

51 Donkle Road

Prime industrial development
opportunity | ± 6.7 acres
near downtown Greenville



Woodson Hunter

Associate

+1 864 535 5143

woodson.hunter@avisonyoung.com

Rob Howell, MBA

Principal, Investment & Development

+1 864 448 0629

rob.howell@avisonyoung.com

Gary Lyons, CCIM, SIOR

Principal, Capital Markets

+1 864 535 5142

gary.lyons@avisonyoung.com

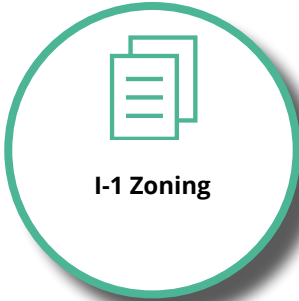
**AVISON
YOUNG**

Property overview

51 Donkle Rd | Greenville, SC



**Cleared,
build-ready land**



I-1 Zoning



**Surrounded by
established
industrial/logistics
users**



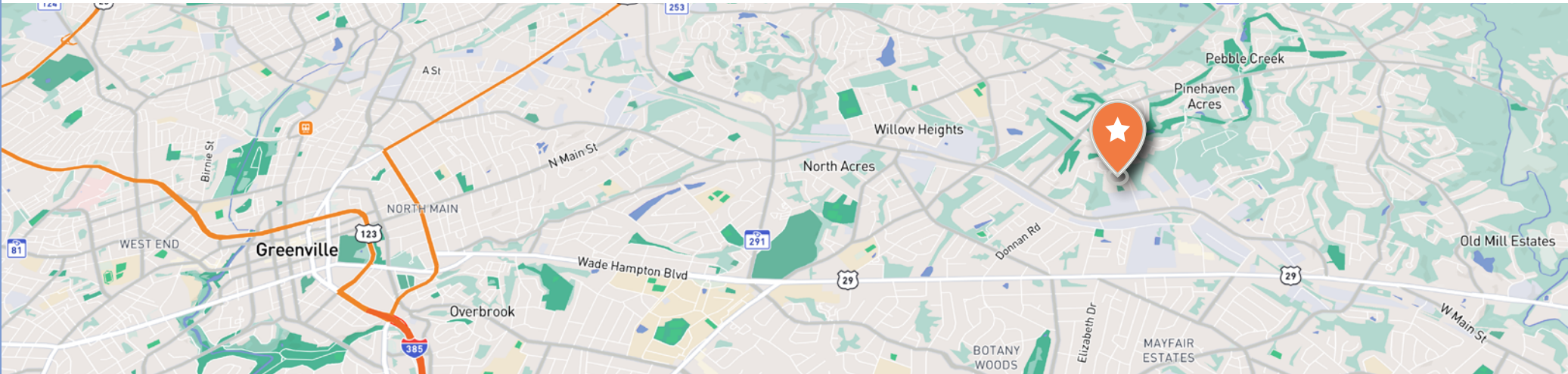
**Ideal for outdoor
storage, flex space, or
multi-tenant
industrial**



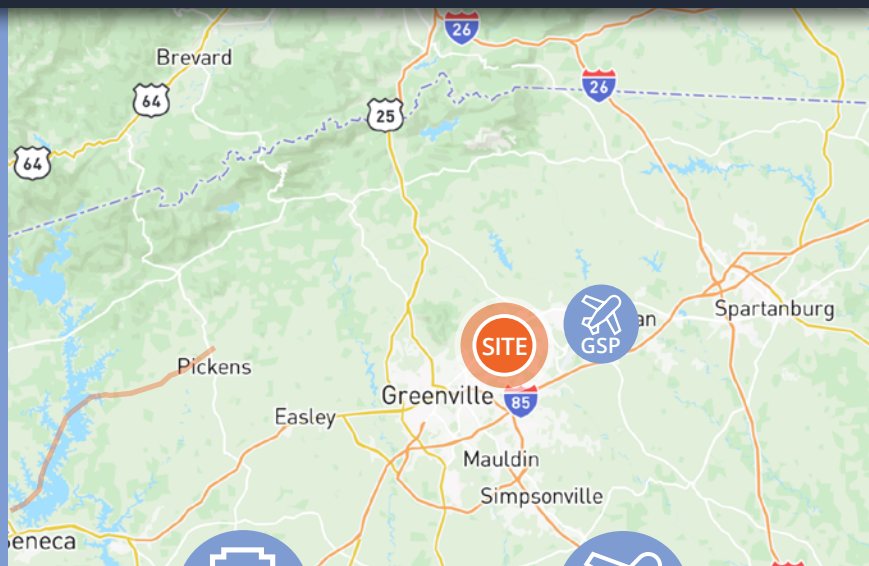
**Easy access to
major transportation
corridors**

Located just 15 minutes from downtown Greenville, this 6.7-acre tract of vacant, non-forested land offers a rare opportunity in a tight industrial sub-market. With low vacancy rates and strong demand for industrial space, this site is ideally positioned for a range of development options. Whether you're planning small or large bay industrial buildings, an outdoor storage facility, or a full-scale industrial park, the property's flat topography and strategic location make it a versatile and high-potential investment.

County	Greenville
TMS	P021.00-01-004.06
Zoning	I-1 (Industrial use)
Lot size	±6.7 acres
Topography	Flat, cleared land
Power, Water, Gas	Available on-site
Sales price	\$900,000



Location



METRO MARKETS

Charlotte, NC | 98 Miles
Columbia, SC | 105 Miles



AIRPORTS

GSP | 11 Miles
CLT | 90 Miles



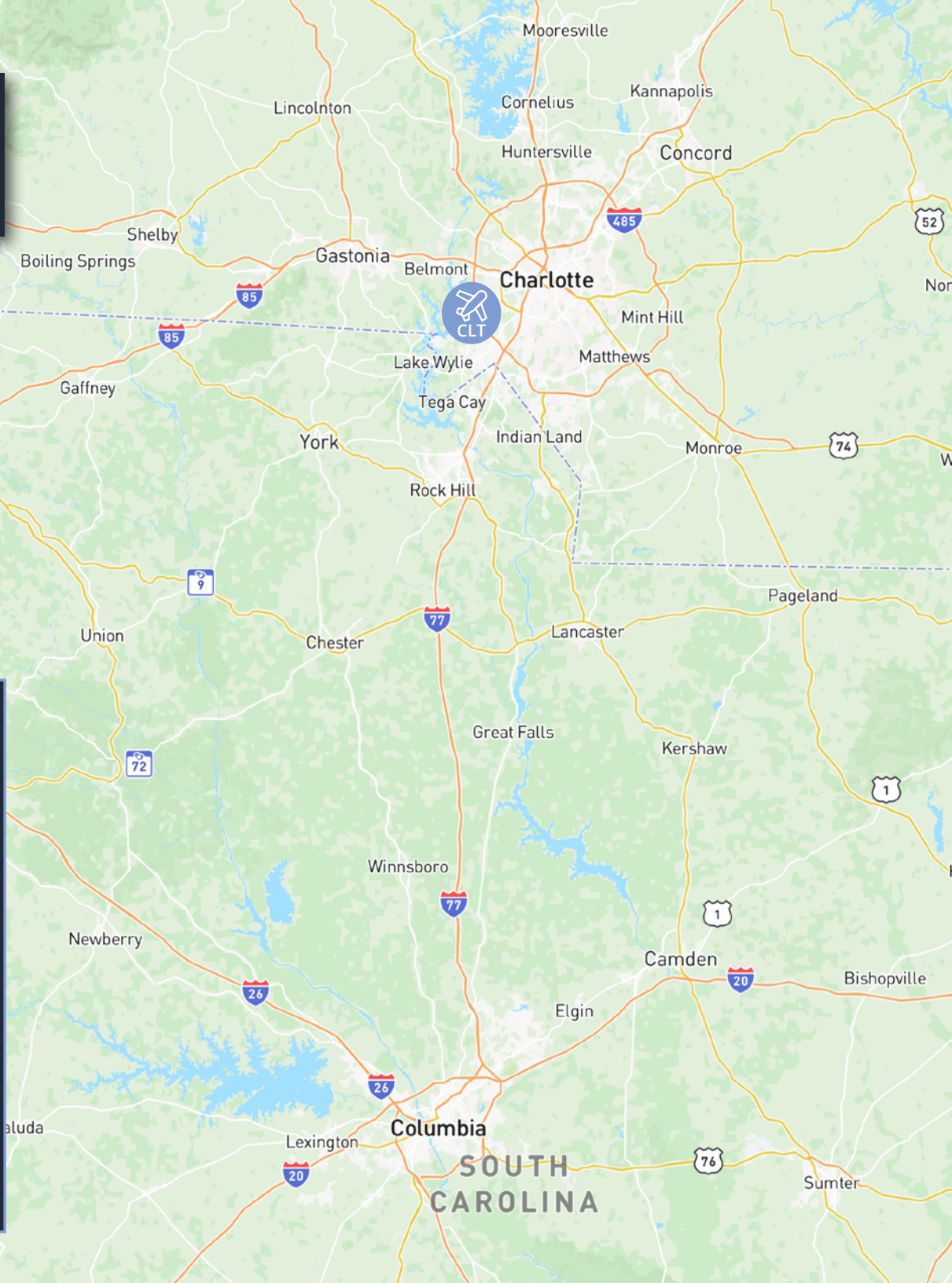
POPULATION

817,648 | 20 Miles
1,616,366 | 40 Miles
2,431,848 | 60 Miles



SC PORTS

Inland Port Greer | 12 Miles
SC Port Authority | 217 Miles
Port of Savannah | 258 Miles



Economic incentives

The state of South Carolina believes in securing its economic future by offering robust economic incentives such as low taxes to attract businesses. These incentives help keep business operating costs low, allowing companies to reinvest in our state. South Carolina offers local incentives through its economic development department along with its regional partners and service providers.

South Carolina economic incentives for business

- No state property tax
- No local income tax
- No inventory tax
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- No wholesale tax
- No unitary tax on worldwide profits
- Favorable corporate income tax structure



Check out more info
on tax incentives





AVISON
YOUNG

Let's
talk.

Woodson Hunter

Associate

+1 864 535 5143

woodson.hunter@avisonyoung.com

Rob Howell, MBA

Principal, Investment & Development

+1 864 448 0629

rob.howell@avisonyoung.com

Gary Lyons, CCIM, SIOR

Principal, Capital Markets

+1 864 535 5142

gary.lyons@avisonyoung.com