



# AUGUSTA GROVE

LOGISTICS PARK

## AUGUSTA GROVE LOGISTICS PARK

BRACKEN ROAD | PIEDMONT, SOUTH CAROLINA

SITE #2321





# SITE PLAN





# SITE DETAILS

## BUILDING 2

Augusta Grove Logistics Park is located on approximately 91 acres in the established Augusta Grove Business Park. Augusta Grove is the premier Class A industrial park in Greenville County, offering paved roads, lighting and landscaping. The second phase of Augusta Grove Logistics Park offers interstate 185 visibility, with direct access to I-85, I-385 and I-26. Phase II will accommodate over 1 MSF across two buildings.



**Building Size:**

**308,880 SF**



**Building Dimension:**

**260' x 1,188'**



**Column Spacing :**

**56' x 50'  
(60' Speed Bay)**



**Clear Height:**

**36'**



**Dock Doors:**

**±63**



**Drive-In Doors:**

**2**



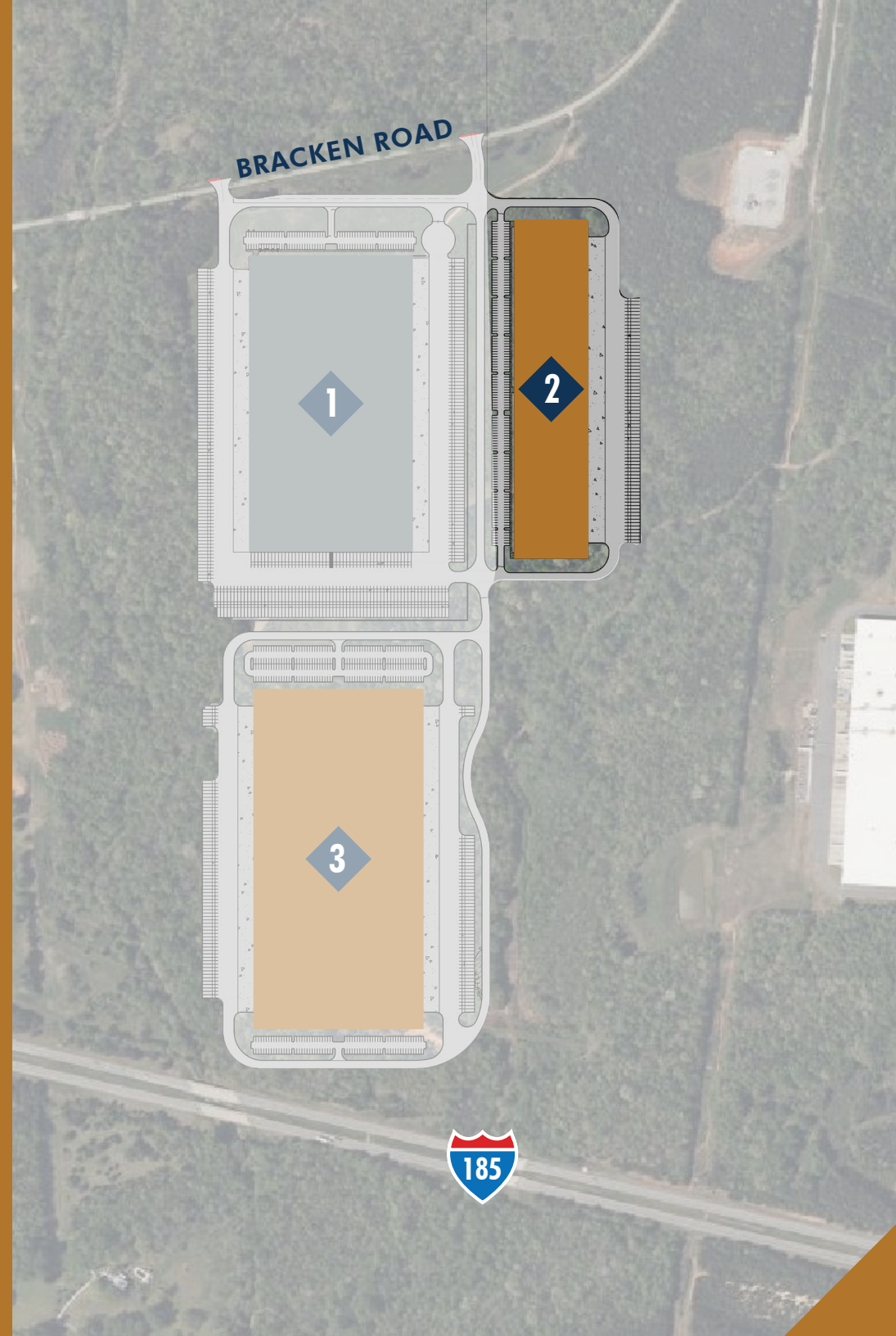
**Auto Parking:**

**236**



**Trailer Parking:**

**72**



# SITE DETAILS

## BUILDING 3

Augusta Grove Logistics Park is located on approximately 91 acres in the established Augusta Grove Business Park. Augusta Grove is the premier Class A industrial park in Greenville County, offering paved roads, lighting and landscaping. The second phase of Augusta Grove Logistics Park offers interstate 185 visibility, with direct access to I-85, I-385 and I-26. Phase II will accommodate over 1 MSF across two buildings.



**Building Size:**

**700,930 SF**



**Building Dimension:**

**590' x 1,188'**



**Column Spacing :**

**56' x 50'  
(60' Speed Bay)**



**Clear Height:**

**40'**



**Dock Doors:**

**±126**



**Drive-In Doors:**

**4**



**Auto Parking:**

**360**



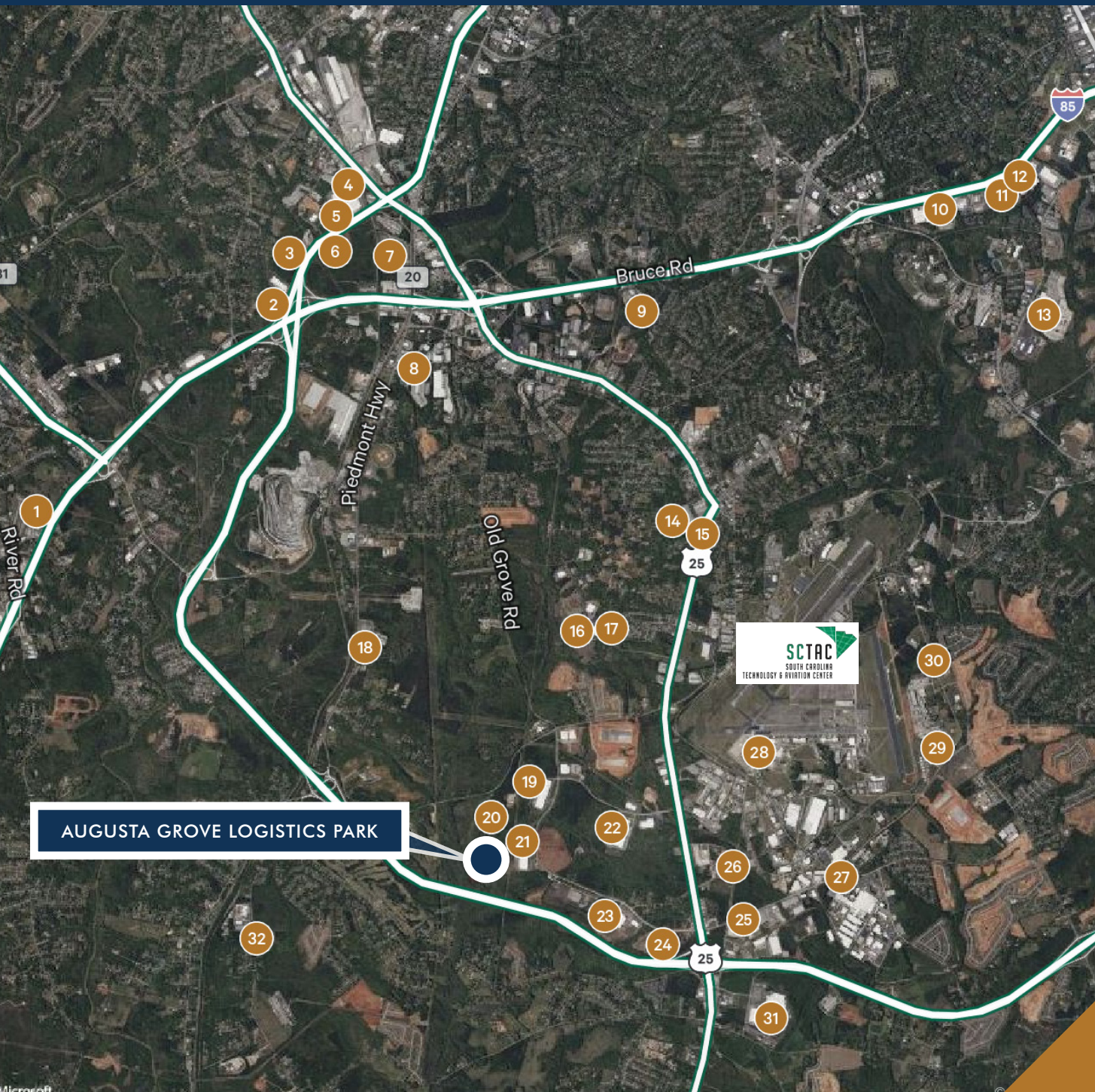
**Trailer Parking:**

**125**



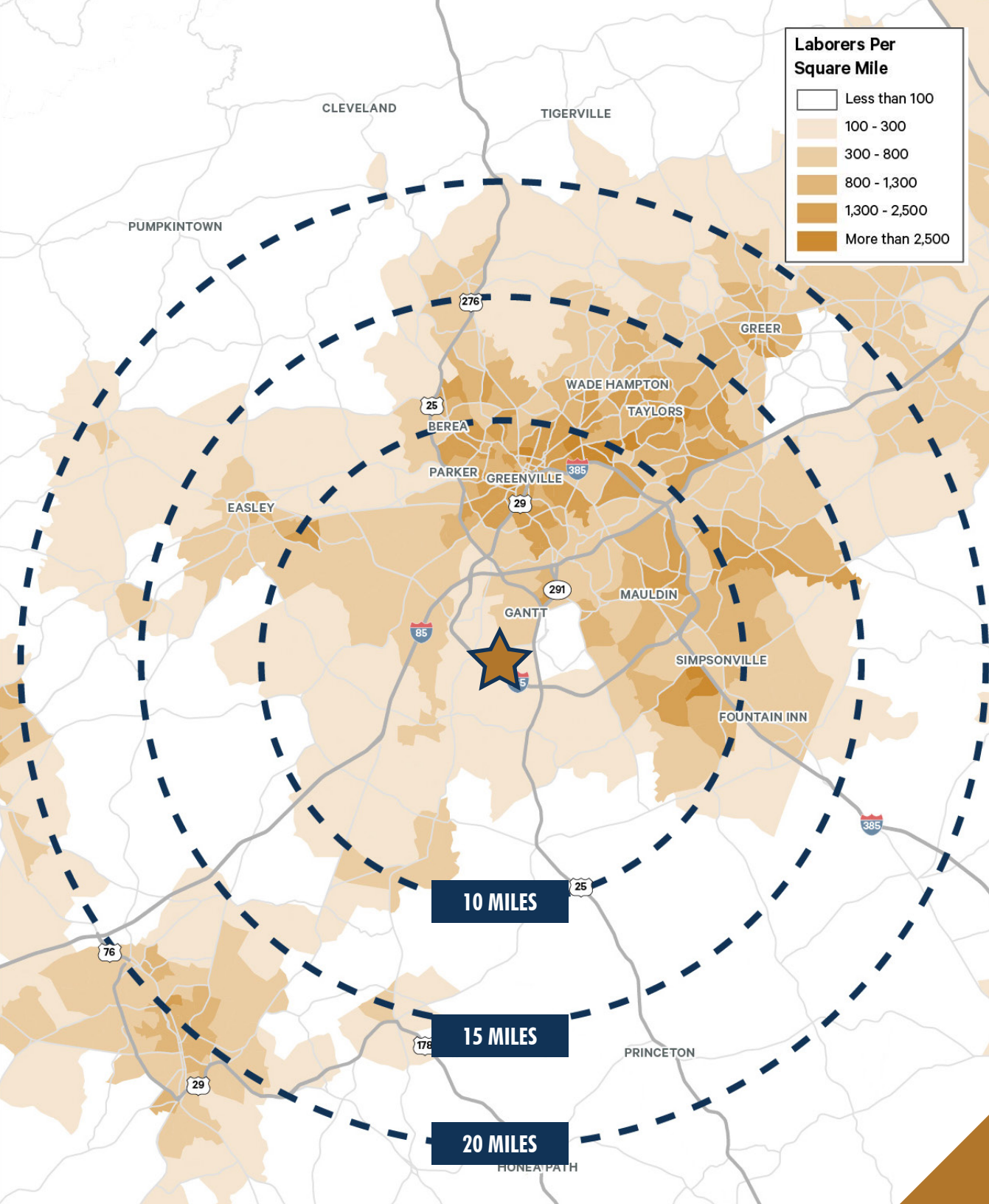


# INDUSTRY MAP



- 1 R&L Carriers
- 2 ACL Airshop
- 3 Softbox
- 4 Colgate-Palmolive
- 5 Landair Distribution
- 6 AXIAL Crosspoint
- 7 Chempak
- 8 Holland
- 9 FedEx Ground
- 10 Confluence Outdoor
- 11 International Vitamin Corporation
- 12 Proterra
- 13 Duke Energy
- 14 ProTrans
- 15 Diversified Distribution Systems
- 16 ITW Hartness
- 17 Wabtec
- 18 Fabri Kal
- 19 Android Industries
- 20 Haier
- 21 Orbis
- 22 Kimura
- 23 Magna
- 24 Padagis
- 25 Americold Logistics
- 26 Verdeco
- 27 Michelin
- 28 Lockheed Martin
- 29 3M
- 30 Multi-Pack Solutions
- 31 Magna Drive
- 32 Ortec, Inc.



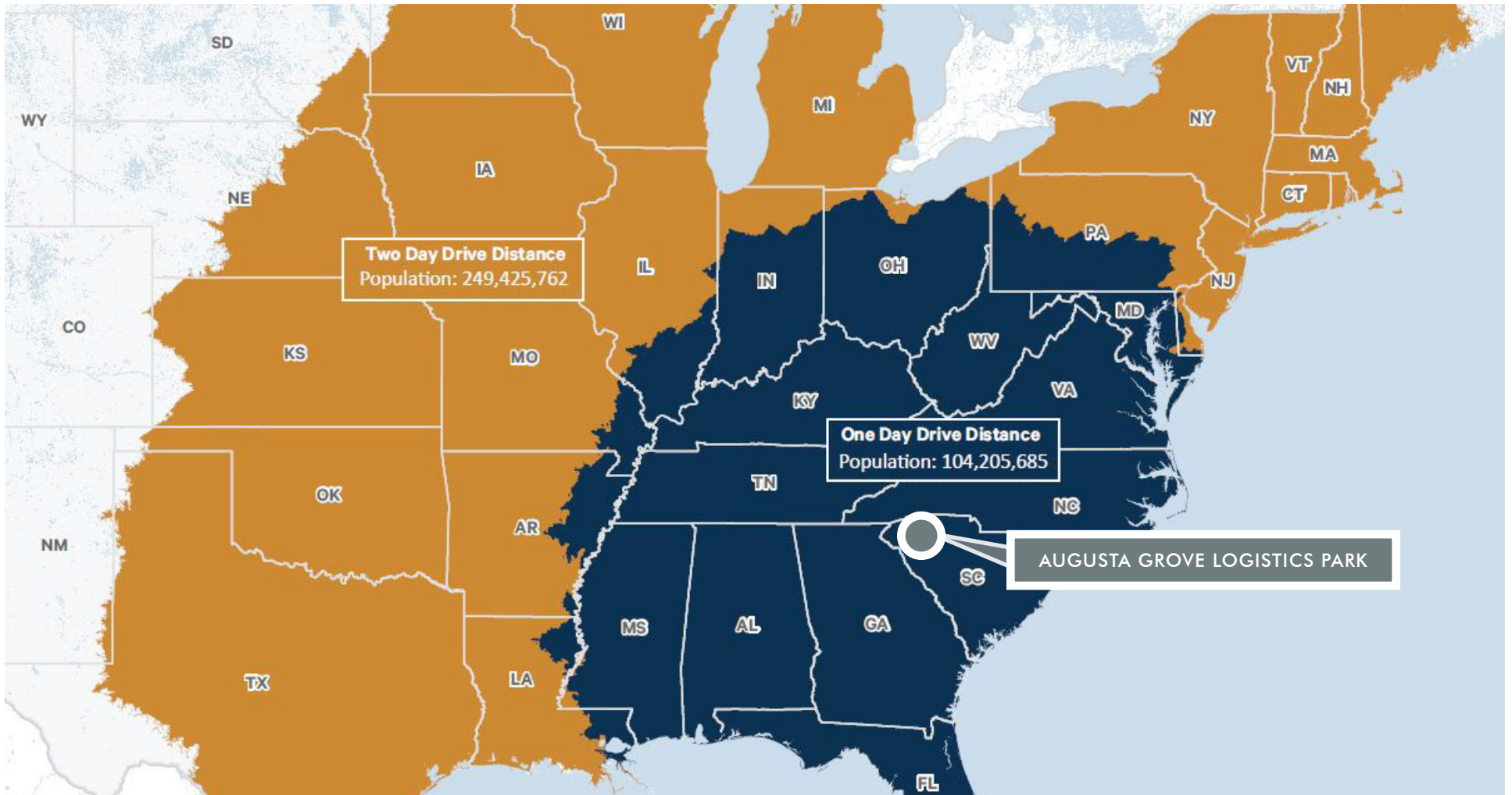


LOCATION	DISTANCE (MILES)
I-185	1.5
I-85	4.9
Downtown Greenville	9.5
GSP International Airport	16.6
BMW	18.9
SC Inland Port of Greer	22.9
Downtown Anderson	25.5
Downtown Spartanburg	33.7
Charlotte	106
Atlanta	141
Charleston	210

LOCATION	DISTANCE (MILES)
FedEx Ground (Greenville)	5.2
UPS Freight	15.2
FedEx Ground (Anderson)	17.2
FedEx Air	19.3
FedEx Freight	21.5
Averitt Express	21.7
UPS Ground	32.4



# DRIVE TIME MAP



	POPULATION	DAYTIME POPULATION	BUSINESSES	AVG HH INCOME	LABOR FORCE	BACHELOR'S DEGREE OR HIGHER
10 MILES	312,335	368,192	13,954	\$95,387.00	152,000	47,334
15 MILES	580,040	608,043	20,768	\$100,418.00	279,568	94,124
20 MILES	756,908	784,797	26,018	\$97,967.00	363,380	116,694





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# CBRE

## About Provident

Since 1991 Provident Realty Advisors and our investor partners have developed over \$5 Billion of real estate projects. They are disciplined and focused on executing deals that offer the best strategy for PRA and our investor partners.

Their Mission is to intelligently pursue real estate opportunities that provide exceptional potential for investor return while adding to the overall quality of life for those who live and work in them.

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