



**BLDG A: 19,440 - 116,640 SF**

**BUILDING A**  
**116,640 SF**  
**CLASS A INDUSTRIAL**

**5 TURNKEY SUITES**  
**AVAILABLE FALL 2026**



864.704.1040 • LeeUpstate.com

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



# SITEPLAN



# BUILDING A





## BUILDING A OVERVIEW

Square Feet	116,640 SF
Building Dimensions	180' x 648'
Column Spacing	54' x 60'
Roof	60mil TPO, with R-20 insulation
Clear Height	32'
Sprinkler	ESFR
Slab	6" Reinforced

# • 5 TURNKEY SUITES AVAILABLE •

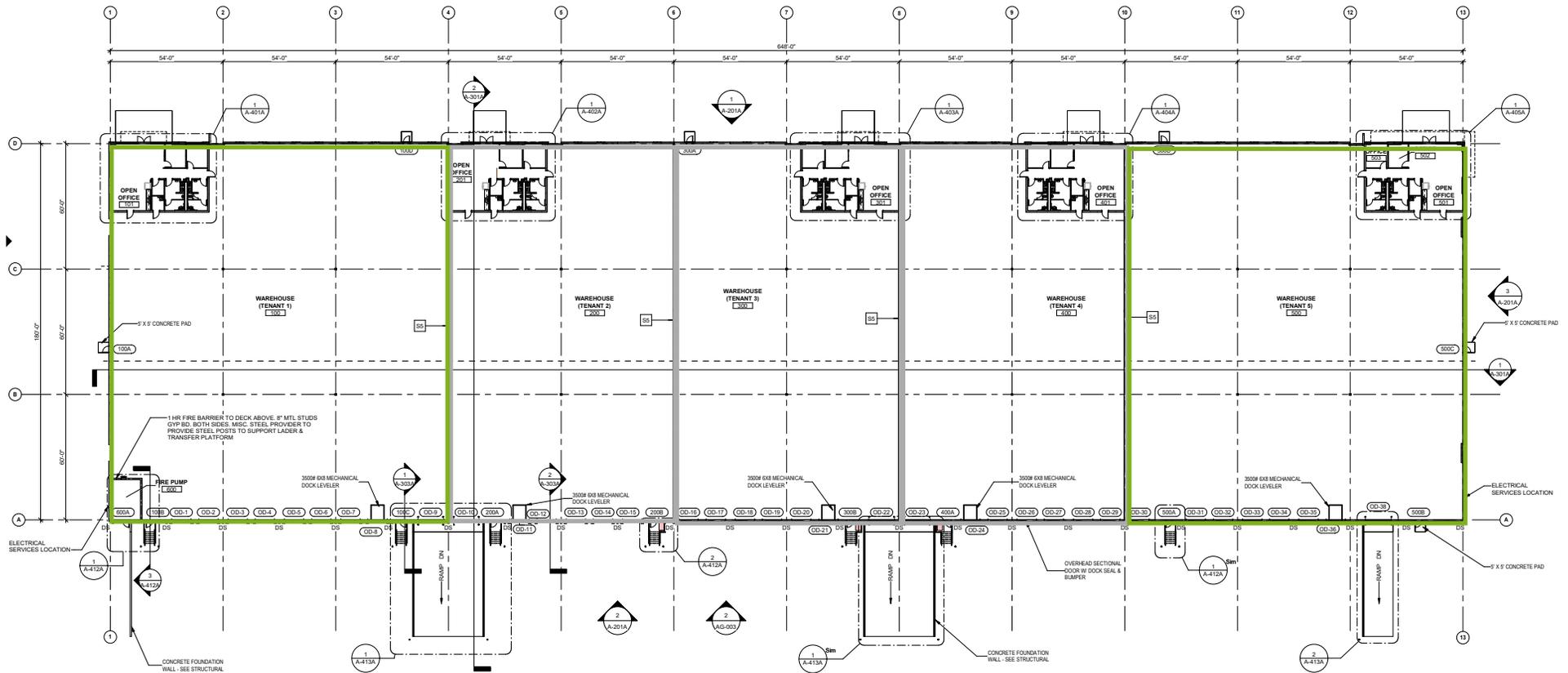
## SUITES 100 & 500

Square Feet:	29,160 SF
Office:	1,530 SF with restrooms, breakroom, two private offices
WH Lighting:	LEDs with motion sensors to 25 foot-candles
Dock Doors:	Seven (7) or Eight (8) 9'x10' dock doors (1 with a 35,000 lb leveler)
Drive-In Doors:	One (1) 12'x14' drive-in door
Mechanical:	One (1) HVLS Fan
Electrical:	400A of 3-phase power

## SUITES 200, 300, & 400

Square Feet:	19,440 SF
Office:	1,530 SF with restrooms, breakroom, two private offices
WH Lighting:	LEDs with motion sensors to 25 foot-candles
Dock Doors:	Five (5) or Six (6) 9'x10' dock doors (1 with a 35,000 lb leveler)
Drive-In Doors:	One (1) 12'x14' drive-in door
Mechanical:	One (1) HVLS Fan
Electrical:	400A of 3-phase power

# BUILDING A OVERVIEW (SUITES)

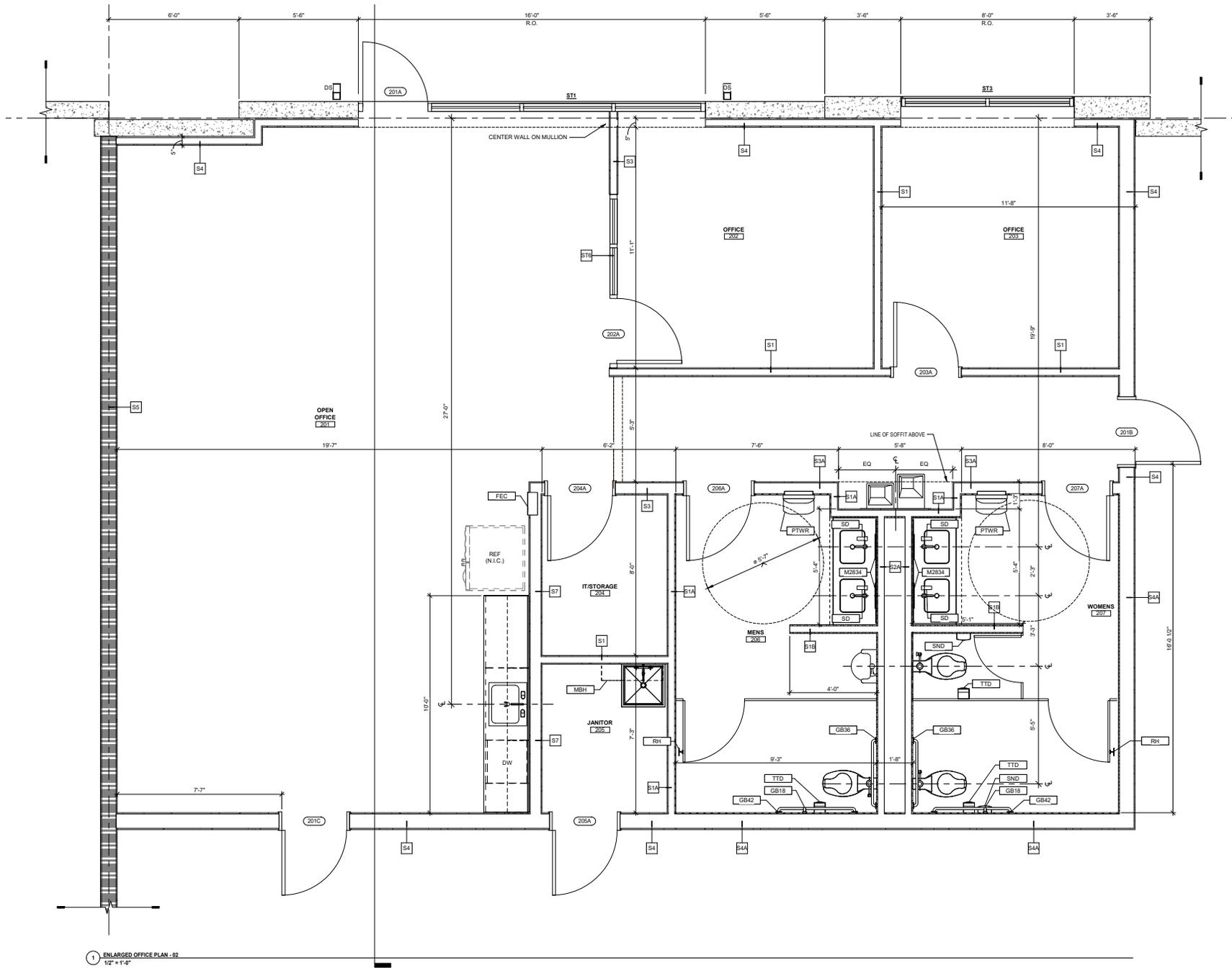


**29,160 SF (2 Suites Available)**

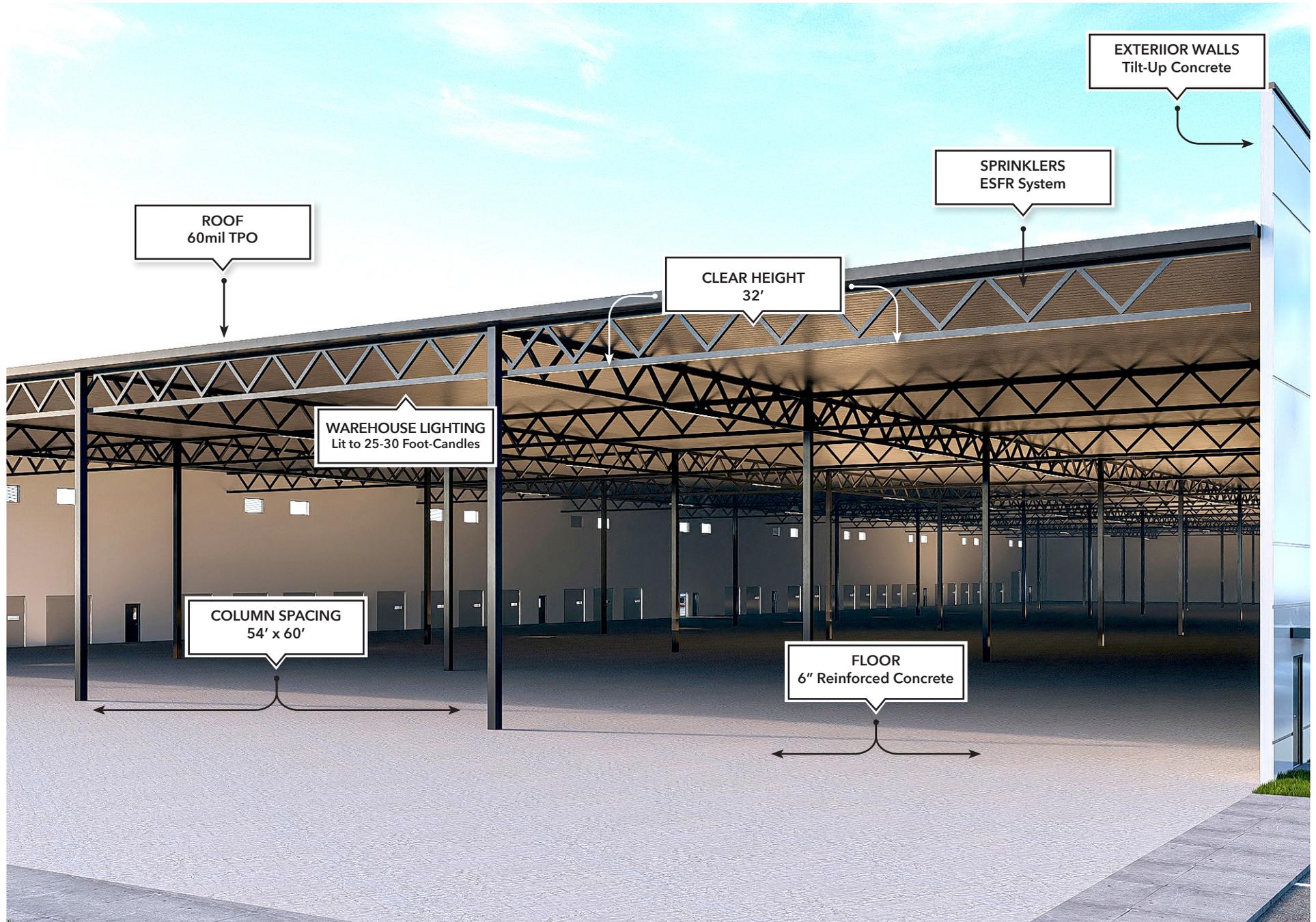
**19,440 SF (3 Suites Available)**

**Delivered Pre-demised  
Turnkey Opportunity**

# BUILDING A OVERVIEW (SPEC OFFICE - ONE PER SUITE)



# BUILDING A OVERVIEW



# LOCATION OVERVIEW



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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**LEE &  
ASSOCIATES**



**BLUE ROAD INVESTMENTS**

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