

# 6801 Augusta Road



**FOR LEASE OR SALE**

**149,500 SF INDUSTRIAL FACILITY**

*GREENVILLE, SOUTH CAROLINA*

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DONALDSON AIRPORT - GYH  
SC TECHNOLOGY + AVIATION CENTER

6801 Augusta Road



SITE OVERVIEW

## PROPERTY INFORMATION

ADDRESS	6801 Augusta Rd, Greenville, South Carolina 29605
PARCEL ID (Spartanburg County)	401000203700
ZONING	S-1 (Light Manufacturing/General Commercial)
PROPERTY SIZE	149,550 SF
OFFICE FINISH	23,000 SF (15%)
CEILING HEIGHT	20' 9" - 21"
LOADING CONFIGURATION	Rear-load
LOADING DOCKS	Twenty-two (22) dock high doors   Two (2) drive-in doors
STRUCTURE	Pre-Cast Concrete
COLUMN SPACING	50' x 50'
ROOF	<b>Office + Warehouse areas:</b> Ketone Ethylene Ester (KEE) membrane roof system (FiberTite®), installed in 2013 and under warranty through 7/25/2033 (approximately 131,500 SF) <b>Storage Area:</b> Single-ply, mechanically fastened corrugated steel panel system, original (approximately 18,050 SF)
FIRE PROTECTION	Wet System
LIGHTING	High bay T-5, T-8 & LED
HVAC	<b>Fully conditioned:</b> - Four (4) 40-Ton Trane Units (installed 2020) - Two (2) 7.5-Ton Trane Units (installed 2020) - Five (5) 10-Ton Trane Units (installed 2020)
ELECTRICAL	480/277 Volt/ 2,000 Amp
FLOOR	Concrete slab (4,000 PSI)
TRUCK COURT	Fully fenced with security guard station   170" with 30" concrete apron
TRAILER STORAGE	29 trailer spaces with 30" concrete apron
EMPLOYEE PARKING	188 employee parking spaces (1.25/1,000 SF)
UTILITIES	<b>Electric:</b> Duke Energy <b>Gas:</b> Piedmont Natural Gas <b>Water:</b> Greenville Water & Sewer
ADDITIONAL INFORMATION	Covered storage on-site, fully concrete   Mezzanine in warehouse space   One (1) elevator that services two-story office space

BEECHTREE BLVD



AUGUSTA RD

# SITE PLAN

ADASBURY DR

Pond

188 EMPLOYEE PARKING SPACES (1.25/1,000)

6801 AUGUSTA RD  
149,550 SF

FULLY CONCRETE TRUCK COURT/  
OUTDOOR STORAGE AREA

SECURITY GUARD STATION

30' CONCRETE APRON

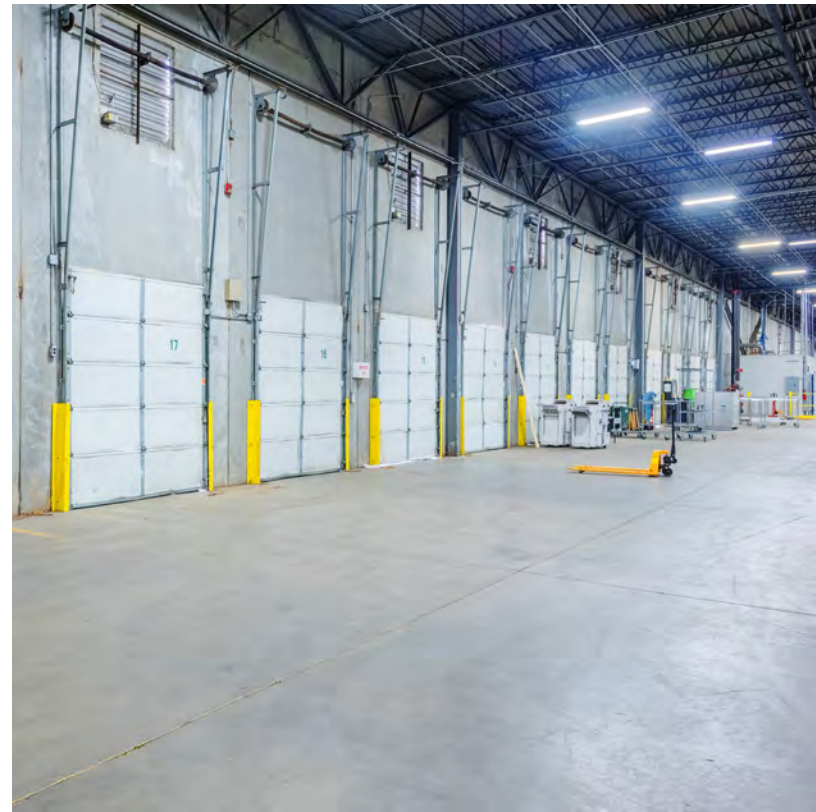
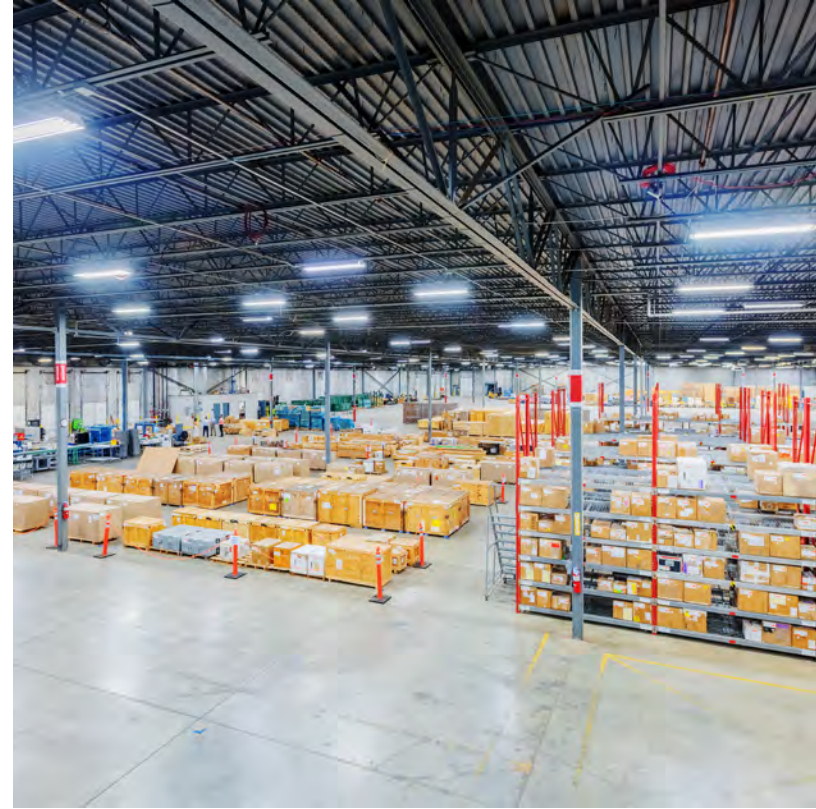
170' TRUCK COURT | 29 TRAILER PARKING SPACES

30' CONCRETE APRON

NEW SUNSET LN

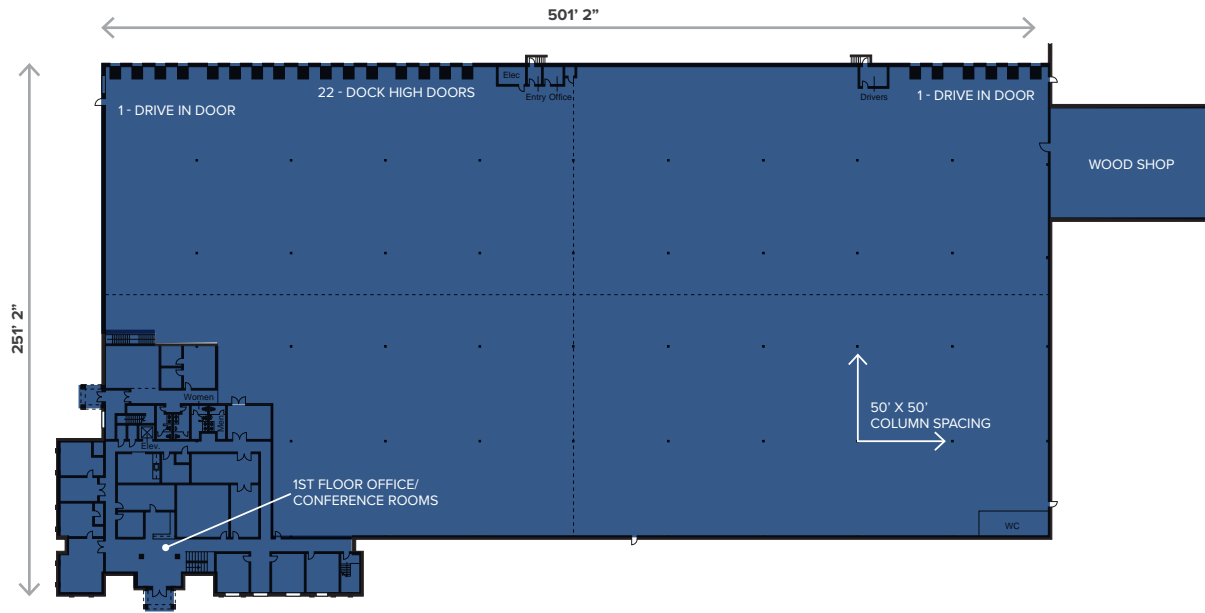


# SITE PLAN



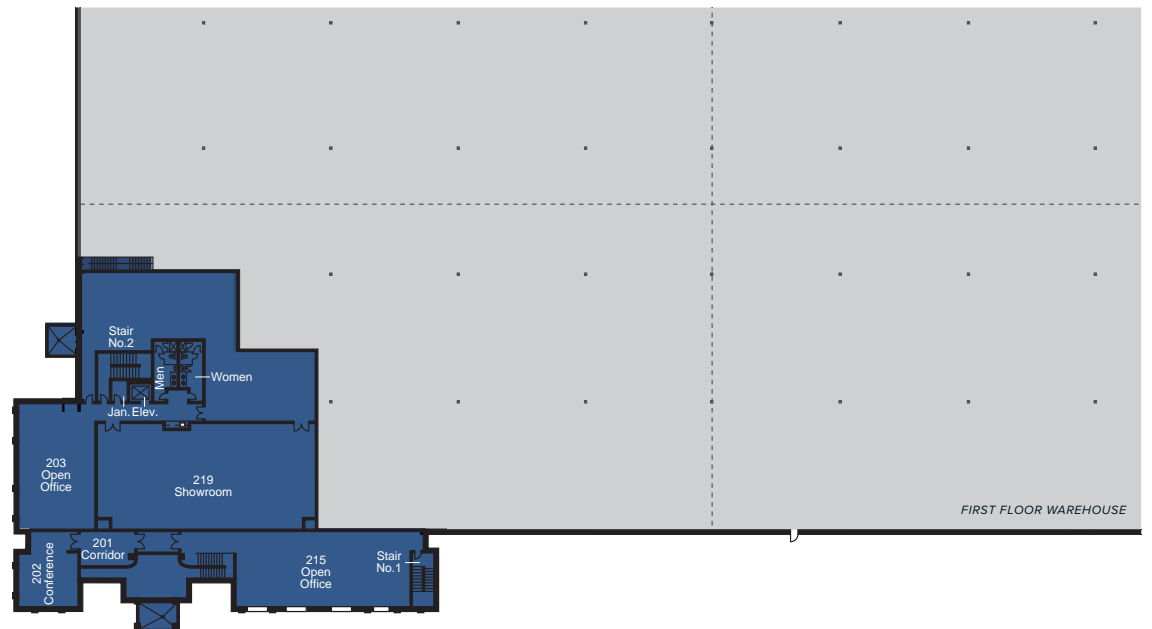


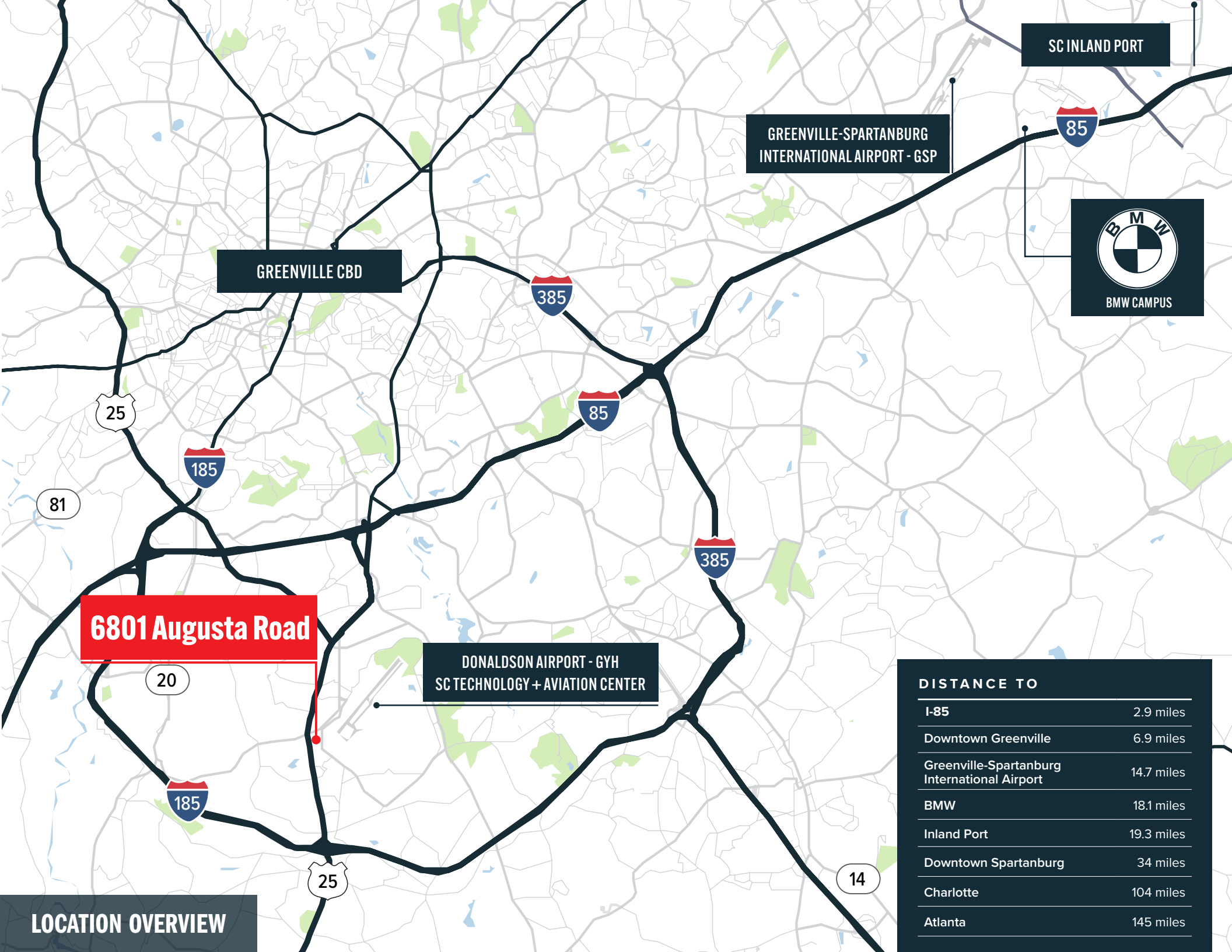
# FLOOR PLANS



SECOND FLOOR

FIRST FLOOR





GREENVILLE-SPARTANBURG  
INTERNATIONAL AIRPORT - GSP

SC INLAND PORT

GREENVILLE CBD



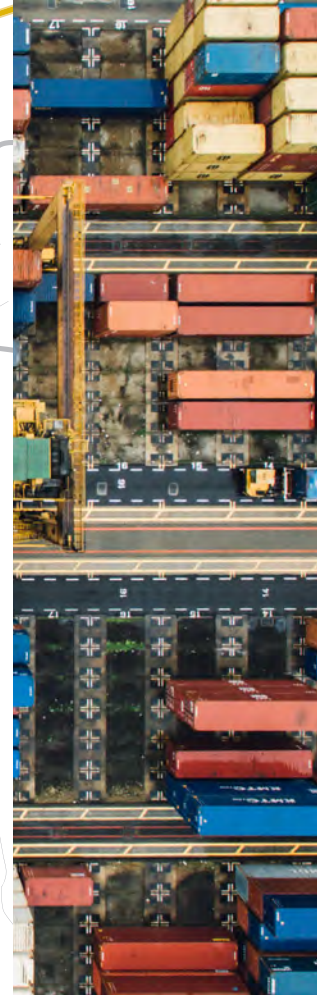
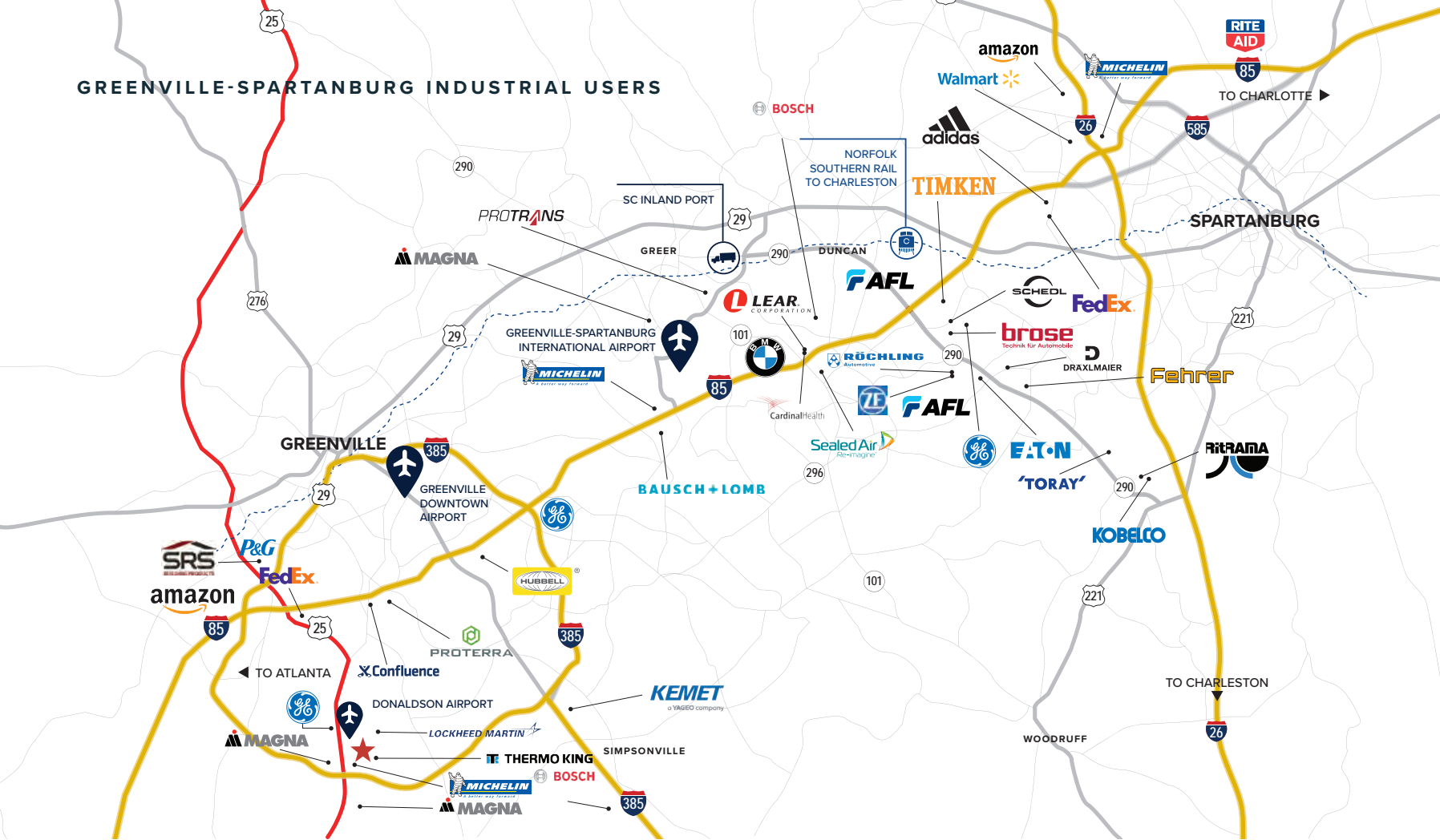
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DISTANCE TO	
I-85	2.9 miles
Downtown Greenville	6.9 miles
Greenville-Spartanburg International Airport	14.7 miles
BMW	18.1 miles
Inland Port	19.3 miles
Downtown Spartanburg	34 miles
Charlotte	104 miles
Atlanta	145 miles

**LOCATION OVERVIEW**

## GREENVILLE-SPARTANBURG INDUSTRIAL USERS



## THE GREER INLAND PORT

### GATEWAY TO THE SOUTHEAST

Following its completion in Q3 of 2013, the Greer Inland port instantaneously extended the Port of Charleston's reach 212 miles inland and gave shippers and distribution centers access to more than 95 million consumers within a one-day drive. Norfolk Southern serves the inland port through its main line which, within one day, provides the most cost-effective and eco-friendly means of transportation to and from the Port of Charleston. Additionally, regional shippers enjoy the unique advantage of having access to the Greer Inland Port's supply of empty containers needed in order to move goods.

**\$33B**

ECONOMIC IMPACT IN THE  
UPSTATE SC REGION

**143,000**

CONTAINERS MOVED IN 2019

**50 ACRE**

EXPANSION STARTED IN 2019

**2.2M**

BMW EXPORTED

**1 DAY**

DRIVE TO 100M CONSUMERS

**1 DAY**

RAIL ACCESS TO PORT  
OF CHARLESTON



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