



BUILDING C
87,480 SF
CLASS A INDUSTRIAL
AVAILABLE FALL 2026

BLDG C: 87,480 SF

**POTENTIAL
LAYDOWN YARD**



BLUE ROAD INVESTMENTS

864.704.1040 • LeeUpstate.com

201 W McBee Ave., Suite 400 | Greenville, SC | 320 E Main St, Suite 430 | Spartanburg, SC



SITEPLAN



BUILDING C



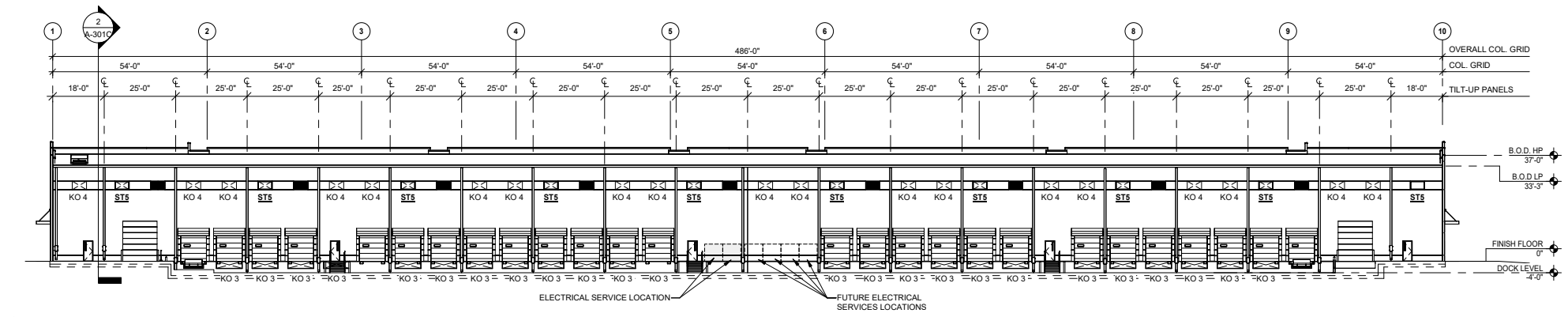


BUILDING C OVERVIEW

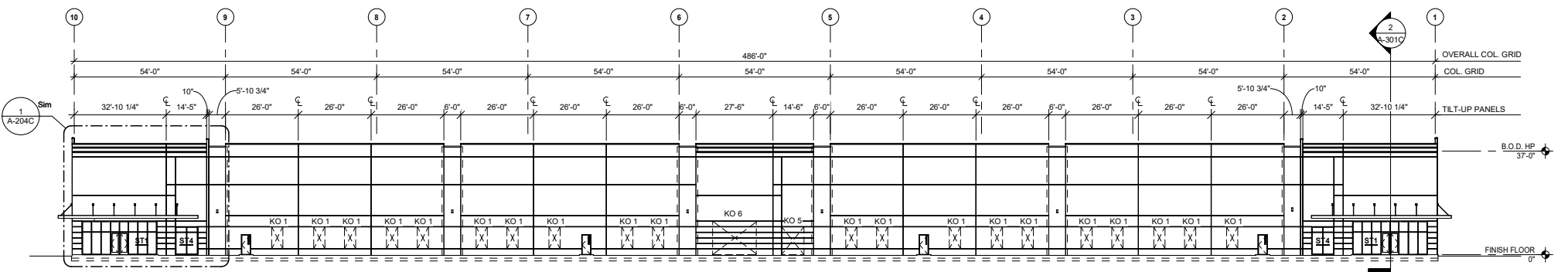
Square Feet	87,840 SF
Building Dimensions	180' x 486'
Column Spacing	54' x 60'
Roof	60mil TPO, with R-20 insulation
Clear Height	32'
Dock Doors	26
Drive-In Doors	2
Sprinkler	ESFR
Slab	6" Reinforced
Truck Court Depth	135'



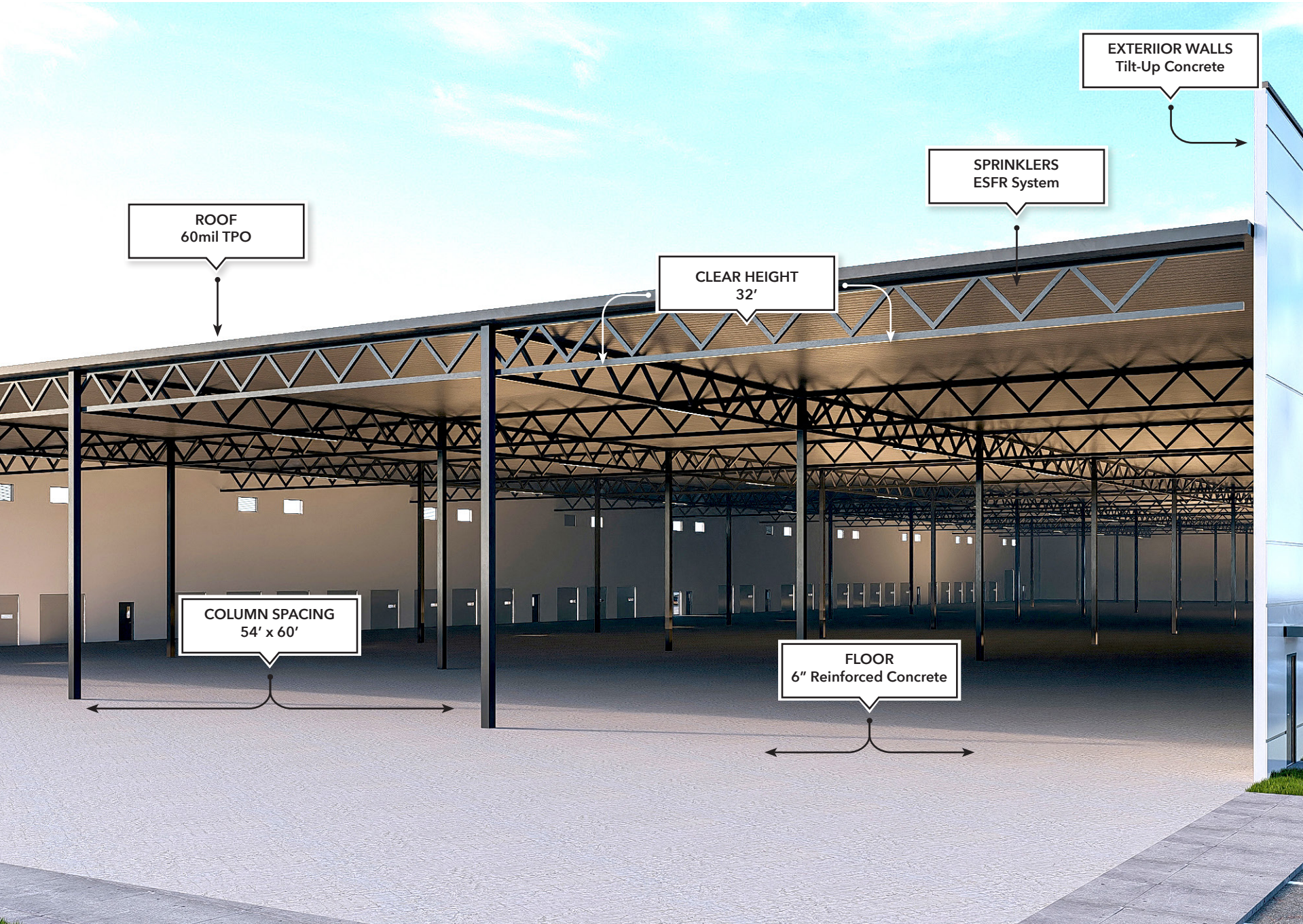
BUILDING C ELEVATION



1 PLAN SOUTH ELEVATION
3/64" = 1'-0"



BUILDING C OVERVIEW



LOCATIONOVERVIEW



Augusta Arbor II is positioned in the heart of the Greenville, SC MSA—one of the Southeast's most dynamic industrial powerhouses. Set along the I-85 corridor with quick access to multiple interstates, Inland Port Greer, and GSP Airport, the park offers unmatched connectivity to regional and national markets. Tenants benefit from Greenville's strategic location between Atlanta and Charlotte, access to a highly skilled labor force trained by top educational institutions, and a diverse economy anchored by globally recognized brands. Paired with South Carolina's business-friendly environment and Greenville's exceptional quality of life, Augusta Arbor II delivers a prime location for companies seeking operational efficiency, long-term growth potential, and a thriving community.

- Located in the fast-growing Greenville, SC MSA along the sought after I-85 corridor.
- Immediate access to I-85, I-185, I-26, and I-385 for strong regional and national connectivity.
- Minutes from Inland Port Greer, GSP Airport, and major industrial/logistics hubs.
- Strategic position between Atlanta and Charlotte; 100M+ consumers within a day's drive.
- Greenville/Spartanburg, SC is home to several global manufacturers including BMW, Michelin, GE, Lockheed Martin, and Amazon.
- Supported by a skilled labor force and workforce development through Clemson, Greenville Tech, and Furman.
- Business-friendly tax climate, right-to-work state, and competitive incentive programs.
- Greenville offers outstanding quality of life with a vibrant downtown, arts, dining, and affordability.
- Ideal for distribution, logistics, e-commerce, and advanced manufacturing users.



±0.5 MILES



±0.75 MILES



±7.8 MILES



±8.1 MILES



±36.2 MILES

LOCATION OVERVIEW



LOCATION OVERVIEW

REGIONAL INFORMATION



Less than one mile to I-185 and only 7.8 miles from I-85.



**100 MILLION+
ONE-DAY DRIVE**

Within a one-day drive, trucks from Augusta Arbor II can reach over 100 million people in the Southeast.



**SEA PORTS
ONE-DAY DRIVE**

Seamless connectivity to the Sea Ports of Charleston and Savannah, providing access to the world



Close proximity to the Greer Inland Port and only a 3 hour drive to the Dillon Inland Port.





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