



MAGNOLIA GROVE BUSINESS PARK

BUILDING 100 \pm 90,798 SF | BUILDING 200 \pm 90,798 SF

SMALL BAY INDUSTRIAL SPACE FROM \pm 15,000 SF TO \pm 90,798 SF

APPIAN 
INVESTMENTS



6715 AUGUSTA ROAD | GREENVILLE, SC

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MAGNOLIA GROVE BUSINESS PARK

Magnolia Grove Business Park is a premier two-building, ±181,596 square foot shallow bay industrial and business park located at the corner of Highway 25 and Bethuel Church Road in Greenville, South Carolina. Strategically positioned just ±2.5 miles from I-85 and I-185, the park offers direct access to key regional markets in the Southeast.

The Park is situated near major industrial hubs such as the South Carolina Technology & Aviation Center—home to Michelin, 3M, and Lockheed Martin—and the 1,100-acre Augusta Grove Business Park, where leading companies like GE, Magna, Orbis, and Padagis operate.

Designed for efficiency and flexibility, both buildings feature:

- Concrete tilt-wall construction
- 24' clear heights
- Rear-load configurations
- ±15,000 to ±30,000 SF suites
- 160' building depth and shared 220' deep concrete/asphalt truck court
- Excellent Highway 25 frontage

Developed by Appian Investments—a Greenville-based private investment firm with a track record of over 5 million square feet of industrial acquisitions and developments—Magnolia Grove Flex Park marks Appian's 13th ground-up Class A industrial project.

Located in one of the Southeast's fastest-growing industrial corridors, The Park offers unmatched access, visibility, and labor advantages. Its proximity to I-85 and I-185 puts tenants within easy reach of Greenville-Spartanburg International Airport, the Inland Port in Greer, and major distribution routes connecting to Atlanta, Charlotte, Columbia, and Charleston. The site benefits from a robust local workforce drawn from Greenville's highly skilled labor pool, known for its strong ties to advanced manufacturing, logistics, and aerospace sectors. With a central Upstate location, a pro-business environment, and growing demand for modern, right-sized industrial space, Magnolia Grove Business Park is ideally positioned to support the growth of light industrial, distribution, and flex users seeking a strategic footprint in the region.

PARK SITE PLAN

Magnolia Grove Business Park | Greenville, SC



BUILDING SPECS

Magnolia Grove Business Park | Greenville, SC



BLDG 100 OVERVIEW

Magnolia Grove Business Park | Greenville, SC



TOTAL SF ±90,798 SF

MINIMUM SF ±15,000 SF

OFFICE SF ±1,487 SF spec & BTS

CLEAR HEIGHT 24'

COLUMN SPACING 50'x50' & 60' Speed Bay

DOCK HIGH DOORS 29 (9'x10')

DOCK EQUIPMENT 4 (35,000 lb. mechanical pit levelers)

DRIVE-IN DOORS 2 (12'x14') & 3 KO Doors

CONSTRUCTION Concrete, tilt-up

ROOF 45 mil TPO / R-20 insulation

FLOOR 6" 4,000 PSI

SPRINKLERS ESFR

LIGHTING LED

TRUCK COURT DEPTH 160'

TRUCK COURT Shared w/60' concrete apron

PARKING (CAR) ±113 spaces

WATER

Greenville Water

SEWER

Metro Connects

GAS

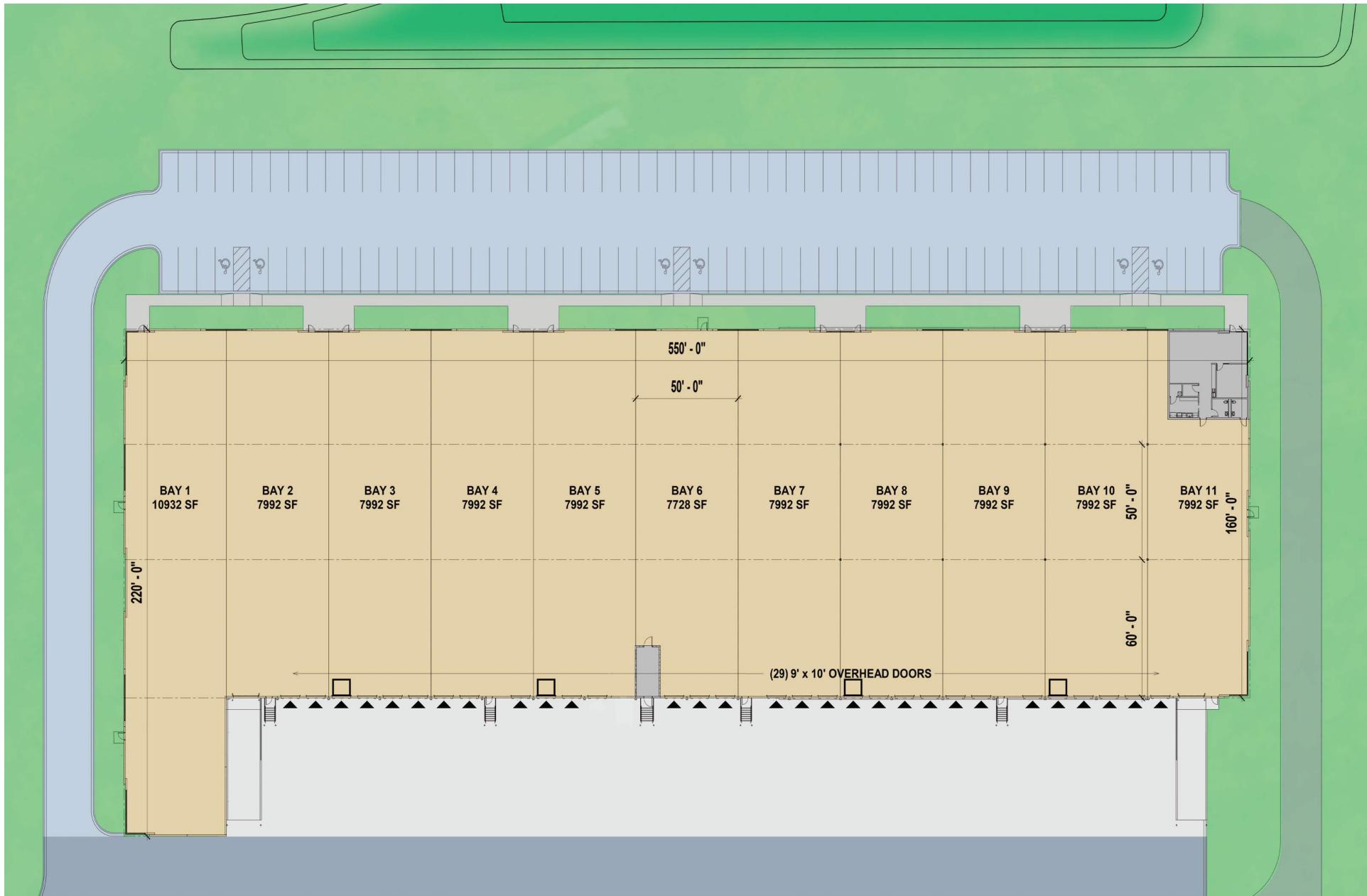
Piedmont Natural Gas

ELECTRICITY

Duke Energy (800 amps 277/480 V)

BLDG 100 FLOOR PLAN

Magnolia Grove Business Park | Greenville, SC



BLDG 200 OVERVIEW

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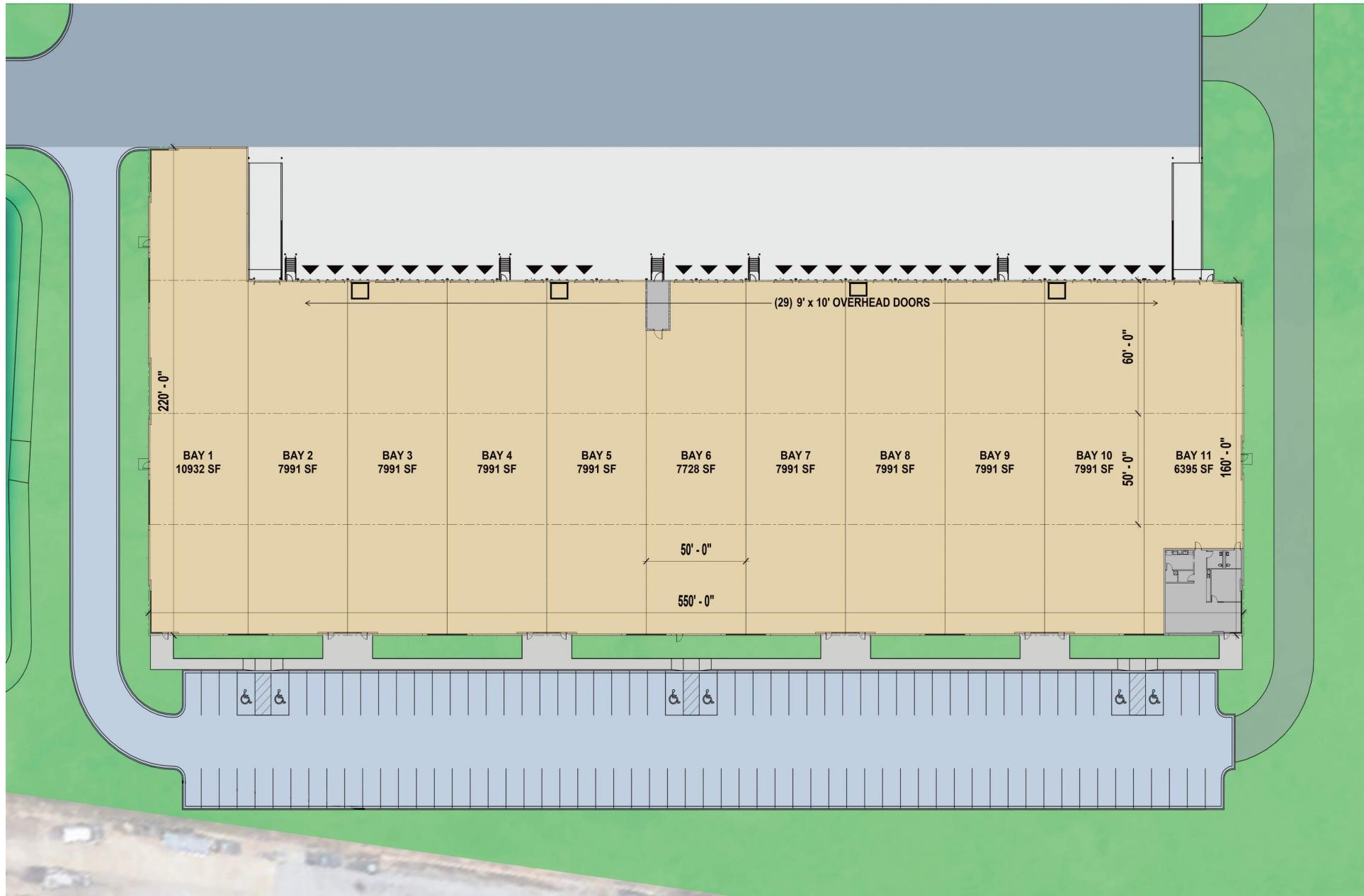
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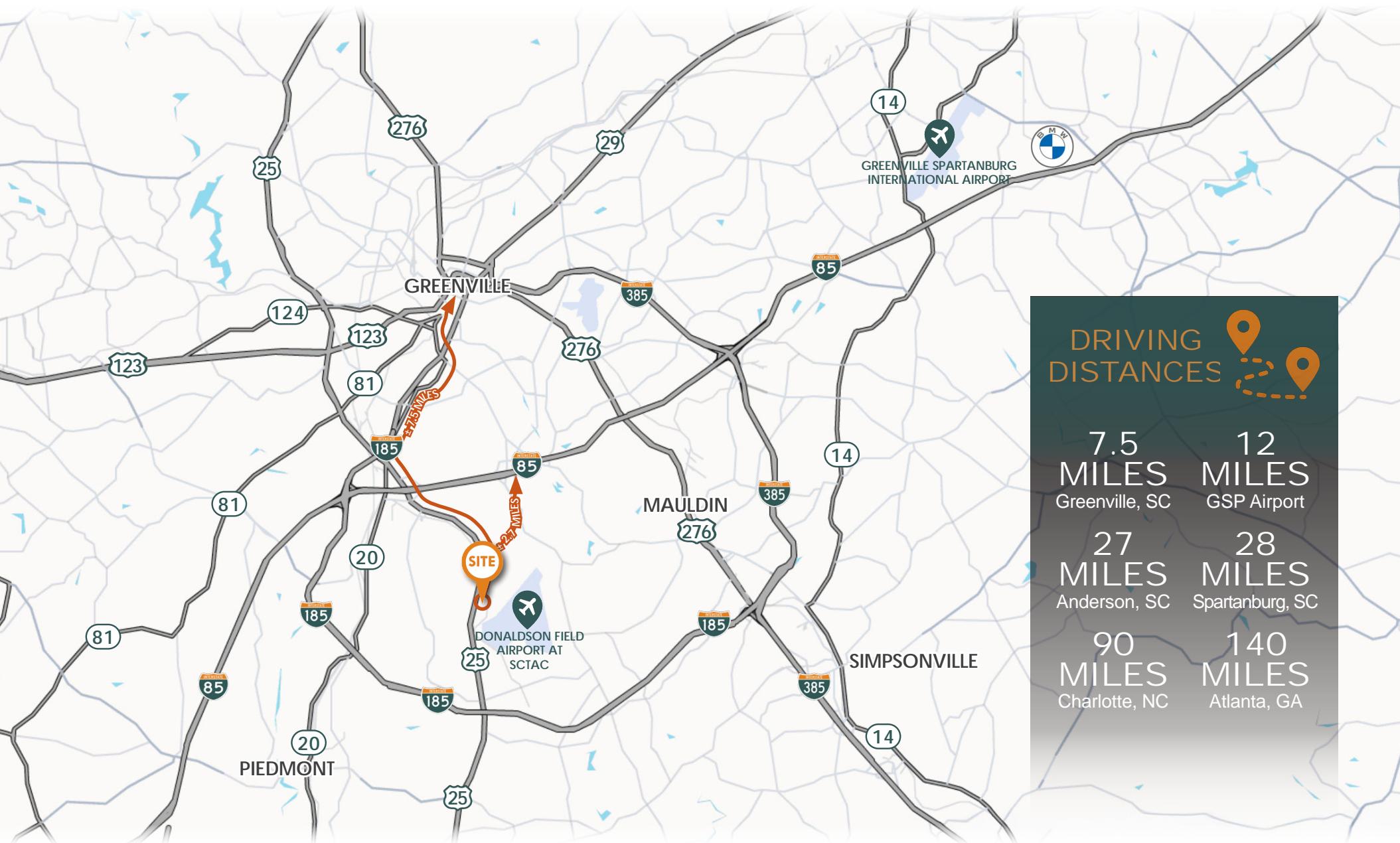
BLDG 200 FLOOR PLAN

Magnolia Grove Business Park | Greenville, SC



MARKET MAP

Magnolia Grove Business Park | Greenville, SC



SUBMARKET MAP

Magnolia Grove Business Park | Greenville, SC



A AMAZON
B COLGATE PALMOLIVE
C SOUTHEASTERN FREIGHT LINES
D WAREHOUSE SERVICES
E FABRI-KAL
F FEDEX
G ALFMEIER FRIEDRICH & RATH
H WABTEC
I ITW HARNESS
J NISSIN FOODS

K PERFORMANCE PACKAGING
L BUILDERS FIRSTSOURCE
M THE BLOOD CONNECTION
N ROYAL METAL FINISHING
O ENERSYS
P SUN CITY PRODUCE
Q MICHELIN / TIMBERLAB
R GE HAIER
S MAGNA
T AIRBORNE TECH / YUASA INTL

U KIMURA INC
V GE AVIATION
W MAYTRONICS
X JTEKT
Y MAGNA / PROPER POLYMERS
Z PADAGIS
AA MAGNA DRIVE
BB ISUZU
CC SOLVAY CYTEC
DD LOCKHEED MARTIN

EE VERDECO
FF BERRY PLASTICS
GG MICHELIN PRIME
HH WAREHOUSE TECHNOLOGIES
II ETHOX CHEMICALS
JJ PAI PARMA
KK EASTERN DISTRIBUTION
LL KIMURA INC.
MM SOUTHEASTERN PAPERBOARD
NN AMERICOLD LOGISTICS

OO PL DEVELOPMENT
PP MICHELIN MANUFACTURING
QQ THERMO KING
RR 3M
SS MULTI-PACK SOLUTIONS
TT NIPPON CARBIDE
UU PHARMACEUTICALS ASSOCIATES
VV CONFLUENCE OUTDOOR
WW SUNLAND LOGISTICS
XX MILLIKEN



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