

6801 Augusta Road



FOR LEASE OR SALE

149,550 SF INDUSTRIAL FACILITY

GREENVILLE, SOUTH CAROLINA

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DONALDSON AIRPORT - GYH
SC TECHNOLOGY + AVIATION CENTER

6801 Augusta Road

AUGUSTA ROAD

85

25

SITE OVERVIEW

PROPERTY INFORMATION

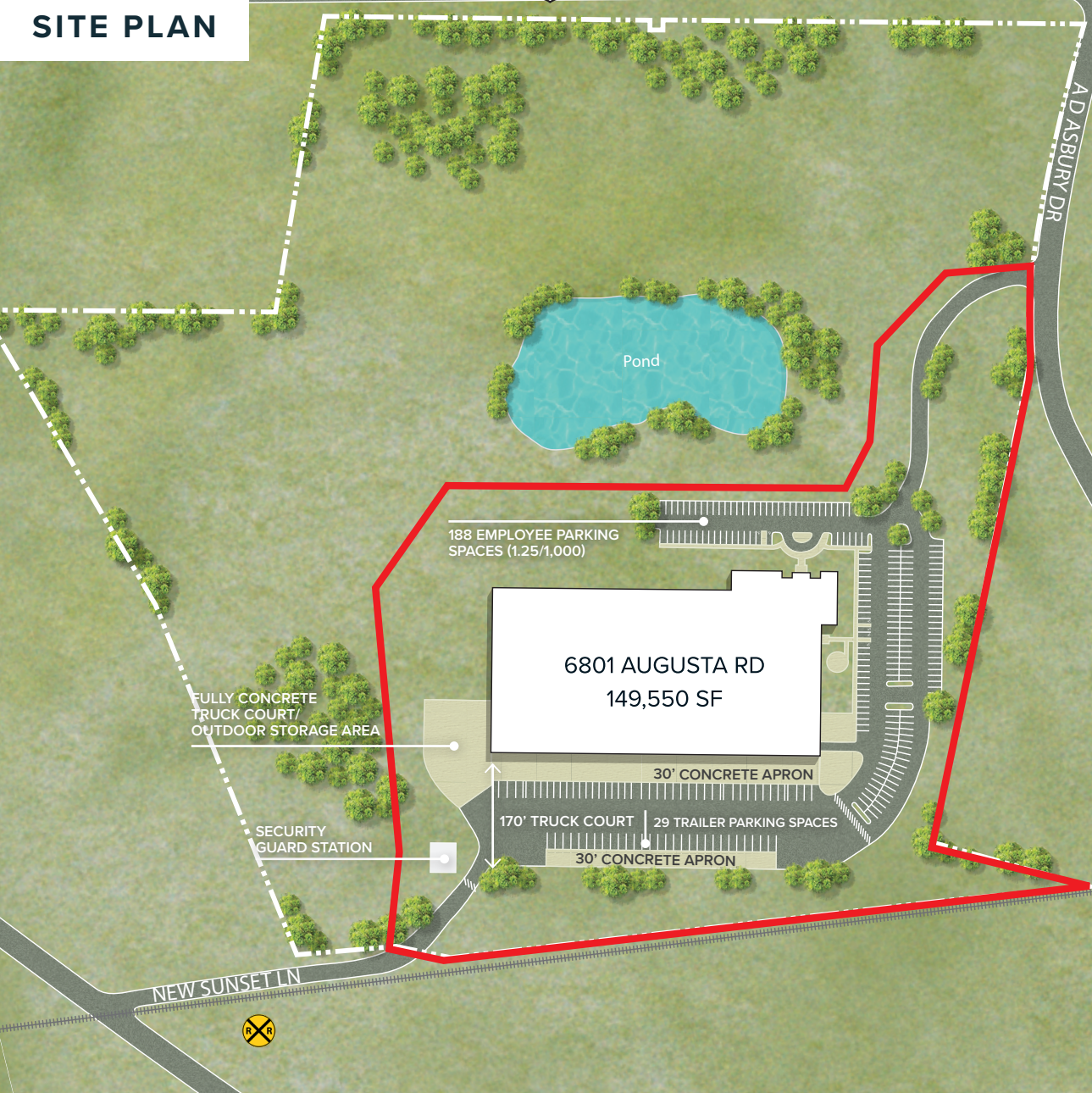
ADDRESS	6801 Augusta Rd, Greenville, South Carolina 29605
PARCEL ID (Spartanburg County)	401000203700
ZONING	S-1 (Light Manufacturing/ General Commercial)
PROPERTY SIZE	149,550 SF
OFFICE FINISH	23,000 SF (15%)
CEILING HEIGHT	20' 9" - 21"
LOADING CONFIGURATION	Rear-load
LOADING DOCKS	Twenty-two (22) dock high doors Two (2) drive-in doors
STRUCTURE	Pre-Cast Concrete
COLUMN SPACING	50' x 50'
ROOF	Office + Warehouse areas: Ketone Ethylene Ester (KEE) membrane roof system (FiberTite®), installed in 2013 and under warranty through 7/25/2033 (approximately 131,500 SF) Storage Area: 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	Fully conditioned: - 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	Electric: Duke Energy Gas: Piedmont Natural Gas Water: 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

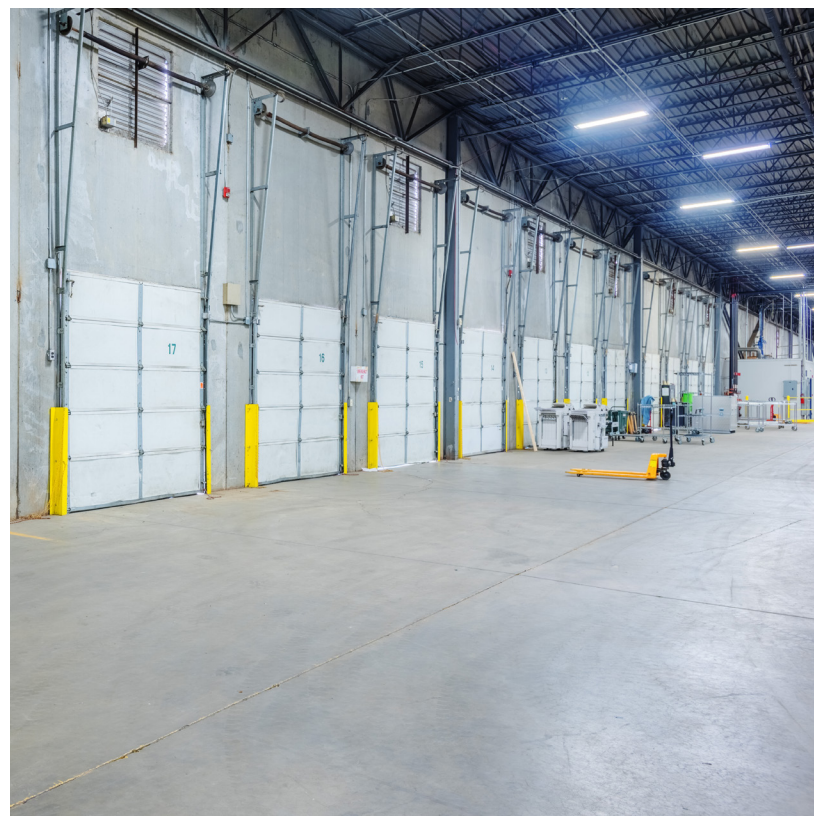
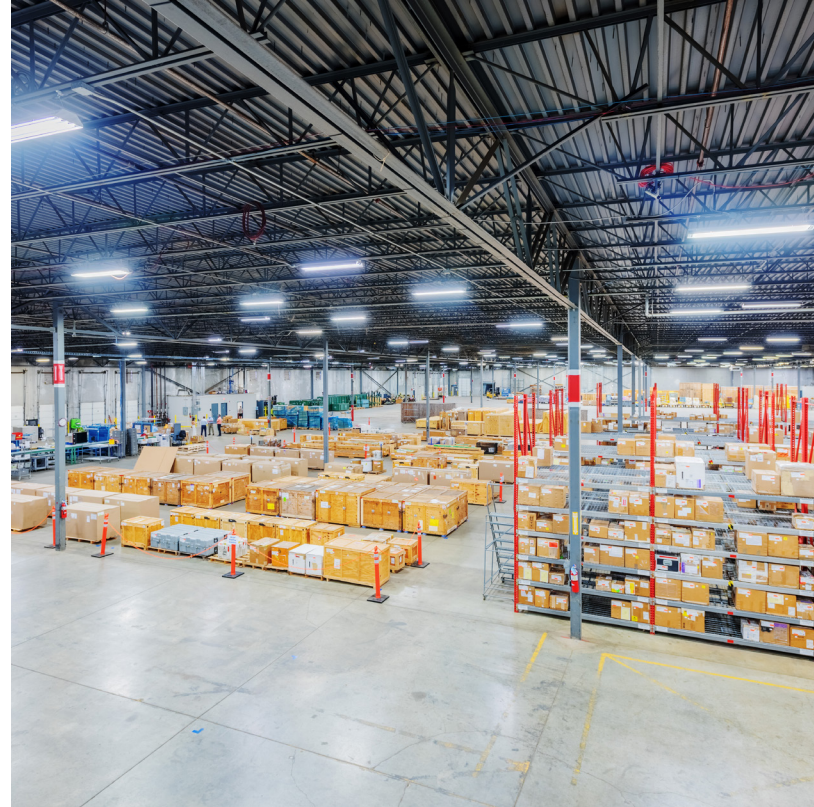


AUGUSTA RD

SITE PLAN

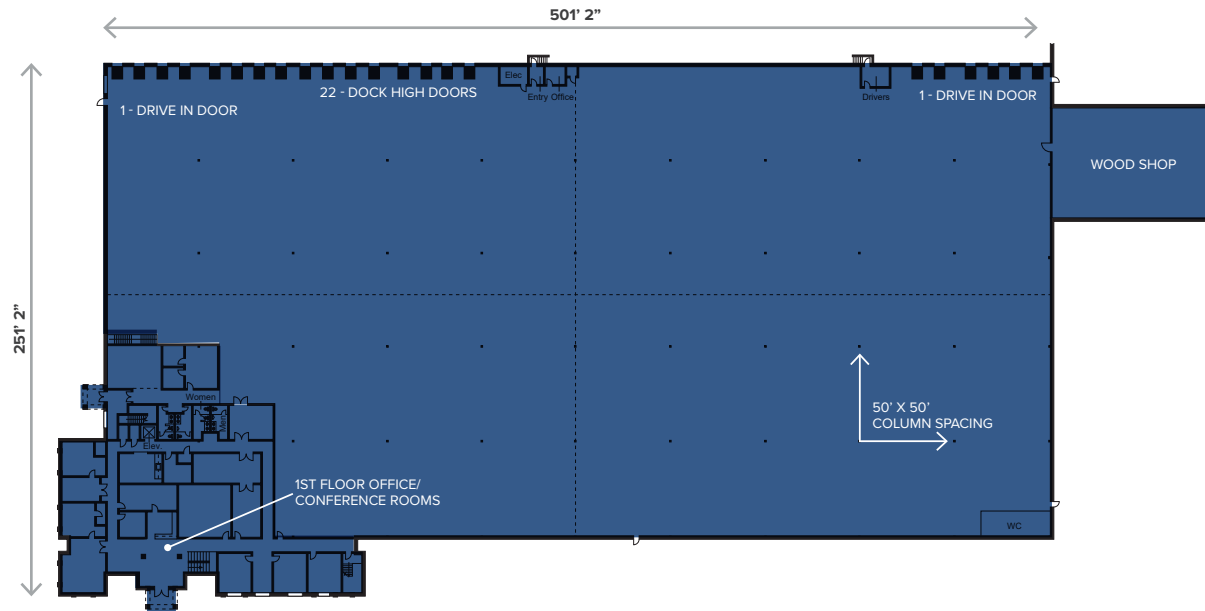


SITE PLAN



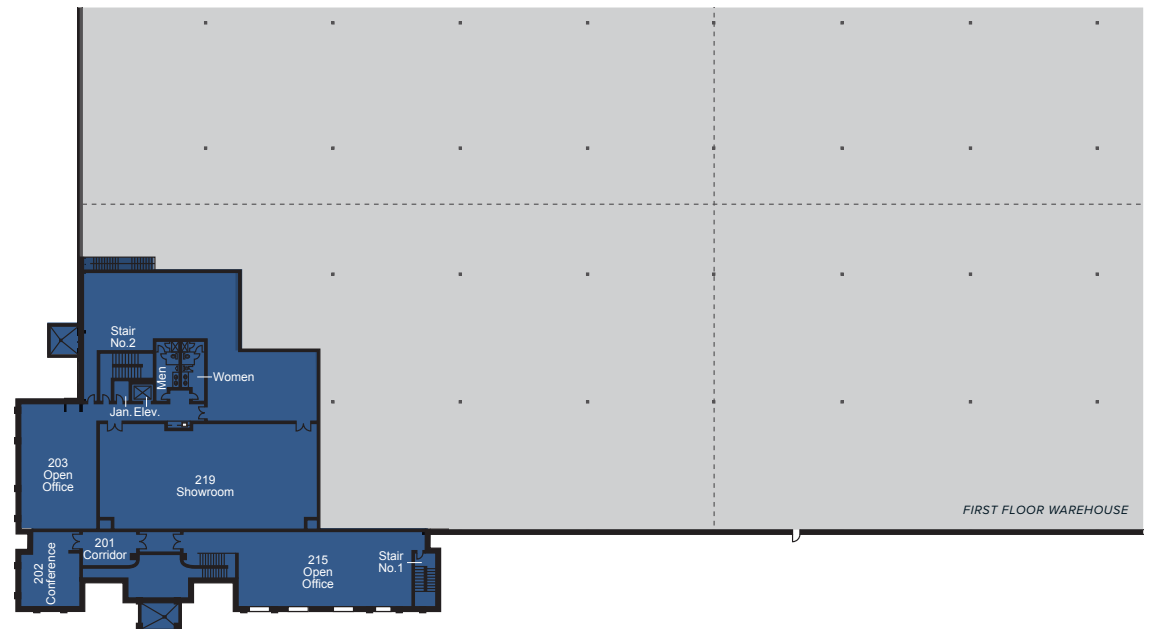


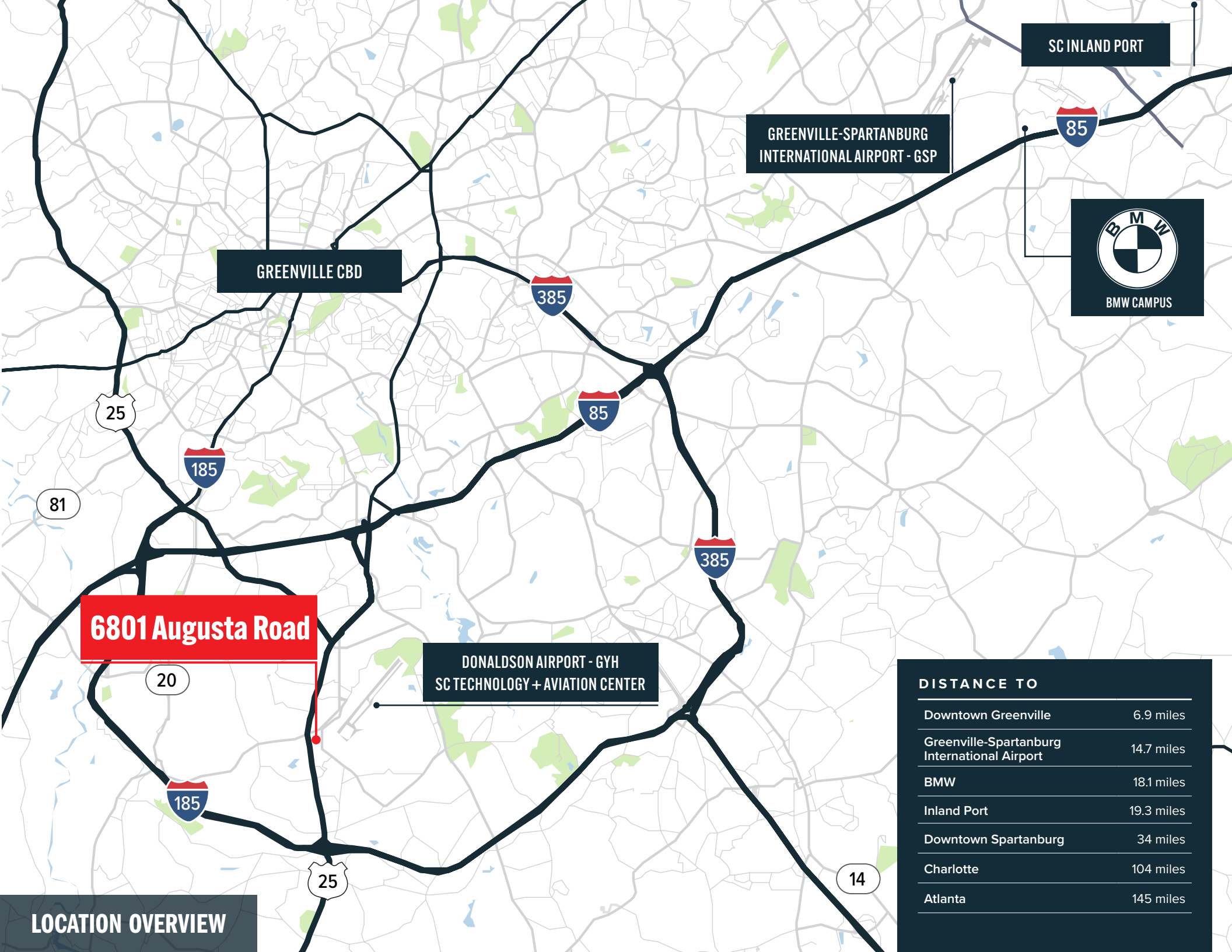
FLOOR PLANS



FIRST FLOOR

SECOND FLOOR





GREENVILLE-SPARTANBURG
INTERNATIONAL AIRPORT - GSP

SC INLAND PORT

GREENVILLE CBD



DONALDSON AIRPORT - GYH
SC TECHNOLOGY + AVIATION CENTER

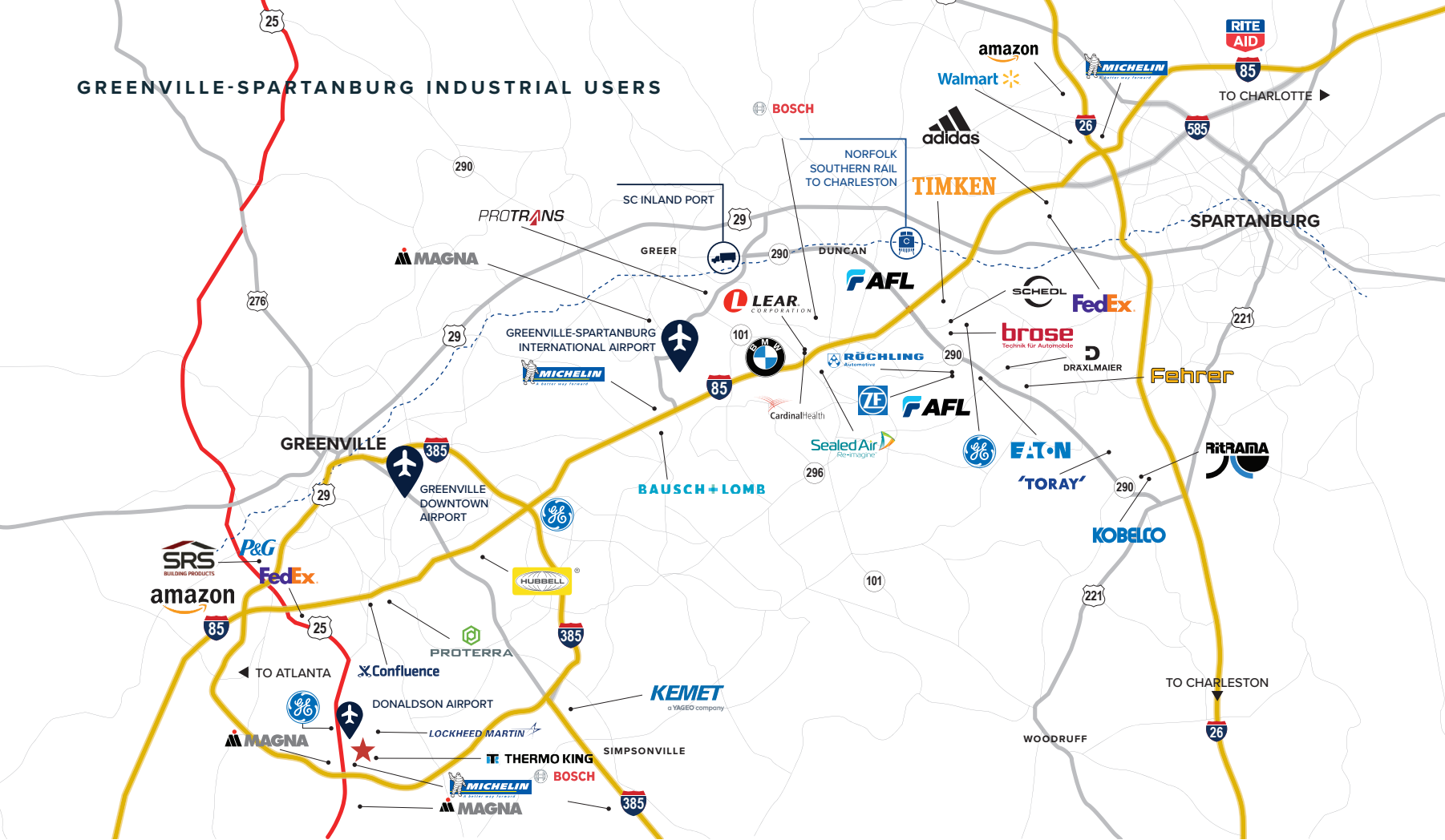
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DISTANCE TO

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 CHARLOTTE



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