



Move-In Ready Warehouses in SCTAC Business District

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Brand New, Class A Flex Industrial Buildings Available **For Lease**

I-85 South Donaldson Submarket Greenville, SC



Spacious parking
available at each of
the three available
facilities.



Convenient access
to SC Highway 25
(Augusta Rd).



Strategically
positioned half way
between Atlanta
and Charlotte.

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Business Park Floor Plan



Park Overview

- Three Class A flex industrial buildings available ranging from ±27,000 SF to ±56,000 SF.
- Available space is divisible from ±2,700 SF to ±56,000 SF.
- Prime access to SC Highway 25 and I-85, ensuring optimal connectivity to surrounding businesses and roadways.
- Ideally adjacent to the South Carolina Technology and Aviation Center (SCTAC).

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Building Specifications



	Building 1	Building 2	Building 3
Building Size	±56,700 SF	±40,500 SF	±27,000 SF
Office	Build-to-Suit*		
Clear Height	22'		
Dock Doors	Single Shared Dock Each		Access to Shared Loading Dock
Drive-in Doors	10	7	4
Sprinkler System	Wet		
Column Spacing	30'w x 90'd		
Power	277/480v Power Available		
Year Built	2024		
Parking	149 Shared Auto Parking Spots		

*Build-to-Suit Offices, Depending on Tenant Criteria



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Interior Images

Premium Restroom Amenities



Natural Light



Large-Scale Warehouse Space



Kitchenette Included



Office Area



Location Details

Area Highlights

Located in Greenville County, Merovan at Donaldson offers easy access to a thriving industrial area, surrounded by major companies like BMW, Michelin, 3M and the Clemson University International Center for Automotive Research (CU-ICAR). This area also benefits from close proximity to Greenville Technical College, home to over ±10,500 students (U.S. News). With a strategic location near key industries, this is the perfect spot for businesses looking to grow and succeed in a high-demand market.

Travel Distances

Interstate 85	3.3 miles
Interstate 385	9.7 miles
Techtronic Industries	11.9 miles
Michelin NA Headquarters	12.1 miles
GSP International Airport	15.1 miles
BMW NA Headquarters	16.5 miles
SC Inland Port Greer	21.4 miles



Mapped Area Overview



Merovan at Donaldson
(Donaldson Rd & Augusta Rd)



Downtown Greenville



Donaldson Center Airport

Surrounding Businesses



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