



For Lease/Sale

GMU Aircraft Hangar

58 Watson Aviation Road, Greenville, SC 29607



PROPERTY SUMMARY

This is more than just a hangar—it's a strategic position at GMU in a rapidly growing market. Opportunities like this are rare in general aviation, and this property delivers on every level: a 7,600 SF hangar bay designed for aircraft and workspace, paired with a 1,200 SF climate-controlled office for seamless operations management. Features include an hydraulic hangar door, dedicated ramp access, and integrated surveillance infrastructure.

With 8,792 SF total, the layout offers exceptional flexibility, while fee simple ownership ensures full control. As Greenville County continues to see significant investment in aerospace and manufacturing, demand for high-quality hangar space remains strong. This is turnkey aviation infrastructure in a location that truly matters.

PROPERTY HIGHLIGHTS

- Fee Simple ownership at SC's busiest general aviation airport
- Hydraulic hangar door (70' W x 16' H)
- Dedicated apron and ramp access
- Climate controlled office space
- Video surveillance & keyless access controlled doors
- Strategic location near downtown Greenville business district
- Direct access to parking area

Asking Price	\$2,500,000 or \$15/SF/YR NNN
Lease Rate	\$15.00 SF/yr (NNN)
Site Size	0.21 Acres
Building Size	8,792 SF



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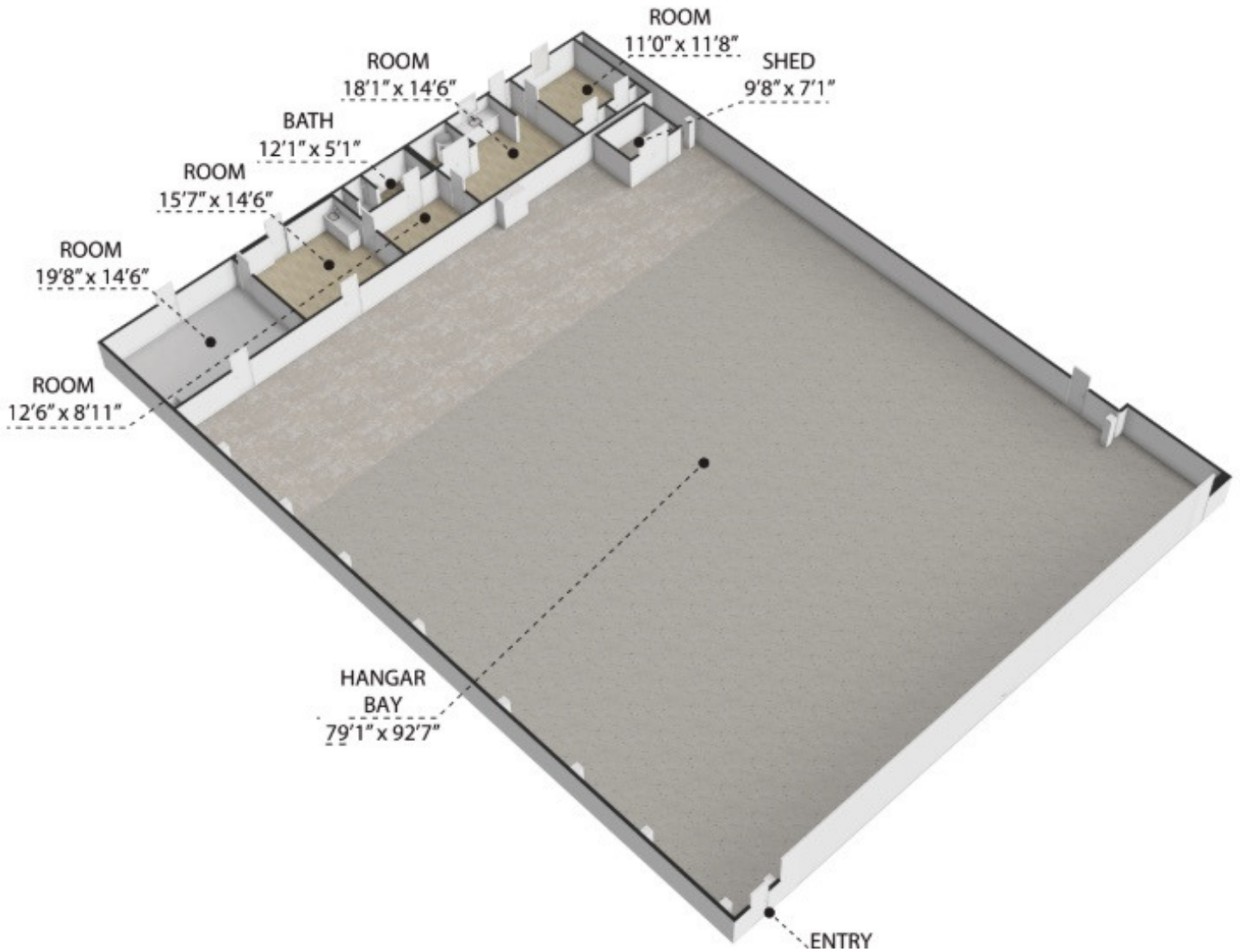
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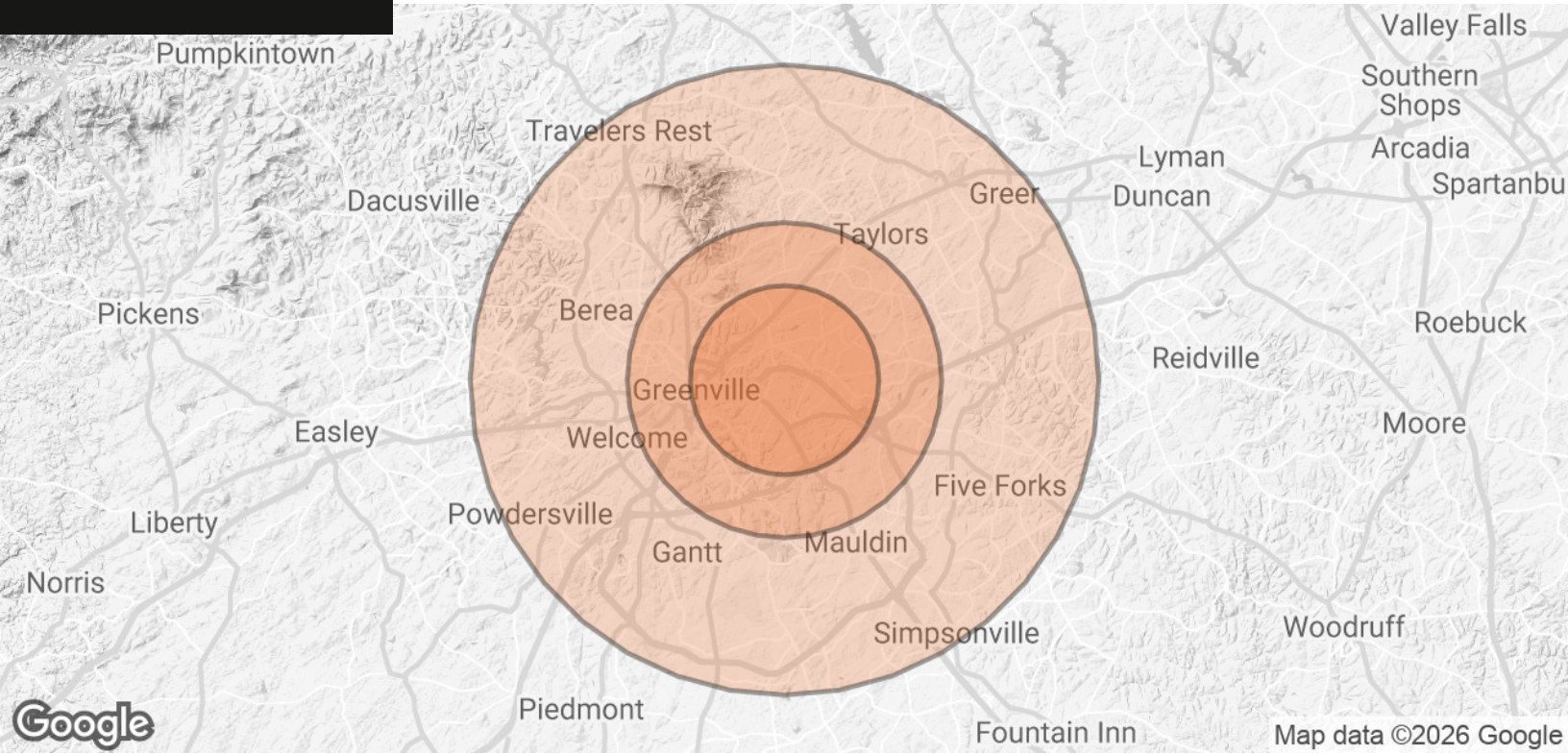
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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	66,649	173,244	436,723
AVERAGE AGE	38.7	38.1	39.0
AVERAGE AGE (MALE)	37.8	37.0	37.6
AVERAGE AGE (FEMALE)	39.4	39.0	39.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	30,434	76,967	178,079
# OF PERSONS PER HH	2.2	2.3	2.5
AVERAGE HH INCOME	\$112,863	\$106,746	\$104,202
AVERAGE HOUSE VALUE	\$484,880	\$402,954	\$334,960

2023 American Community Survey (ACS)



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