



# 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 Energysys, 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

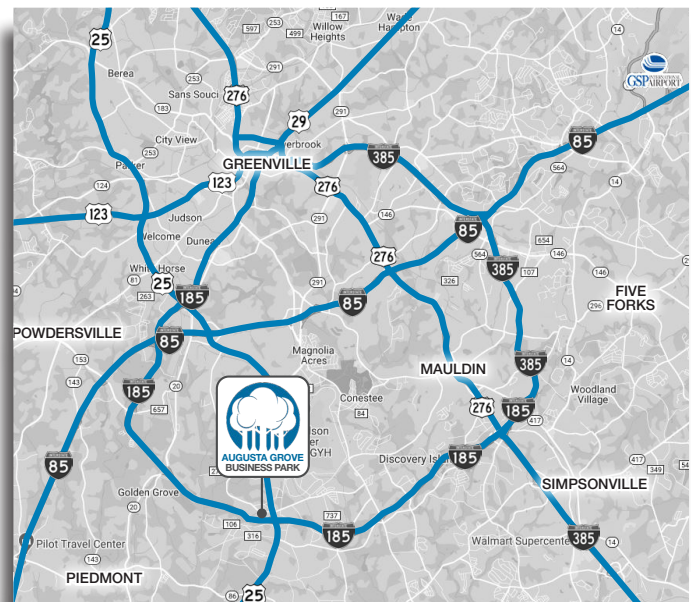
### Contact Broker for Sale Price

**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

**NAI Earle Furman**  
AUGUSTA GROVE

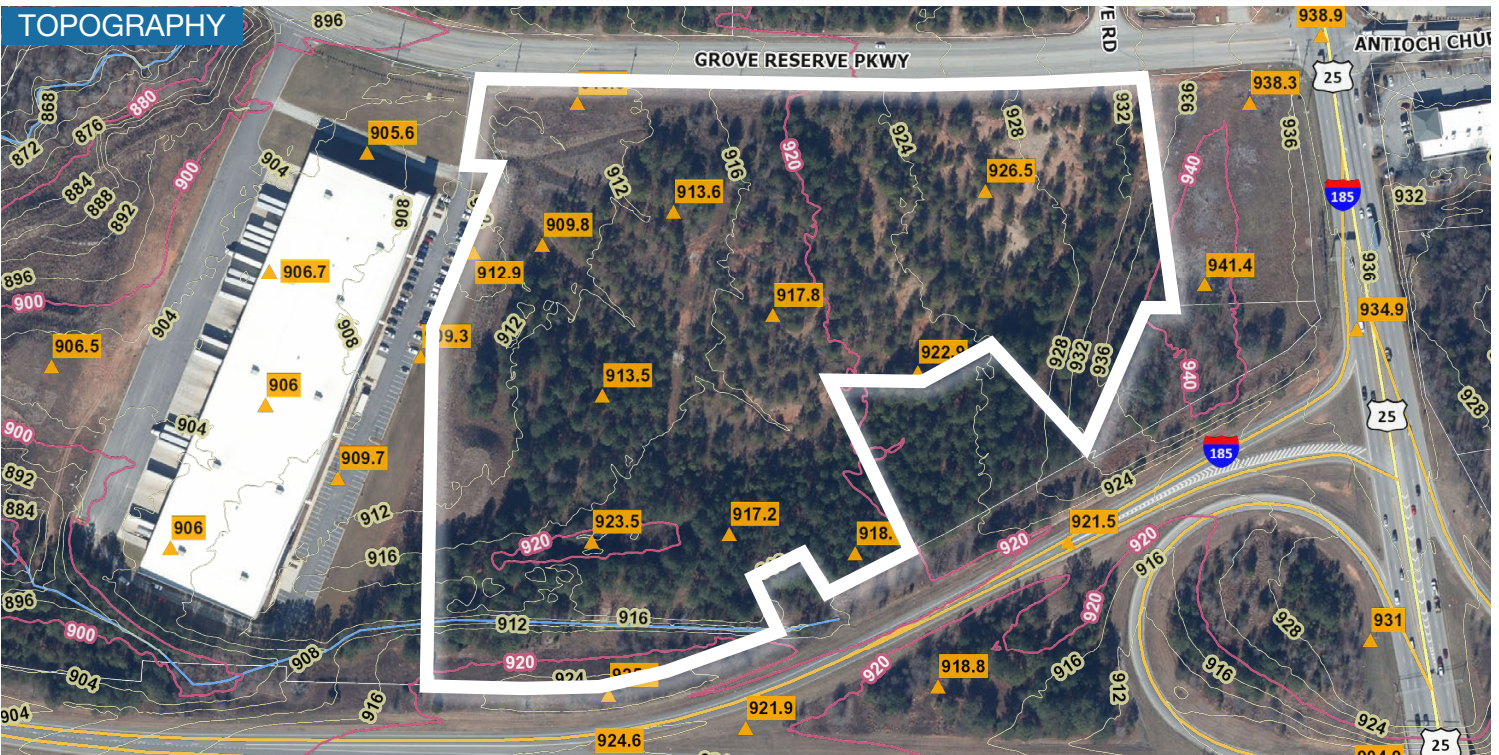
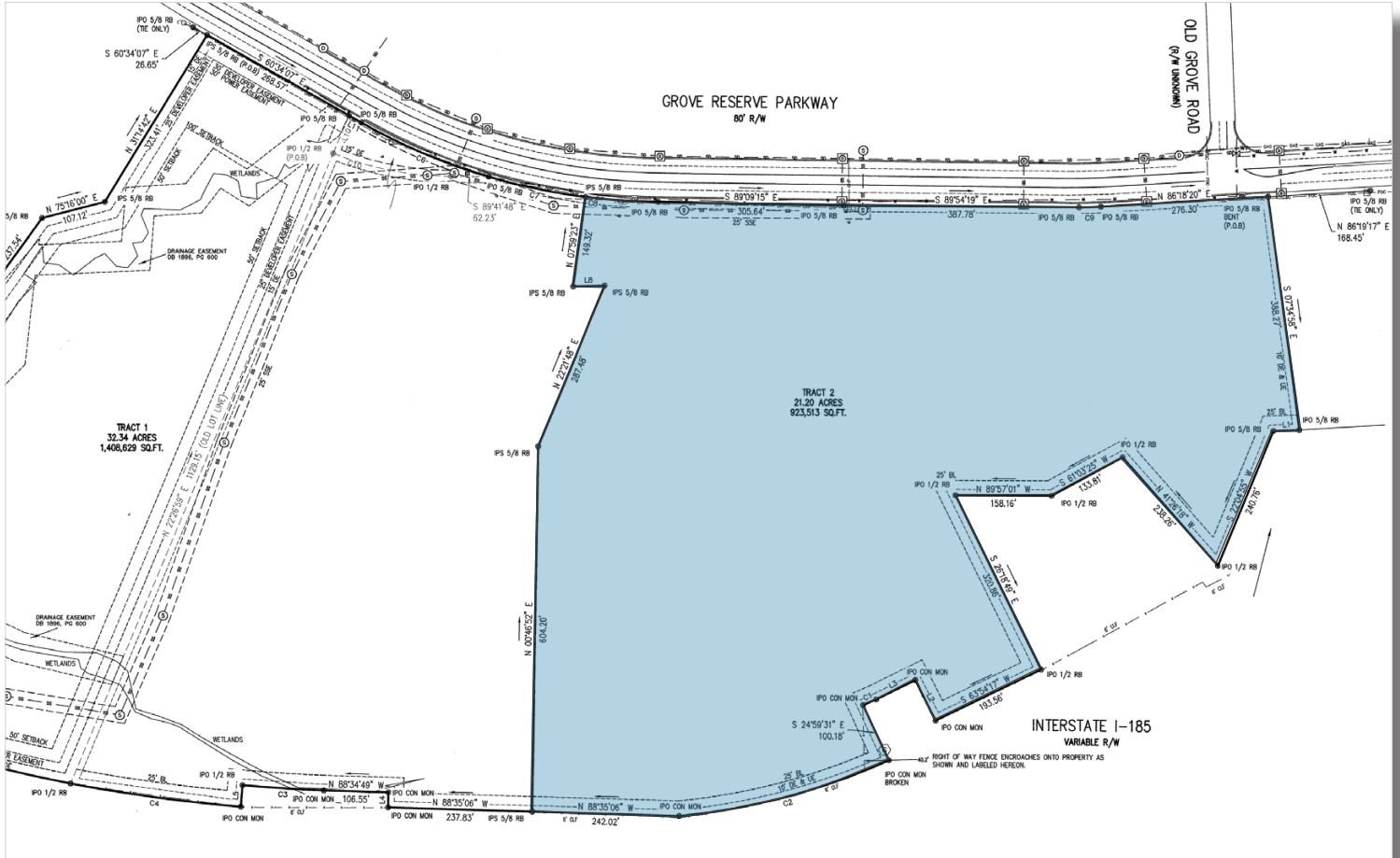


### LOCATION

- 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

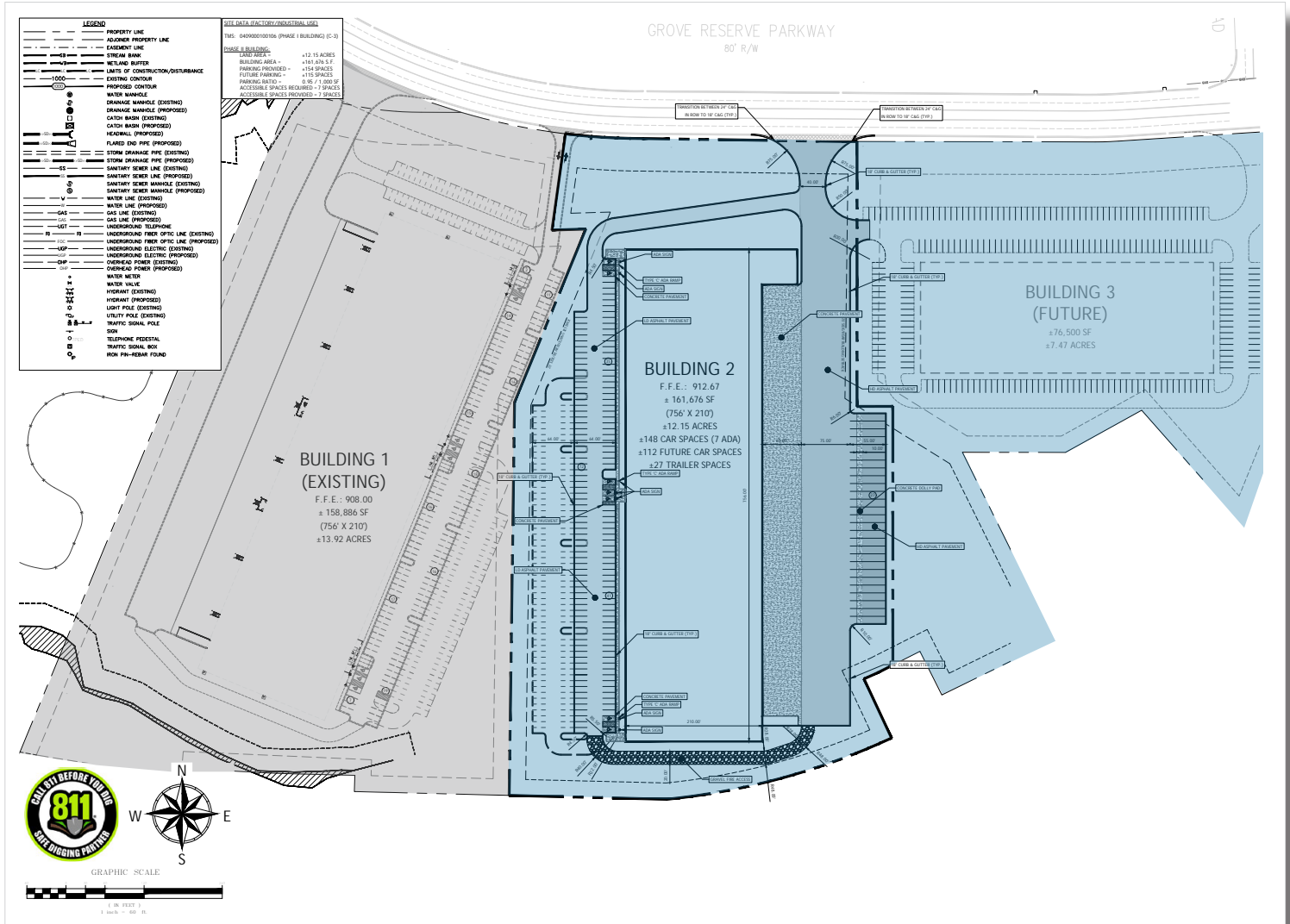
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# DEVELOPMENT OPTIONS

GROVE RESERVE PKWY



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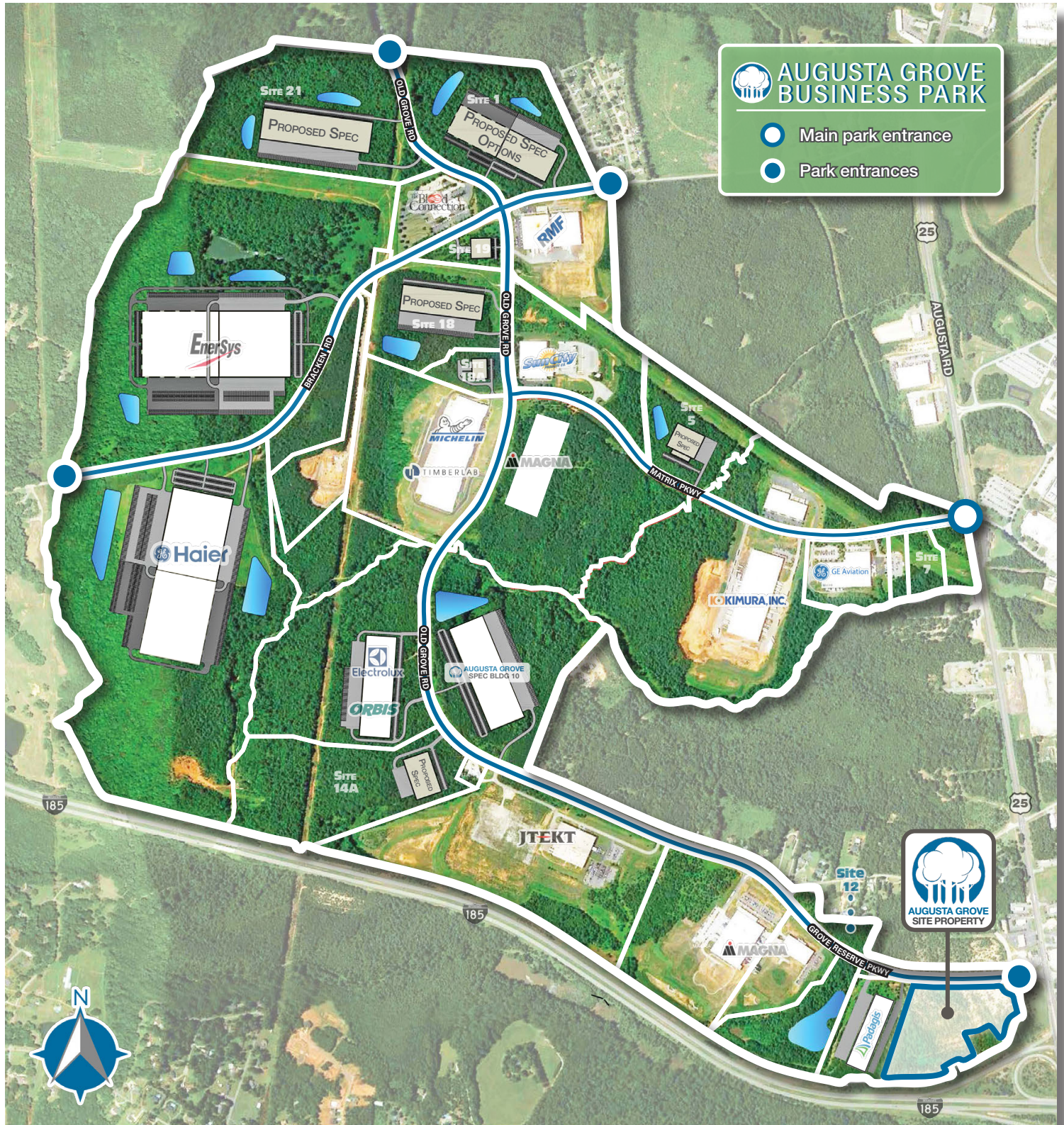
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# PARK MAP

GROVE RESERVE PKWY



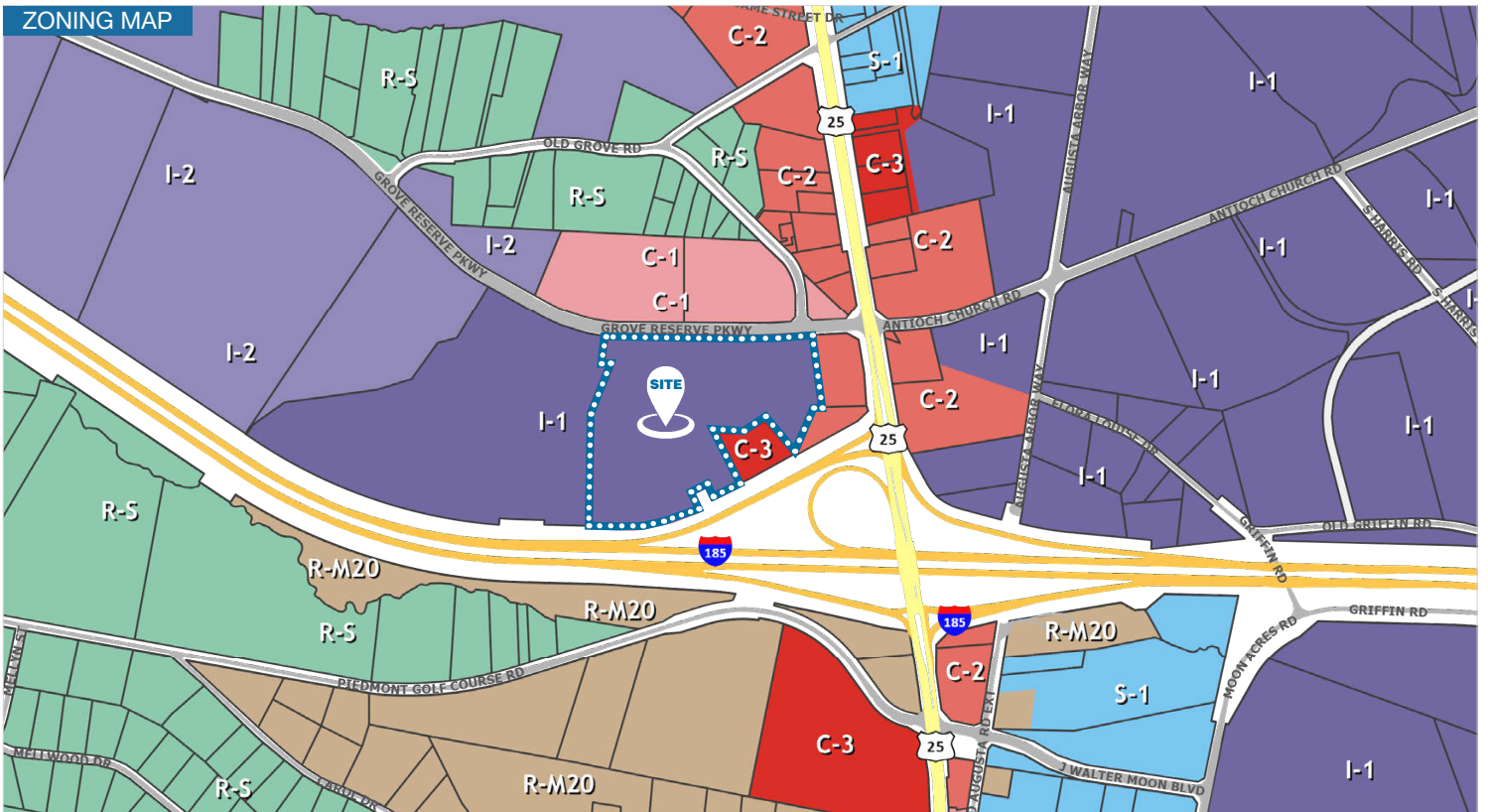
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Upstate South Carolina boasts several key advantages for logistics operations. Situated strategically in the southeastern United States, the region offers:



## 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.

