

Located in an Opportunity Zone

Offering Memorandum



±50,197 SF Industrial Property on ±8.26 Acres

1698 Perimeter Rd • Greenville, SC 29605



Exclusively Marketed By:



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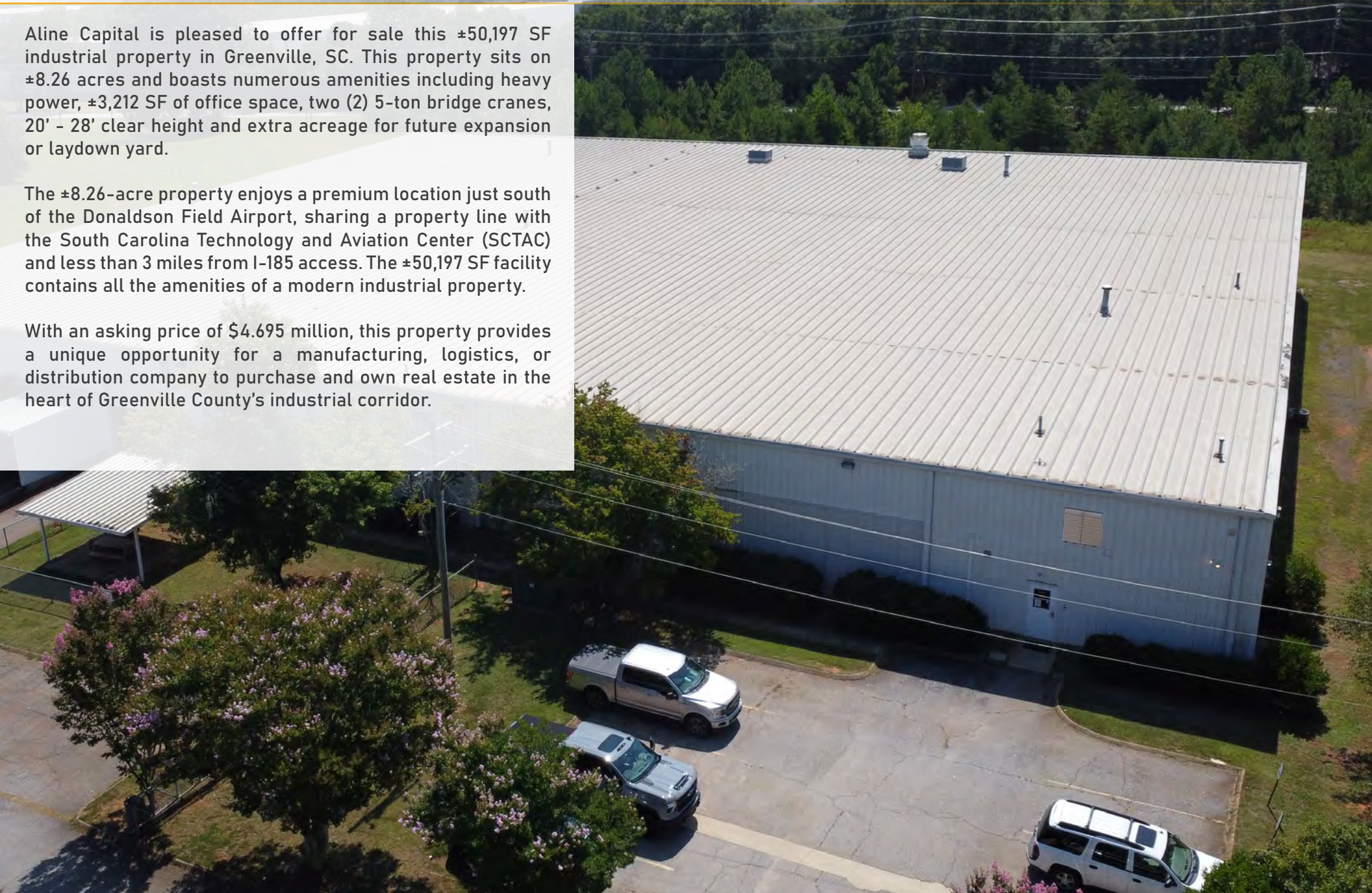


Executive Summary

Aline Capital is pleased to offer for sale this ±50,197 SF industrial property in Greenville, SC. This property sits on ±8.26 acres and boasts numerous amenities including heavy power, ±3,212 SF of office space, two (2) 5-ton bridge cranes, 20' - 28' clear height and extra acreage for future expansion or laydown yard.

The ±8.26-acre property enjoys a premium location just south of the Donaldson Field Airport, sharing a property line with the South Carolina Technology and Aviation Center (SCTAC) and less than 3 miles from I-185 access. The ±50,197 SF facility contains all the amenities of a modern industrial property.

With an asking price of \$4.695 million, this property provides a unique opportunity for a manufacturing, logistics, or distribution company to purchase and own real estate in the heart of Greenville County's industrial corridor.



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Investment Summary



Offering Price: \$4,695,000

Location



1698 Perimeter Rd
Greenville, SC
29605

Market



Greenville County
South Carolina

Square Footage



±50,197 Square Feet

Land



±8.26 Total Acres

Tax Map ID



0400010110500

Zoning Info



I-1
Opportunity Zone

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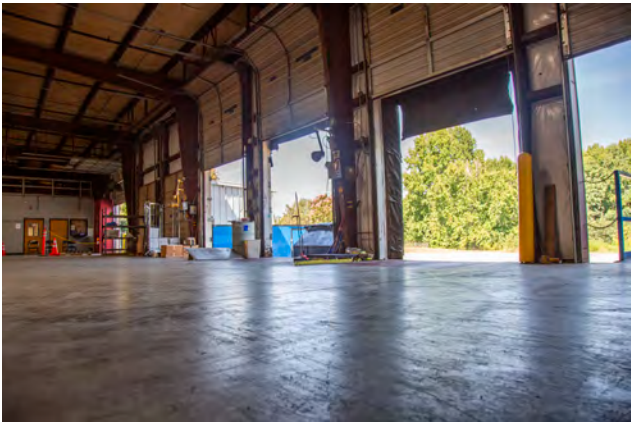
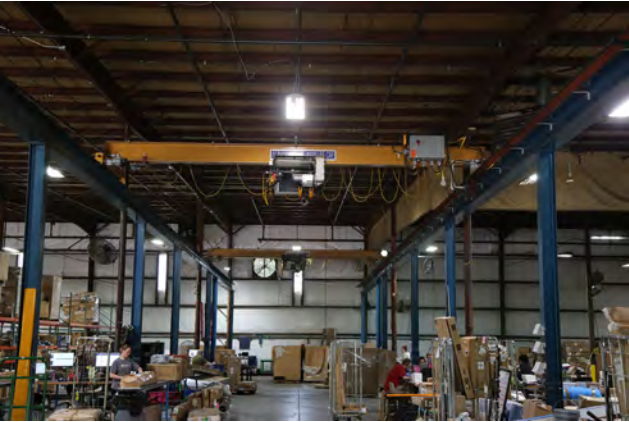
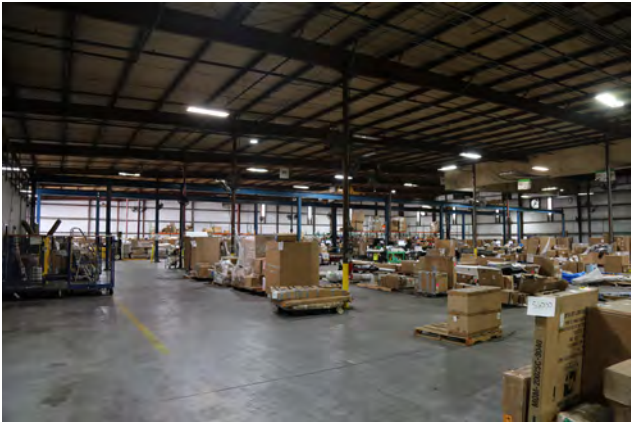
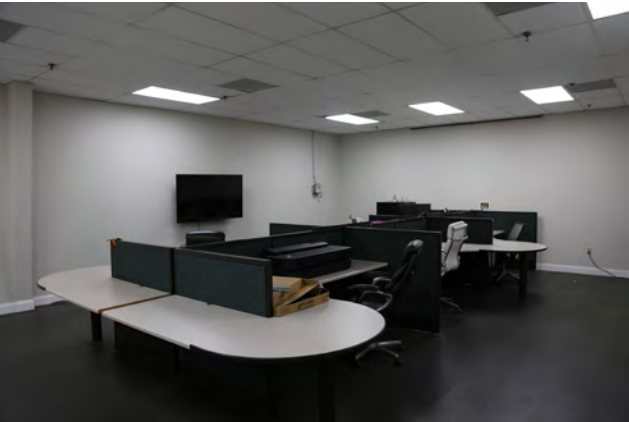
Property Details

- ±46,985 SF warehouse
- ±3,212 SF office space (new HVAC system)
- ±8.26 acres with ample room for expansion or laydown yard
- 20' – 28' clear height
- 100% sprinkled
- (5) Dock High Doors: (9' x 10')
- (2) Drive-in Doors: (12' x 14') and (8' x 10')
- (2) 5-ton bridge cranes
- 25' x 50' column spacing
- 3-Phase Electrical Service: 480 Volt, 2,000 Amp
- LED Lighting
- 6" reinforced concrete floors
- Zoning: I-1
- Opportunity Zone



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Interior Photos



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Aerial Map



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Floor Plan



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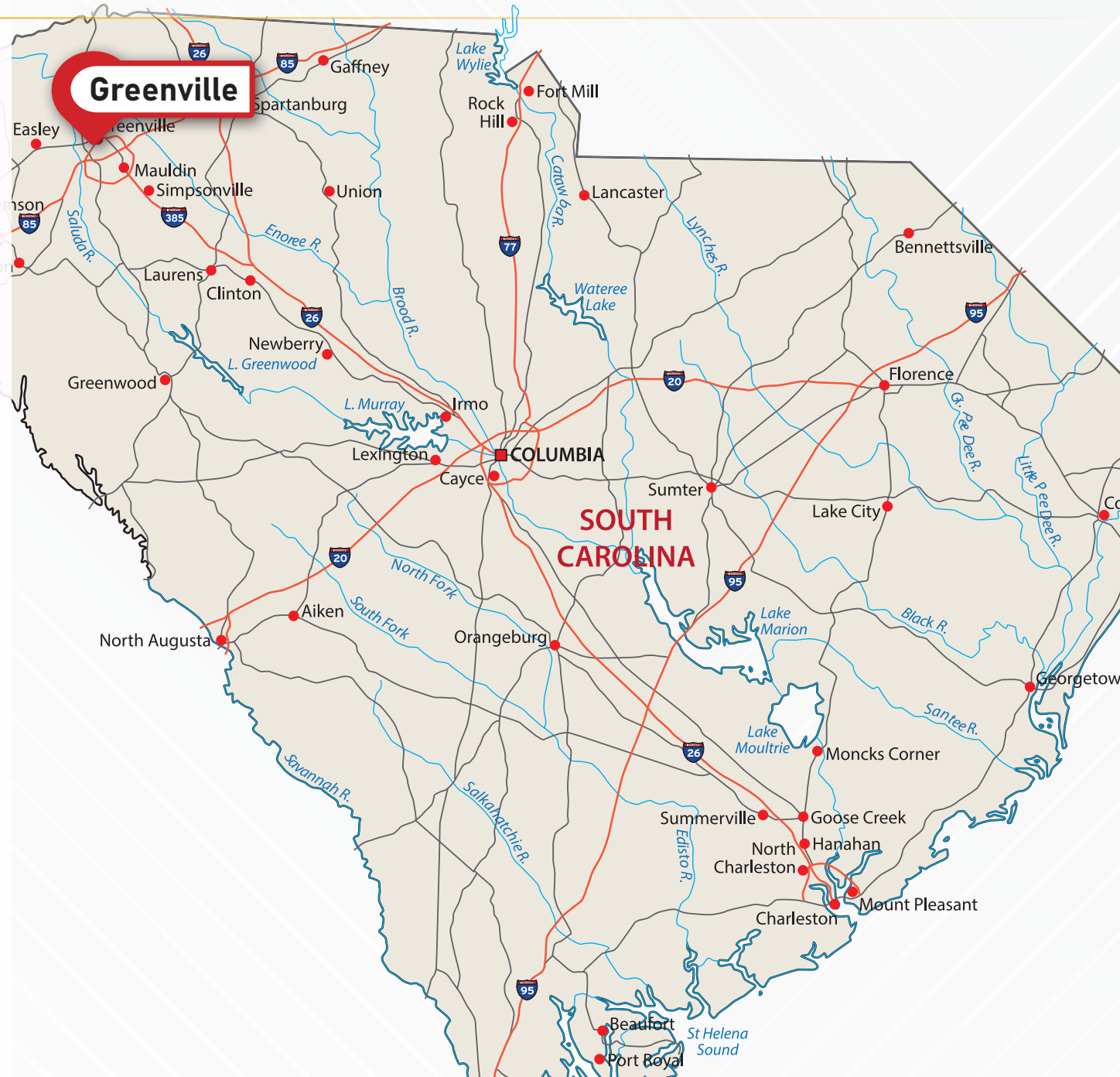


Location Summary

Greenville, South Carolina, boasts a rich history that traces back to the 1820s when textile manufacturers harnessed the region's abundant streams and rivers. Over time, Greenville County has transformed from the "Textile Capital of the World" into a thriving hub for office spaces, engineering, and advanced manufacturing.

As of 2023, Greenville is the most populous county in South Carolina, with a population exceeding 520,000, reflecting a diverse community that includes a growing number of immigrants and young professionals. The county is situated in the northwestern corner of the state, strategically located along the rapidly expanding "I-85 Mega-Growth Corridor," which connects it conveniently between Charlotte, NC, and Atlanta, GA. It's also approximately 200 miles from the Atlantic Ocean and the Port of Charleston via I-26, while the beautiful Blue Ridge Mountains are only a 30-minute drive to the northwest.

Greenville is known for its excellent accessibility, with the Greenville-Spartanburg International Airport offering seamless connections across the United States—making travel straightforward for both business and pleasure. This charming city blends southern traditions with international influences, all set against a picturesque backdrop of rolling hills and towering mountains. Such a vibrant mix creates an ideal environment for living, working, and playing, establishing Greenville as an exceptional place to call home.



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Top Employers



Innovating what comes next.

Area Highlights: Upstate South Carolina

A Manufacturing Juggernaut: The Greenville-Spartanburg region, also known as South Carolina's Upstate, is the state's largest consolidated metro area with a population in the 10-county region exceeding 1.6 million in 2023. The Upstate is also the state's manufacturing hub, with prominent companies such as GE, BMW, Michelin, Lockheed Martin, and Milliken calling the Upstate home. According to the Upstate Alliance, approximately 18% of the workforce here is employed in manufacturing, with another 20% in the trade, transportation, and utilities sectors. This industrial focus helped the region weather the pandemic with much stronger job creation compared to the national average, with a 3.6% unemployment rate as of Q1 2024.

A Transportation Hub: Greenville's industrial market has enjoyed strong demand stemming from the rise of e-commerce and the emerging expectation of same-day or next-day delivery for customer bases across the United States. Greenville is well positioned along several interstates in South Carolina's Upstate, with easy access to Atlanta, Charlotte, and the Port of Charleston...about 44% of the US population is within a one-day truck drive! The Inland Port of Greer provides another point of connectivity with the Port of Charleston, linking the Upstate to the deepest port on the East Coast via a Norfolk Southern main rail line. Firms looking to strategically locate in the Southeast region continue to choose Greenville for their operations.



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About Donaldson Center

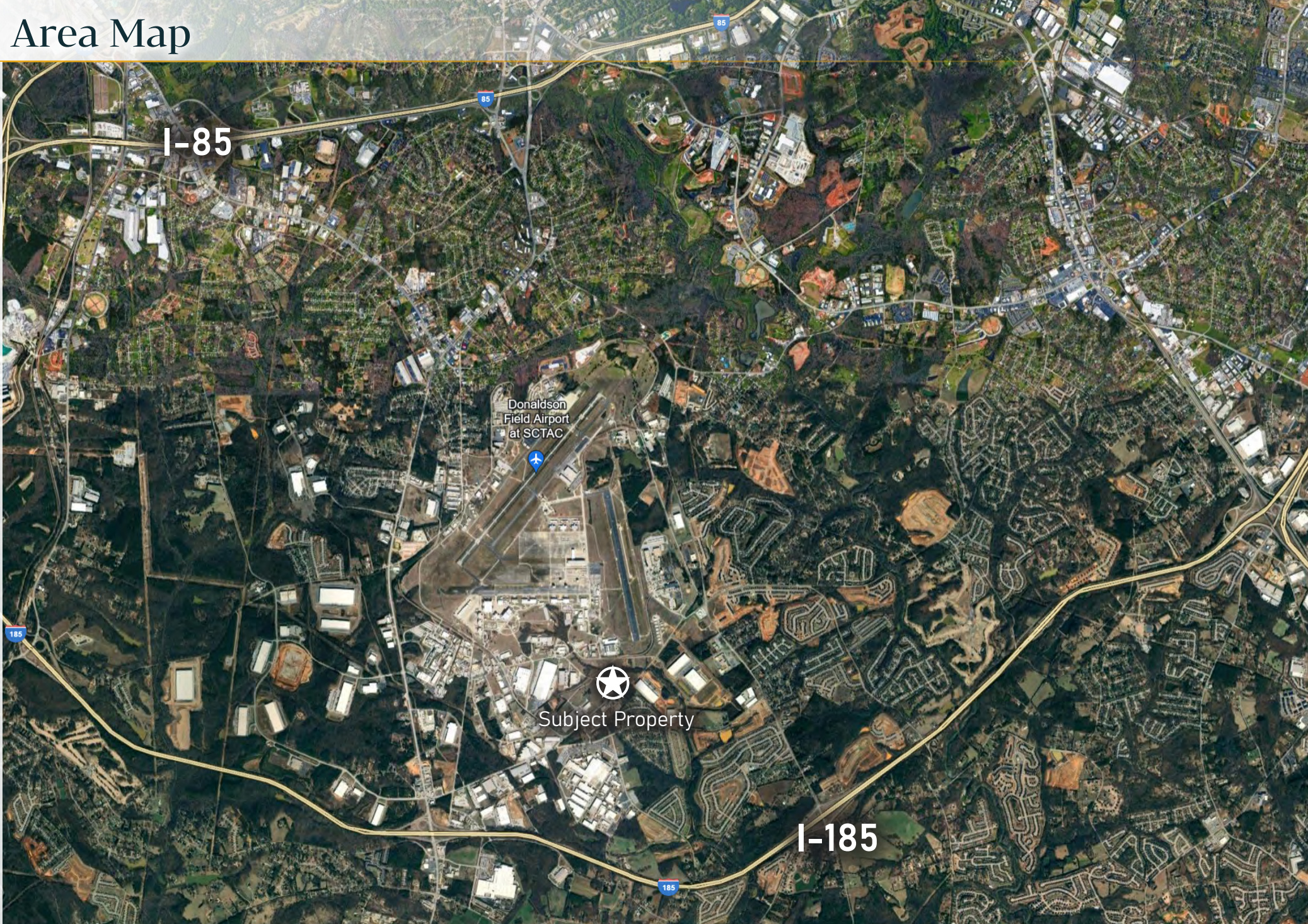
Donaldson Center: Centered around the prominent South Carolina Technology and Aviation Center (SCTAC), the Donaldson Center area has become a thriving industrial corridor for manufacturing and logistics companies alike. Within this submarket, there's a total of 21.6 million SF of industrial space, 2 million of which is recently delivered Class A space, with another 640,000 SF currently under construction. Flooded with industry leading companies such as 3M Company, Lockheed Martin, Michelin, and Magna International, the area has experienced substantial growth over the past several years and is among the Upstate's most desirable locations.

Top Companies in Donaldson Center



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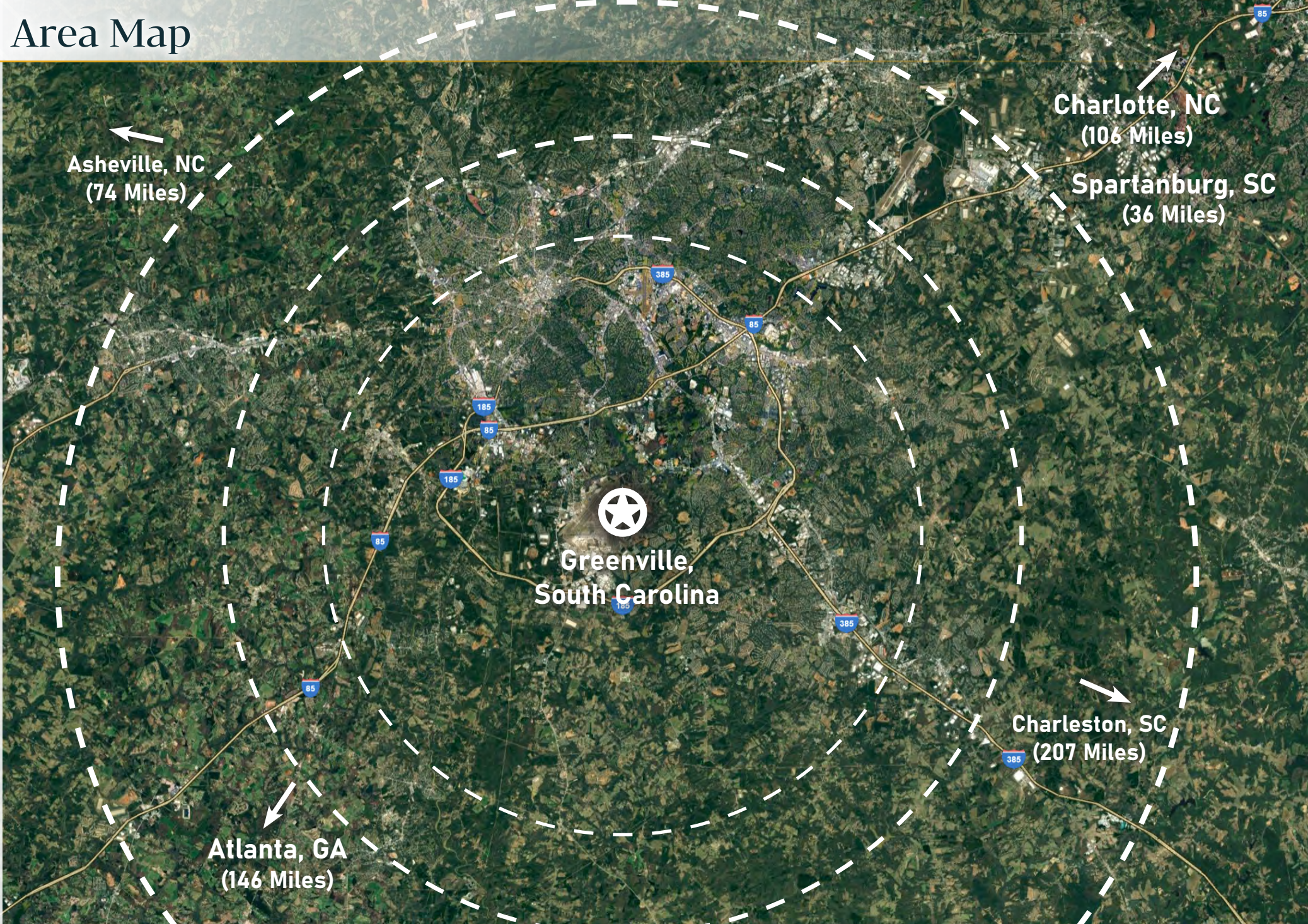
Area Map



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Area Map



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The Aline Ecosuite™ | A Revolution in Commercial Real Estate



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Advise



Negotiate



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Insurance Options

With our investment expertise, our trusted Advisors are able to offer a unique insurance experience with each acquisition.



Risk Review



Annual Review



Customized Package



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