

FOR SALE

INDUSTRIAL MANUFACTURING FACILITY

INVESTMENT OPPORTUNITY
OR STRATEGIC OWNER-USER

1931 PERIMETER ROAD
GREENVILLE, SC 29605



PAMELA JACKSON
713.927.7026

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE

DETAILS



AVAILABLE SPACE

Address:	1931 Perimeter Road Greenville, SC 29605
Sales Price:	\$3,900,000
Available SF:	±30,365 SF
Parking:	±36 Spaces
Zoning:	I1
Tax Map Number:	0400010102201

PROPERTY HIGHLIGHTS

±30,365 SF industrial manufacturing facility located within Greenville's premier aerospace and advanced manufacturing corridor near Donaldson Airfield. The property is currently occupied by an established manufacturing user, providing immediate cash flow while offering future owner-occupancy potential upon lease expiration. The facility is well-suited for manufacturing, assembly, automation, aerospace suppliers, engineering firms, and other industrial users seeking a strategic Upstate South Carolina location.

INVESTOR INFORMATION

Existing tenant in place through current lease term, 2 years with options

- Base Rent: \$13/SF Modified Gross Lease with 2.5% base rent increases over the initial term and options exercised
- NOI: ~\$311,418

STRATEGIC INVESTOR/OWNER-USER

- Two dock-high doors and two drive-in doors
- Approximately 6,800 SF office area
- Approximately 23,500 SF manufacturing and warehouse space, with ±17,600 SF of fully conditioned manufacturing space with ±5,400 SF of additional warehouse/manufacturing space

STRATEGIC LOCATION ADVANTAGES

- Located within the Donaldson industrial and aerospace corridor.
- Immediate access to I-85, Greenville-Spartanburg International Airport, and Inland Port connections.
- Surrounded by major employers including aerospace, automotive, advanced manufacturing, and automation companies.
- Positioned within one of the fastest-growing industrial markets in the Southeast.



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PROPERTY PHOTOS



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PROPERTY PHOTOS

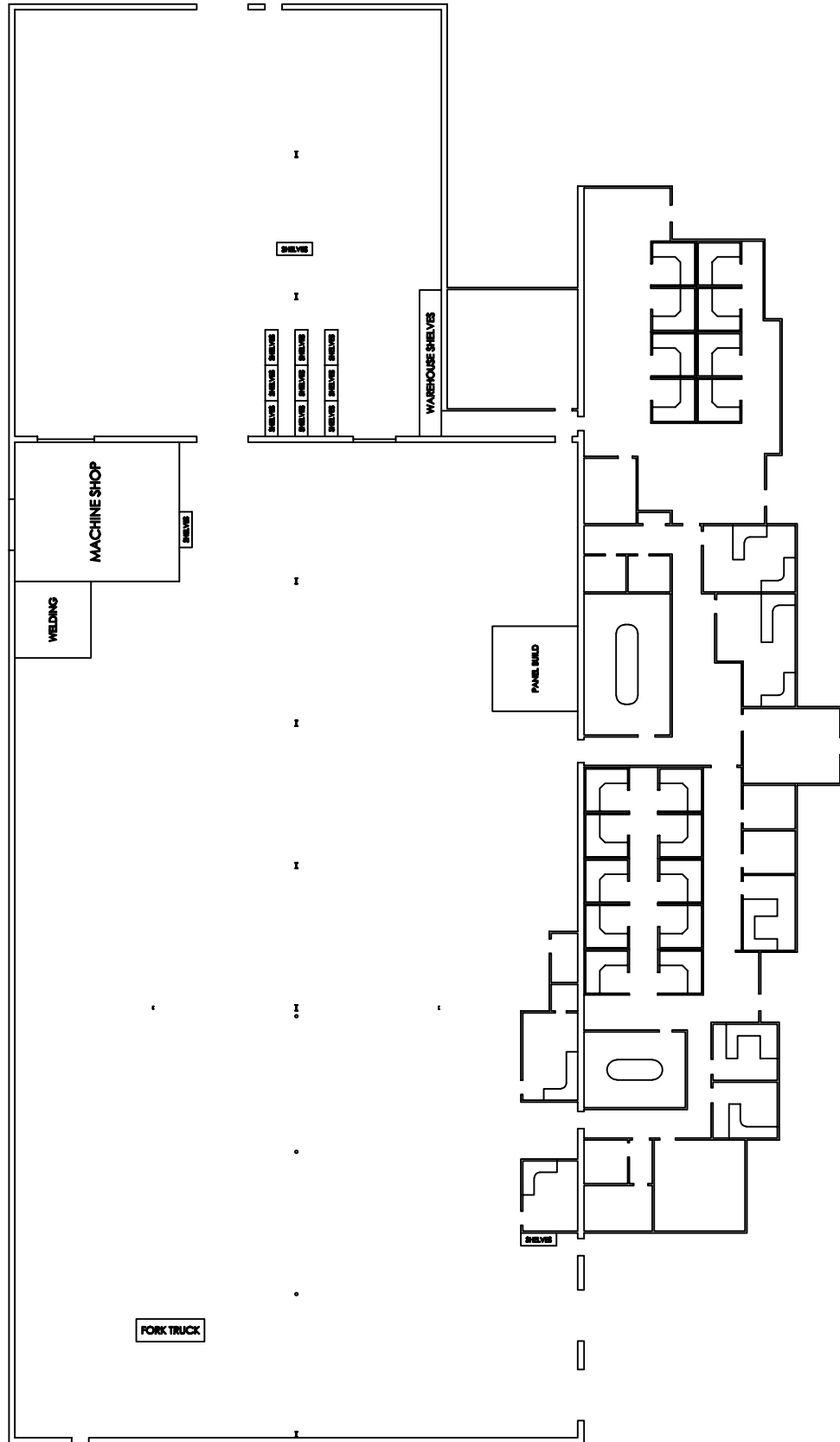


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FLOOR PLANS



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LOCATION, LOCATION, LOCATION

1.6 Million People
10 Upstate SC Counties

More Than 575
International Companies

#3 GDP Worldwide
At \$6.0T, the Southeast United State GDP Ranks #3 in the World.¹

160 New Locations
More than 160 companies have announced new locations in the Upstate over the last 5 years.



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#2

in the U.S. for Manufacturing 2024
Site Selection Group

#2

State for Doing Business 2024
Area Development

\$18B+

Capital Investment in the Upstate over Last 5 years

Data & Information Provided by Upstate Alliance
¹ Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia



REAL RELATIONSHIPS, NOT JUST REAL ESTATE

VERDAE OFFICE

340 Rocky Slope Road
Suite 302
Greenville, SC 29607

DOWNTOWN OFFICE

117 Williams Street
Greenville, SC 29601

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Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.
All property information is subject to change or withdrawal without notice.