

The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue background, with a yellow and red horizontal stripe below it.

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For Lease

# ±182,520-SF Industrial Facility near SCTAC

6901 Augusta Rd, Greenville, SC

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# Property Highlights

## Class A spec facility within established industrial corridor minutes from downtown Greenville

This ±182,520-square-foot facility is scheduled to begin construction in Q3 of 2022 with completion in Q3 2023. The property offers excellent access to downtown Greenville and major interstate I-85 just minutes to the north with an alternate I-185 route to the south.

The building location is highly visible to approximately 4,200 vehicles per day along US Hwy 25/Augusta Rd in the established industrial district surrounding SCTAC. Nearby corporate tenants include Michelin, Lockheed Martin and 3M.

### Specifications

<b>Status</b>	Breaking ground Q3 2022	<b>Dock Doors</b>	38
<b>Developer</b>	Dexter Companies	<b>Drive-In Doors</b>	2
<b>Building Size</b>	±182,520 SF (subdivisible to ±91,000)	<b>Flooring/ Roofing</b>	7" slab/TPO roofing
<b>Auto Parking</b>	±201 spaces	<b>Clear Height</b>	32' clear
<b>Trailer Parking</b>	±38 spaces + potential for additional 60 (185' truck court)	<b>Column Spacing</b>	50' x 52' (60' speed bays)
<b>Utility Providers</b>	Duke Energy, Piedmont Natural Gas, Metro B Water, Metro B Sewer	<b>Fire protection</b>	ESFR

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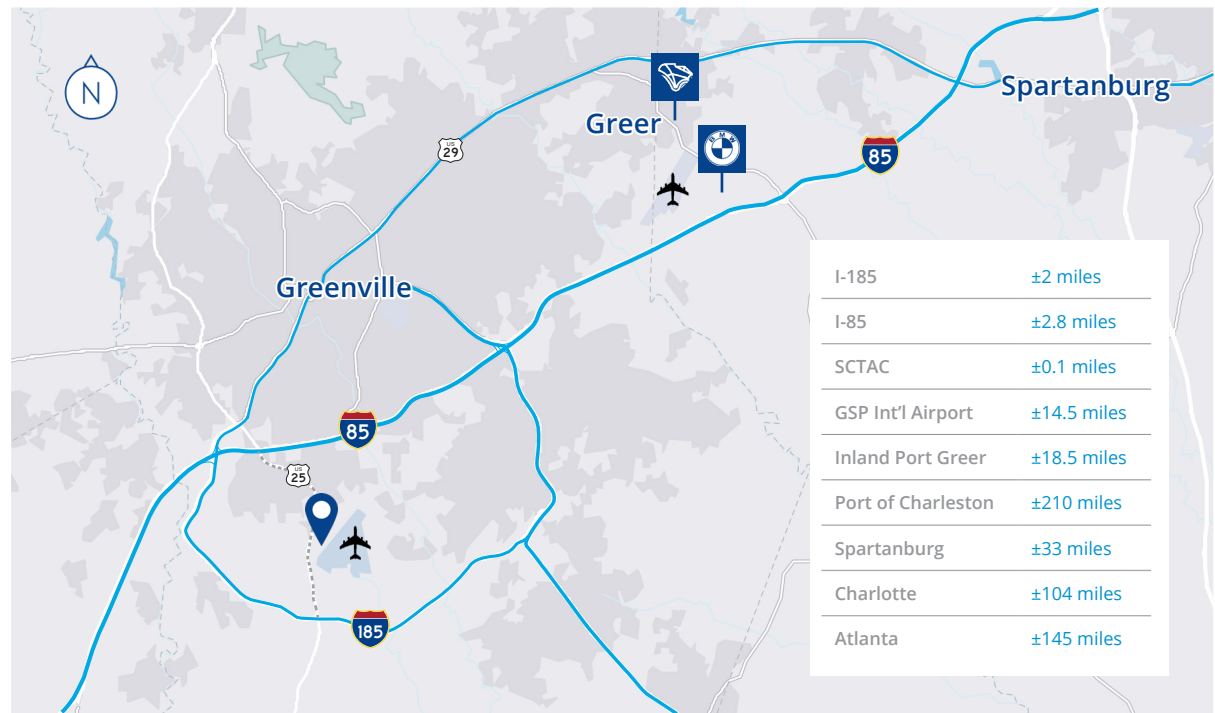


## 6901 Augusta Rd Greenville, SC

### Regional Advantages

This industrial opportunity is centrally located between the I-85 main corridor and I-185 connector in Greenville, SC. This location offers multiple trucking routes to key logistics points throughout the region including the Inland Port in Greer and GSP International Airport approximately 15 miles to the north on I-85.

The Greenville-Spartanburg region is quickly growing into a Southeast hub, with the ability to reach  $\pm 100$  million consumers within a one-day drive and the deepest port on the east coast, The Port of Charleston, only a 3-hour drive away.



### Industrial Infrastructure

**$\pm 151,700$**     **$\pm 100$  million**   **24 hours**   **Top 10**

Rail Lifts at Inland  
Port Greer

Consumers within  
one-day drive

Rail turnaround from  
Port of Charleston to  
Inland Port

Industrial market in  
the United States



## 6901 Augusta Rd Greenville, SC



### Prime frontage on Greenville's industrial corridor

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The opportunity at 6901 Augusta Rd is located within the SCTAC industrial area, a unique, leading-edge business and technology airpark in Greenville, SC. This submarket of Greenville has become a global breeding ground for innovative companies dedicated to advanced manufacturing, research, and innovation.

SCTAC is centered around a former Air Force base and is now home to Donaldson Center Airport and a major aircraft maintenance center.



103 companies;  
99 global



±2,600-acre  
industrial area



Airport with  
±8,000-ft runway



Industries include aerospace,  
aviation, automotive, advanced  
manufacturing



Skilled labor  
pool; ±4,100 current  
employees



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