



MEROVAN
AT DONALDSON

FOR LEASE
SHALLOW BAY, WAREHOUSE SPACE
±5,400 SF TO ±56,700 SF



 **DONALDSON FIELD
AIRPORT AT SCTAC**

NAI Earle Furman

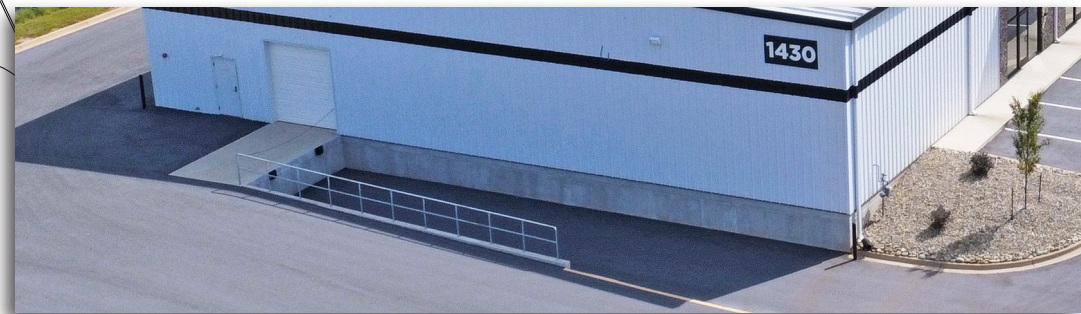
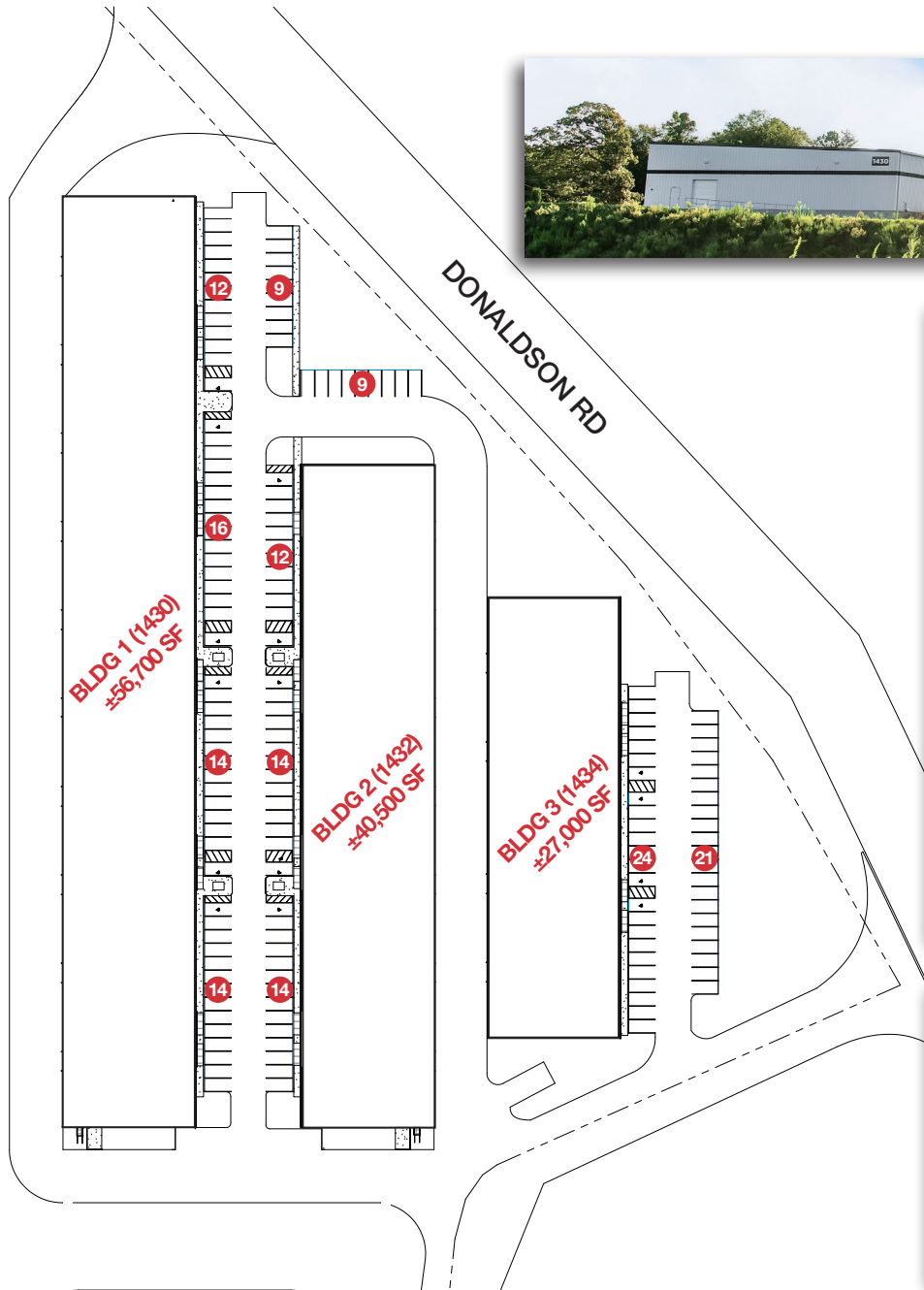
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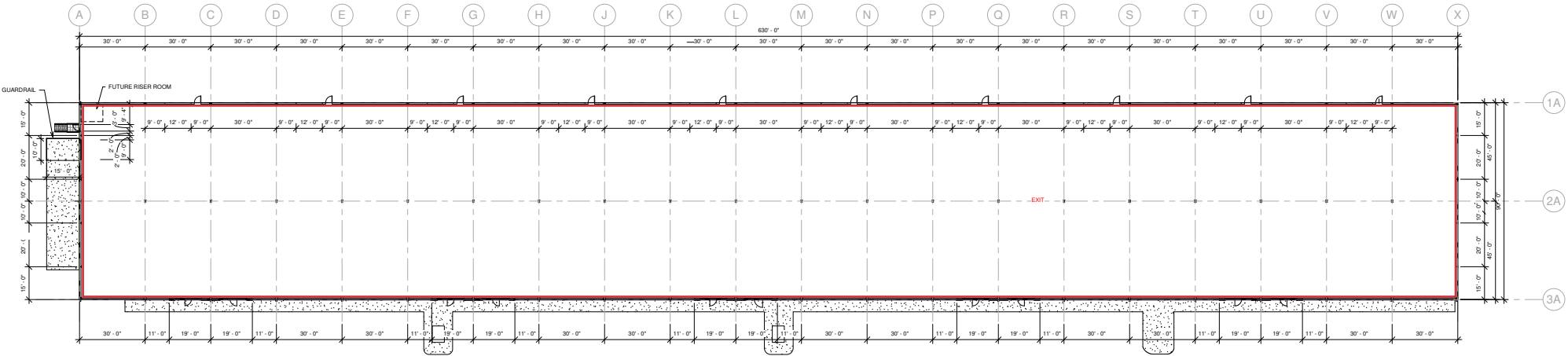
PARK LAYOUT







BUILDING 1



1430 DONALDSON ROAD | GREENVILLE, SC

TOTAL SF	±56,700 SF (90' x 630')	COLUMN SPACING	30' x 45'	UTILITIES	
AVAILABLE SF	±5,400 SF to ±56,700 SF	DRIVE-IN DOORS	10	WATER	Greenville Water
OFFICE SF	BTS	DOCK DOORS	Single shared dock	GAS	Piedmont Natural Gas
CONSTRUCTION	Metal	SPRINKLERS	Wet	ELECTRICITY	Duke Energy (277/480v)
ROOF	Standing Seam Metal	LIGHTING	LED		
CLEAR HEIGHT	22'	PARKING (AUTO)	±149 spaces (shared)		

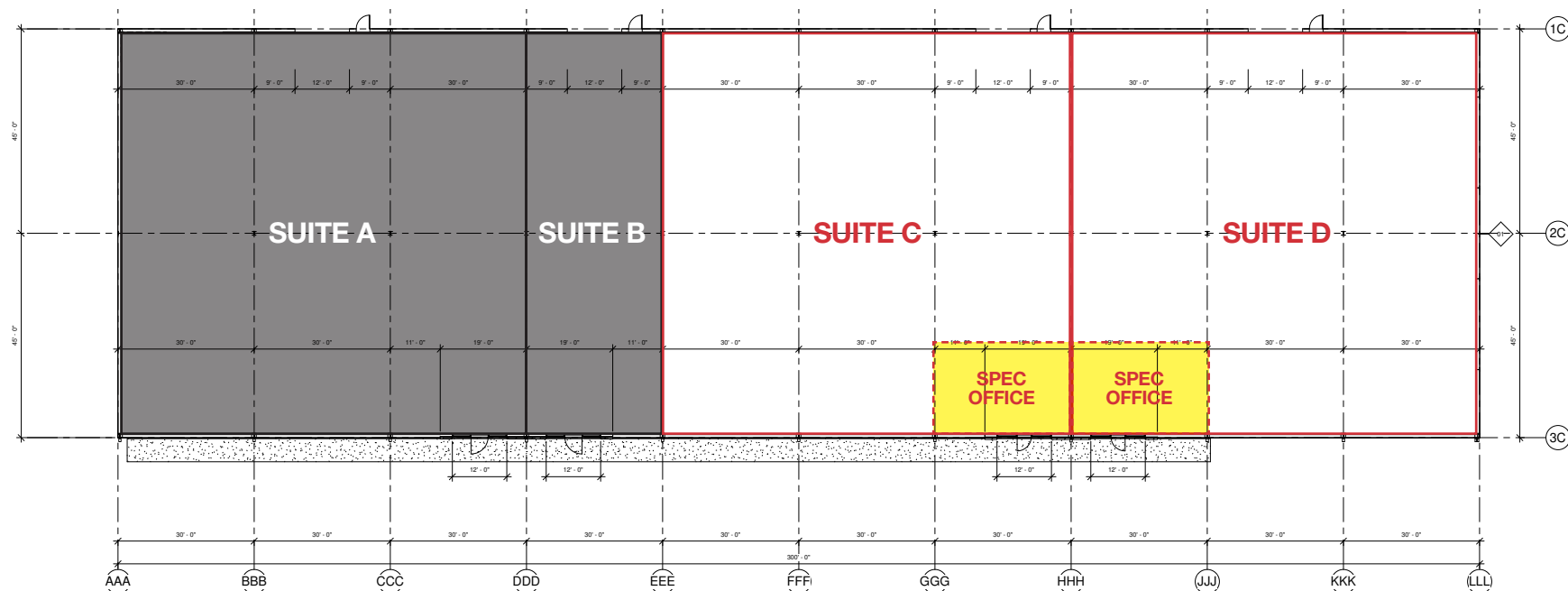


TENANTS

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BUILDING 3



1434 DONALDSON ROAD | GREENVILLE, SC

TOTAL SF ±27,000 SF (90' x 300')

AVAILABLE SF (2) ±8,100 SF Suites

OFFICE SF (2) ±1,000 SF Spec

CONSTRUCTION Metal

ROOF Standing Seam Metal

CLEAR HEIGHT 22'

COLUMN SPACING 30' x 45'

DRIVE-IN DOORS 1

DOCK DOORS Single shared dock

SPRINKLERS Wet

LIGHTING LED

PARKING (AUTO) ±149 spaces (shared)

UTILITIES

WATER Greenville Water

GAS Piedmont Natural Gas

ELECTRICITY Duke Energy (277/480v)

TENANTS

SUITE A Palmetto State Glass

SUITE B Evans Contracting Group

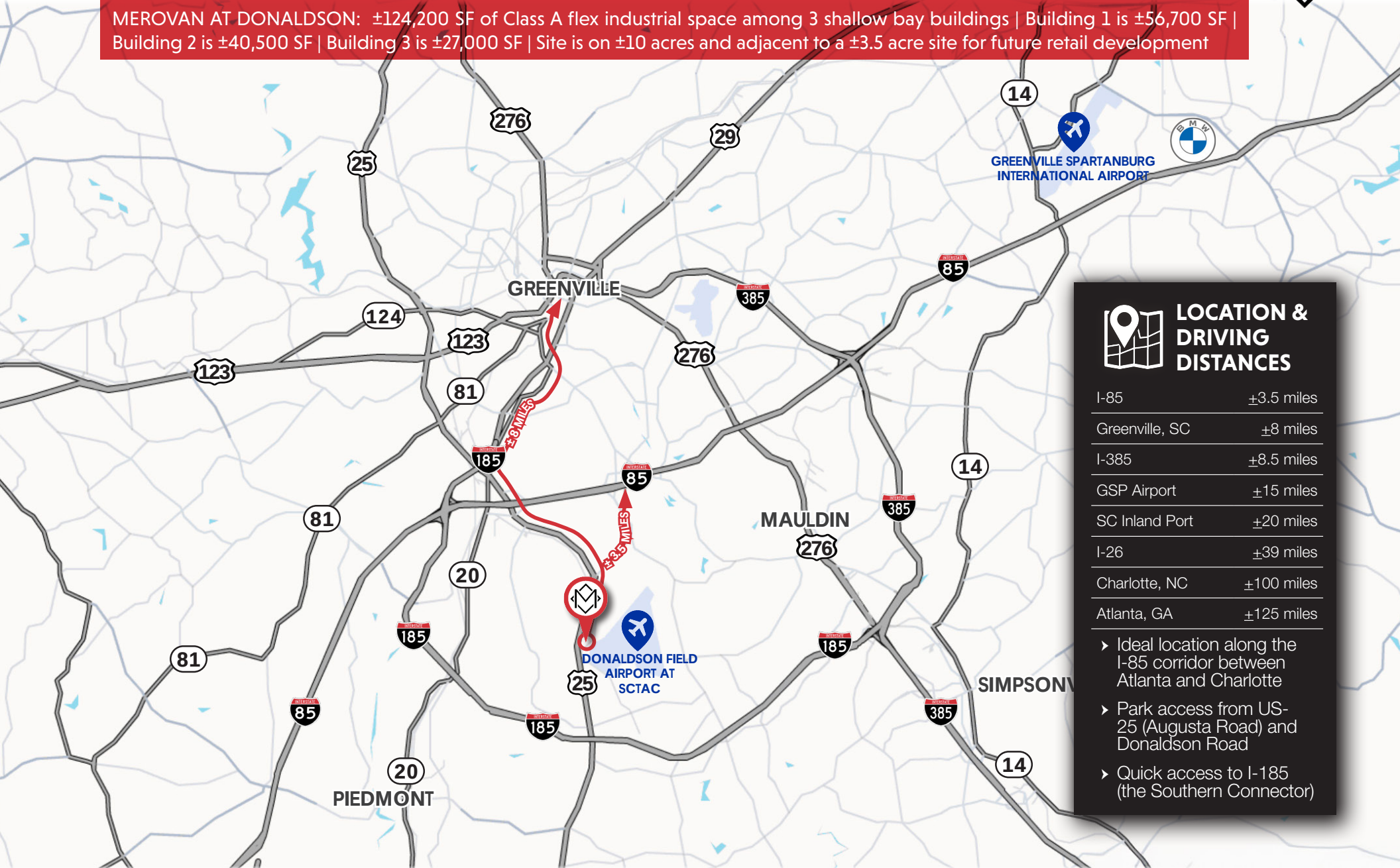
SUITE C Vacant (±8,100 SF)

SUITE D Vacant (±8,100 SF)

PARK DETAILS/LOCATION



MEROVAN AT DONALDSON: ±124,200 SF of Class A flex industrial space among 3 shallow bay buildings | Building 1 is ±56,700 SF | Building 2 is ±40,500 SF | Building 3 is ±27,000 SF | Site is on ±10 acres and adjacent to a ±3.5 acre site for future retail development



LOCATION & DRIVING DISTANCES

I-85	±3.5 miles
Greenville, SC	±8 miles
I-385	±8.5 miles
GSP Airport	±15 miles
SC Inland Port	±20 miles
I-26	±39 miles
Charlotte, NC	±100 miles
Atlanta, GA	±125 miles

- ▶ Ideal location along the I-85 corridor between Atlanta and Charlotte
- ▶ Park access from US-25 (Augusta Road) and Donaldson Road
- ▶ Quick access to I-185 (the Southern Connector)



FOR ADDITIONAL
INFORMATION,
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LEASING TEAM



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