aviation, GE Haier, JTEKT, Kimura, Magna Industries, Michelin, Orbis, and Padagis
- ▶ ±1,117 SF frontage on Grove Reserve Parkway
- ▶ Greenville County tax map 0409000100106
- ▶ Zoned I-1, Greenville County
- ▶ Gently rolling topography
- ▶ All utilities available:
Power - Duke Energy
Water - Greenville Water
Gas - Piedmont Natural Gas
Sewer - MetroConnects
- ▶ Flexibility for build-to-suit or design builds

Contact Broker for Sale Price

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NAI Earle Furman
AUGUSTA GROVE



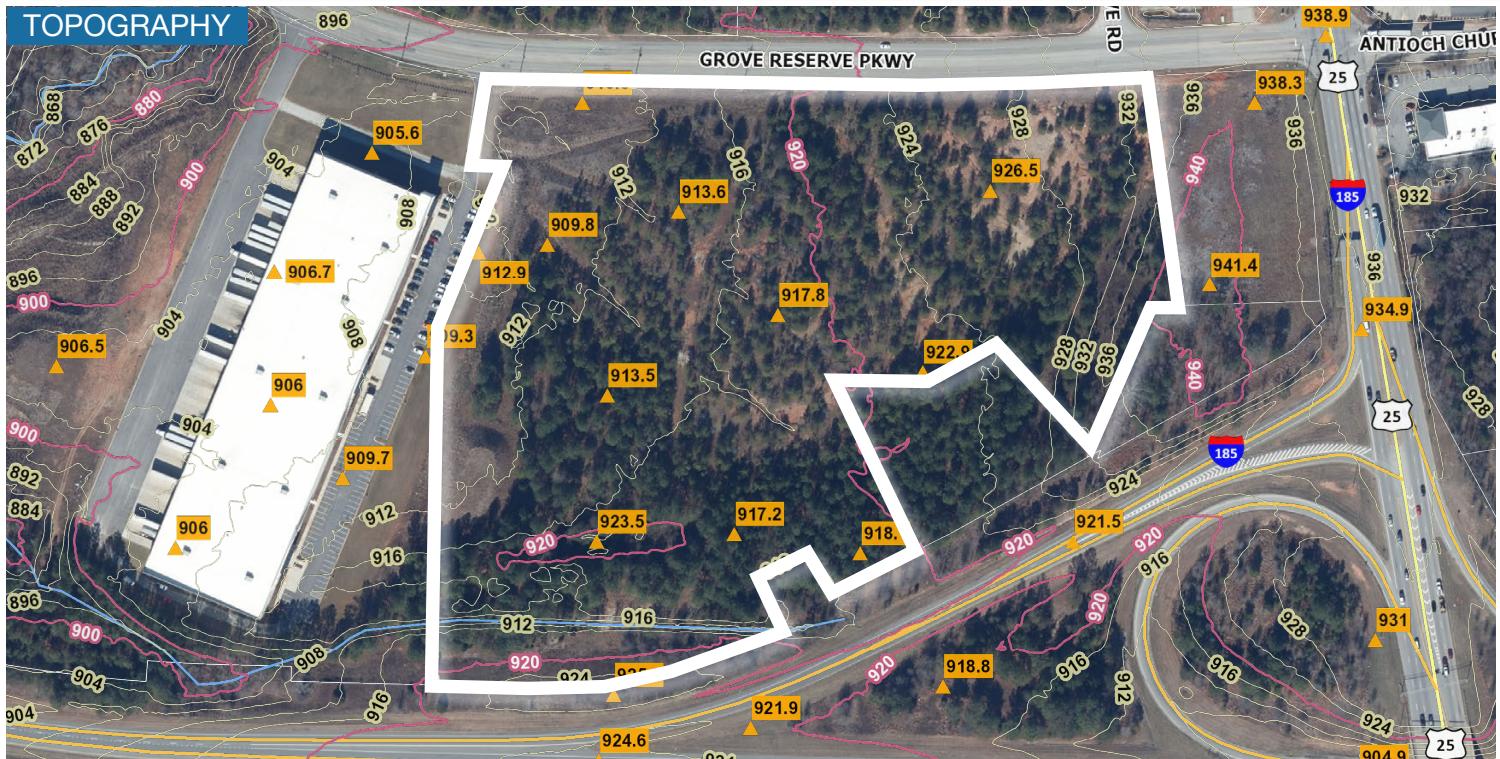
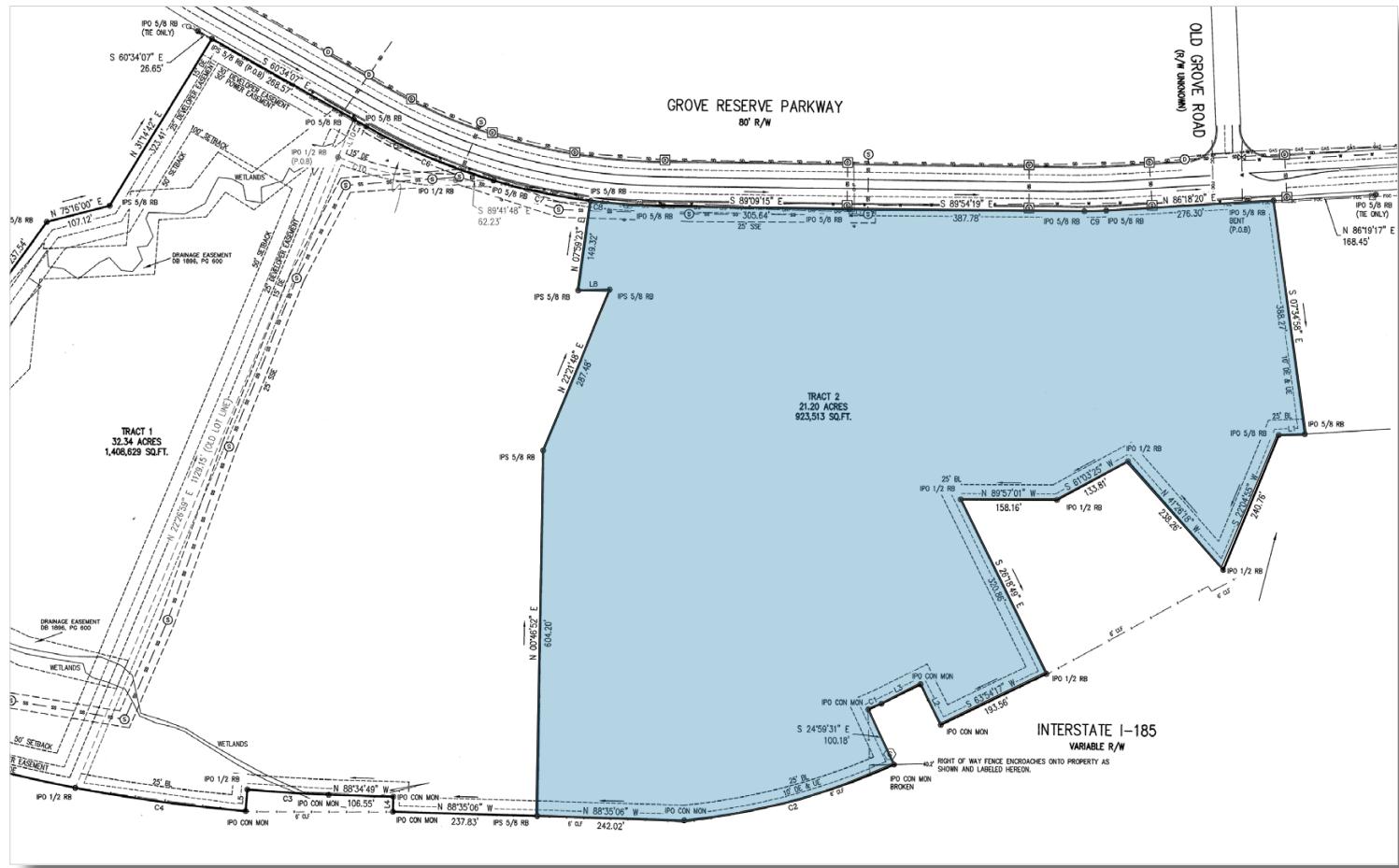
LOCATION

- ▶ Ideal location along the I-85 corridor between Atlanta & Charlotte
- ▶ Less than 4 miles to I-85 & direct access to I-185
- ▶ Park access from US-25 (Augusta Road) & Old Grove Road

ALL INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE. HOWEVER, NO REPRESENTATION OR WARRANTY IS MADE TO THE ACCURACY THEREOF.

SITE DETAILS

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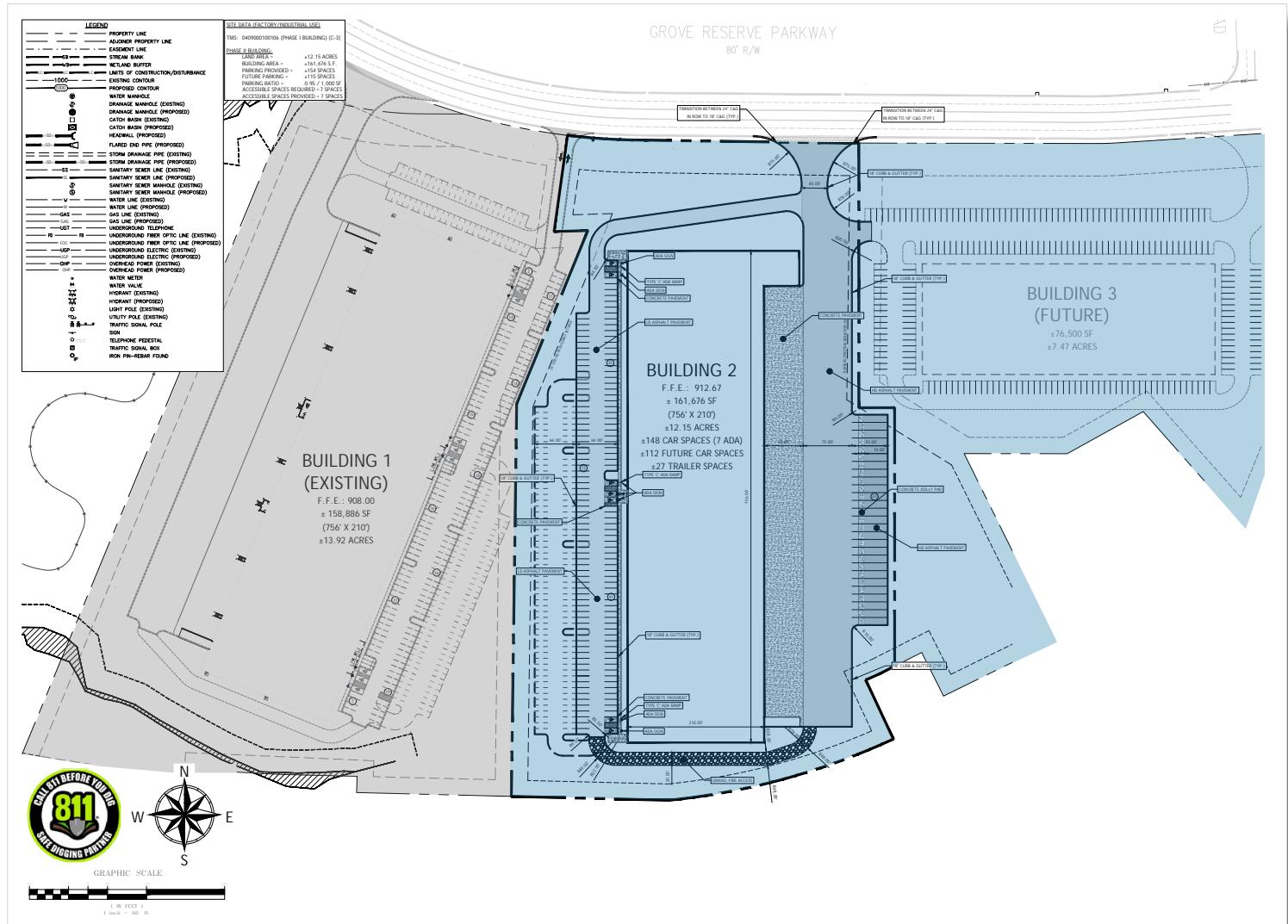
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DEVELOPMENT OPTIONS

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DEVELOPMENT OPTION RENDERINGS



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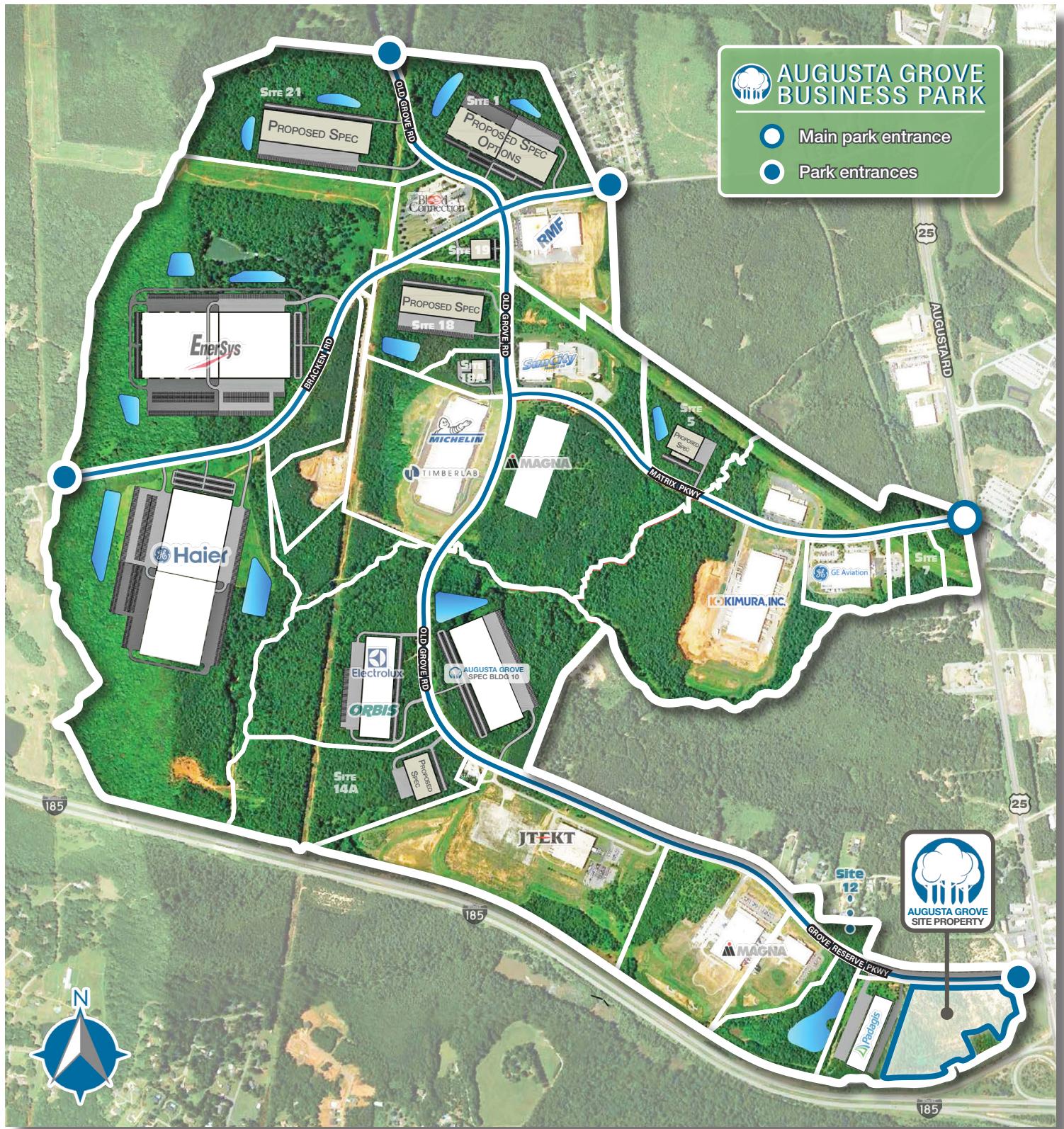
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PARK MAP

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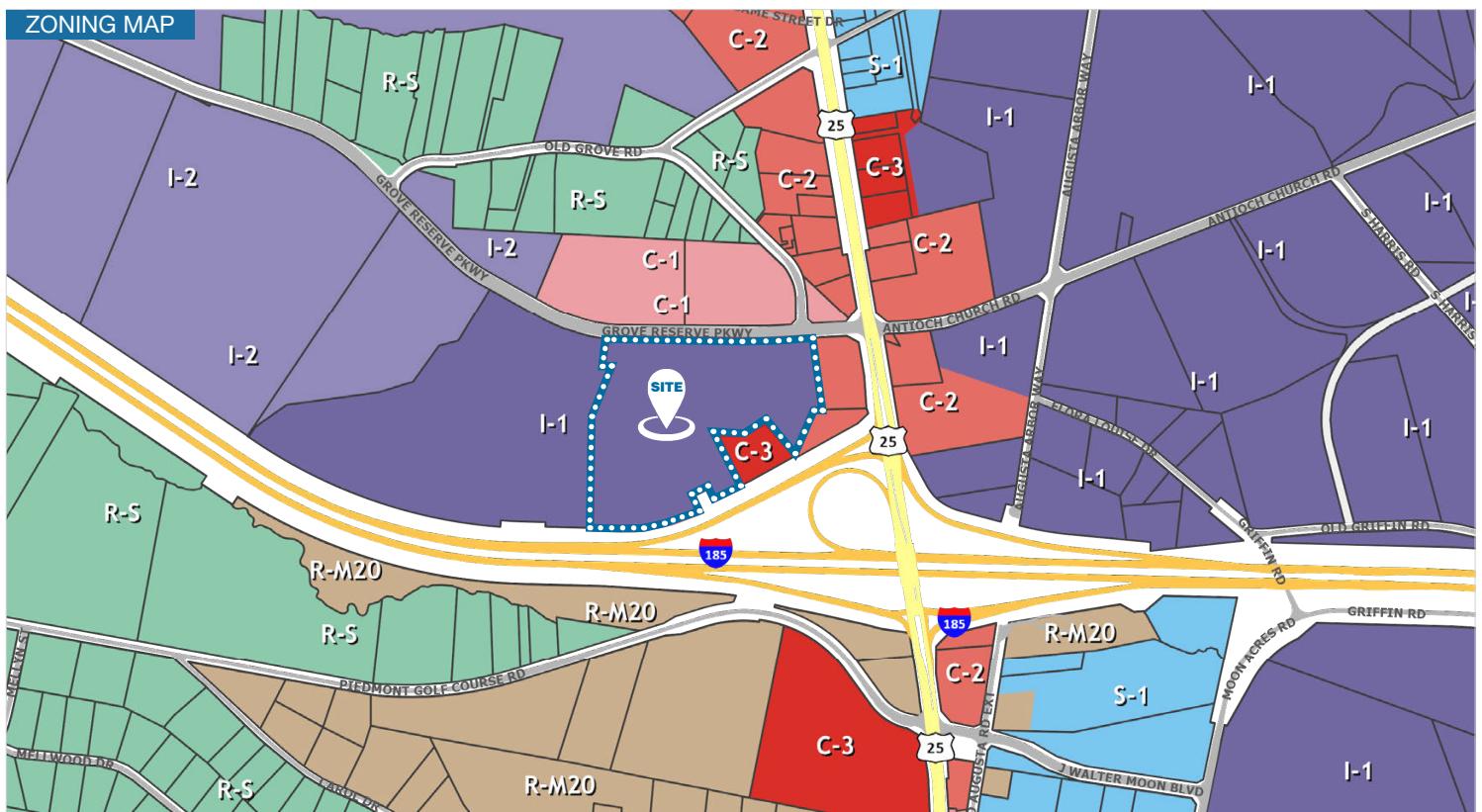
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SUBMARKET

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Upstate South Carolina boasts several key advantages for logistics operations. Situated strategically in the southeastern United States, the region offers:



Proximity to Major Transportation Routes

Upstate SC is intersected by major highways such as I-85 and I-26, facilitating efficient road transportation. Additionally, it's close to key ports like Charleston and Savannah, as well as major rail lines, enhancing accessibility.



Access to Markets

Its central location on the East Coast provides easy access to major markets in the Southeast, Midwest, and Northeast, making it an ideal distribution hub.



Infrastructure and Connectivity

The region is equipped with modern infrastructure including warehousing facilities, intermodal terminals, and distribution centers, supported by a network of reliable transportation services.



Business-friendly Environment

Upstate SC offers a favorable business climate characterized by low taxes, reasonable operating costs, and supportive government policies, attracting logistics companies to establish and expand their operations.



Skilled Workforce

The area is home to a skilled and trainable workforce, thanks to its proximity to several educational institutions offering relevant training programs in logistics, supply chain management, and related fields.

Overall, these advantages make Upstate SC a highly competitive location for logistics businesses seeking to optimize their distribution networks and streamline operations.

