

# GREENVILLE DOWNTOWN AIRPORT

20 TOWER DRIVE, GREENVILLE, SC 29607



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**Total Available:** 63,571 sq. ft  
**Office:** 3,410 Sq. ft  
**Site:** 14.56 acres  
**Lease:** Negotiable  
**Rent:** Negotiable depending on capital investment amount made by tenant



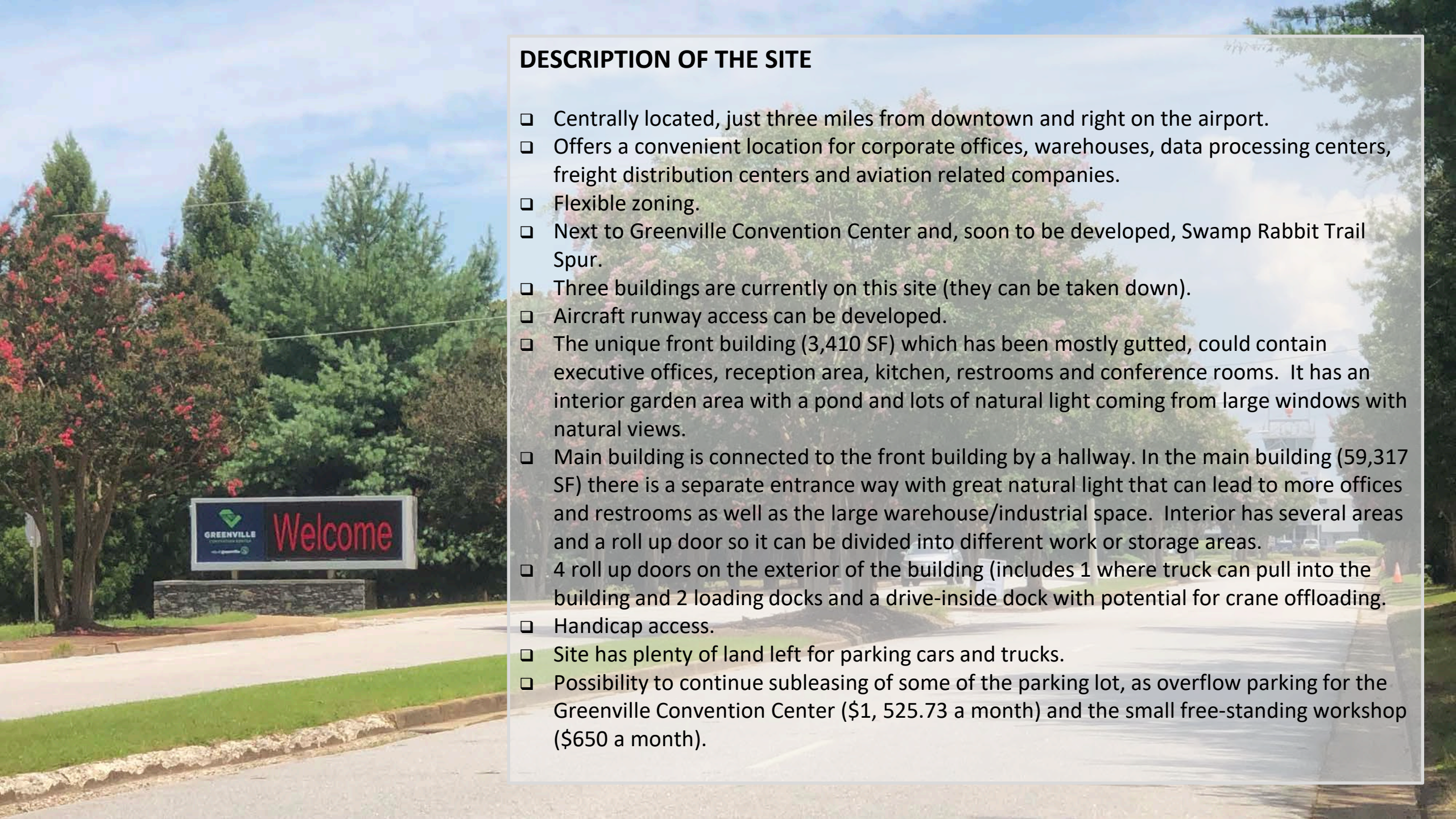
DETAILS	
County	Greenville
Municipality	City
Zoning	C-3 (Under rezoning to S-1)
Tax Map	0282000202100, 0282000202502, 0283000100100
Year Built	1964
Wall Materials	Brick, Concrete, Masonry
Fire Suppression	19' - 20'
Clear Height	19' - 20'
Drive-In Doors	1
Dock Doors	2
AVAILABLE UTILITIES	
Water Provider	Greenville Water System
Wastewater Provider	City of Greenville
Natural Gas Provider	Piedmont Natural Gas
Electric Provider	Duke Energy





## DESCRIPTION OF THE SITE

- ❑ Centrally located, just three miles from downtown and right on the airport.
- ❑ Offers a convenient location for corporate offices, warehouses, data processing centers, freight distribution centers and aviation related companies.
- ❑ Flexible zoning.
- ❑ Next to Greenville Convention Center and, soon to be developed, Swamp Rabbit Trail Spur.
- ❑ Three buildings are currently on this site (they can be taken down).
- ❑ Aircraft runway access can be developed.
- ❑ The unique front building (3,410 SF) which has been mostly gutted, could contain executive offices, reception area, kitchen, restrooms and conference rooms. It has an interior garden area with a pond and lots of natural light coming from large windows with natural views.
- ❑ Main building is connected to the front building by a hallway. In the main building (59,317 SF) there is a separate entrance way with great natural light that can lead to more offices and restrooms as well as the large warehouse/industrial space. Interior has several areas and a roll up door so it can be divided into different work or storage areas.
- ❑ 4 roll up doors on the exterior of the building (includes 1 where truck can pull into the building and 2 loading docks and a drive-inside dock with potential for crane offloading).
- ❑ Handicap access.
- ❑ Site has plenty of land left for parking cars and trucks.
- ❑ Possibility to continue subleasing of some of the parking lot, as overflow parking for the Greenville Convention Center (\$1, 525.73 a month) and the small free-standing workshop (\$650 a month).

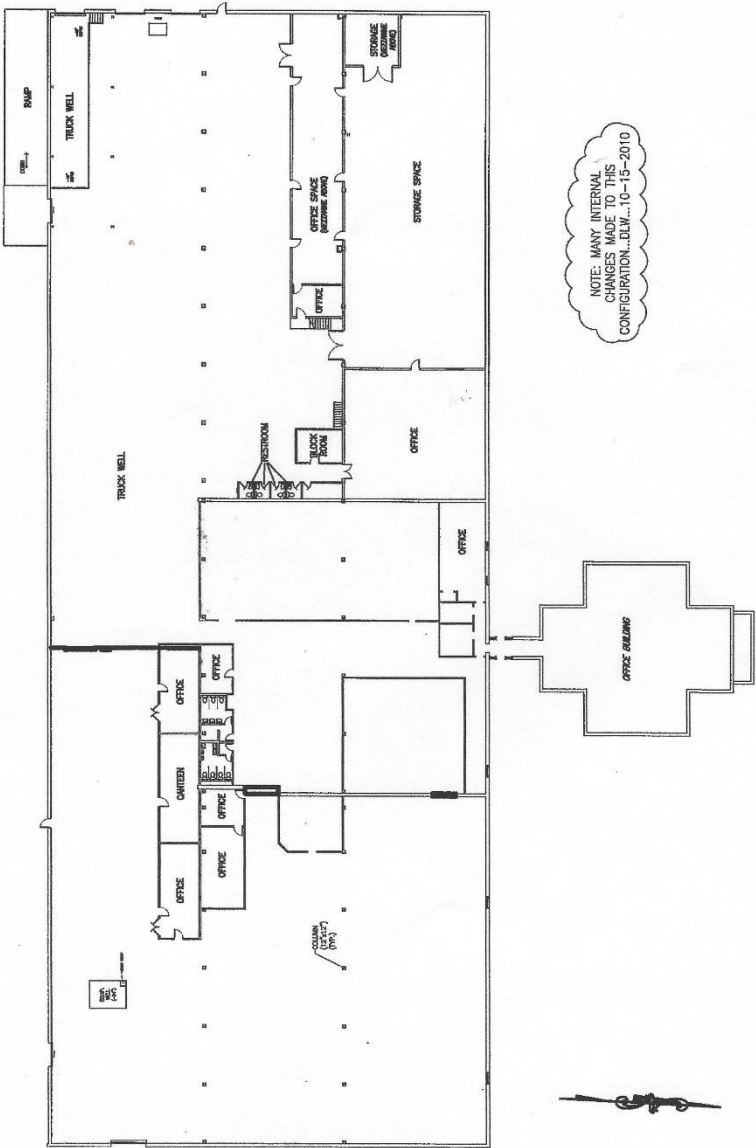




Road Serving Building	Tower Drive (4 lines)	
Runway Access	Greenville Downtown Airport	Next to the site
Nearest Commercial Airport	Greenville-Spartanburg International	11 miles
Nearest Interstate	I-385	1 mile
Nearest Marine	Port Charleston	208 miles
Nearest Inland Port	Inland Port Greer	13 miles
Nearest Intermodal Yard	NS Greer	13 miles



Floor Plan







Office: 3,410 SF

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Warehouse: 59,317 SF

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