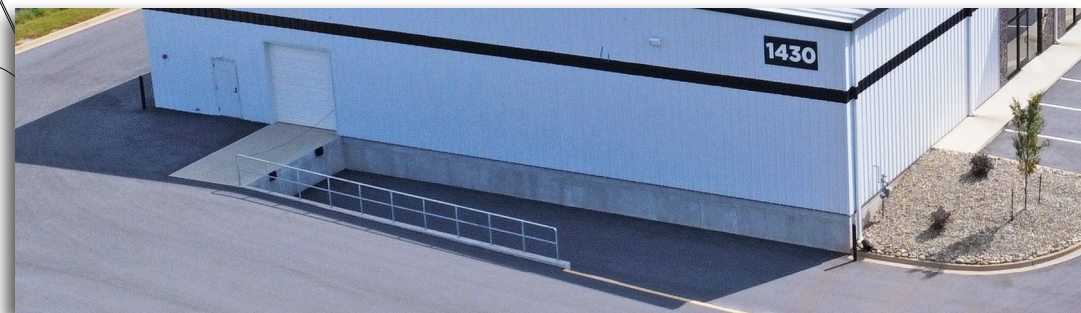
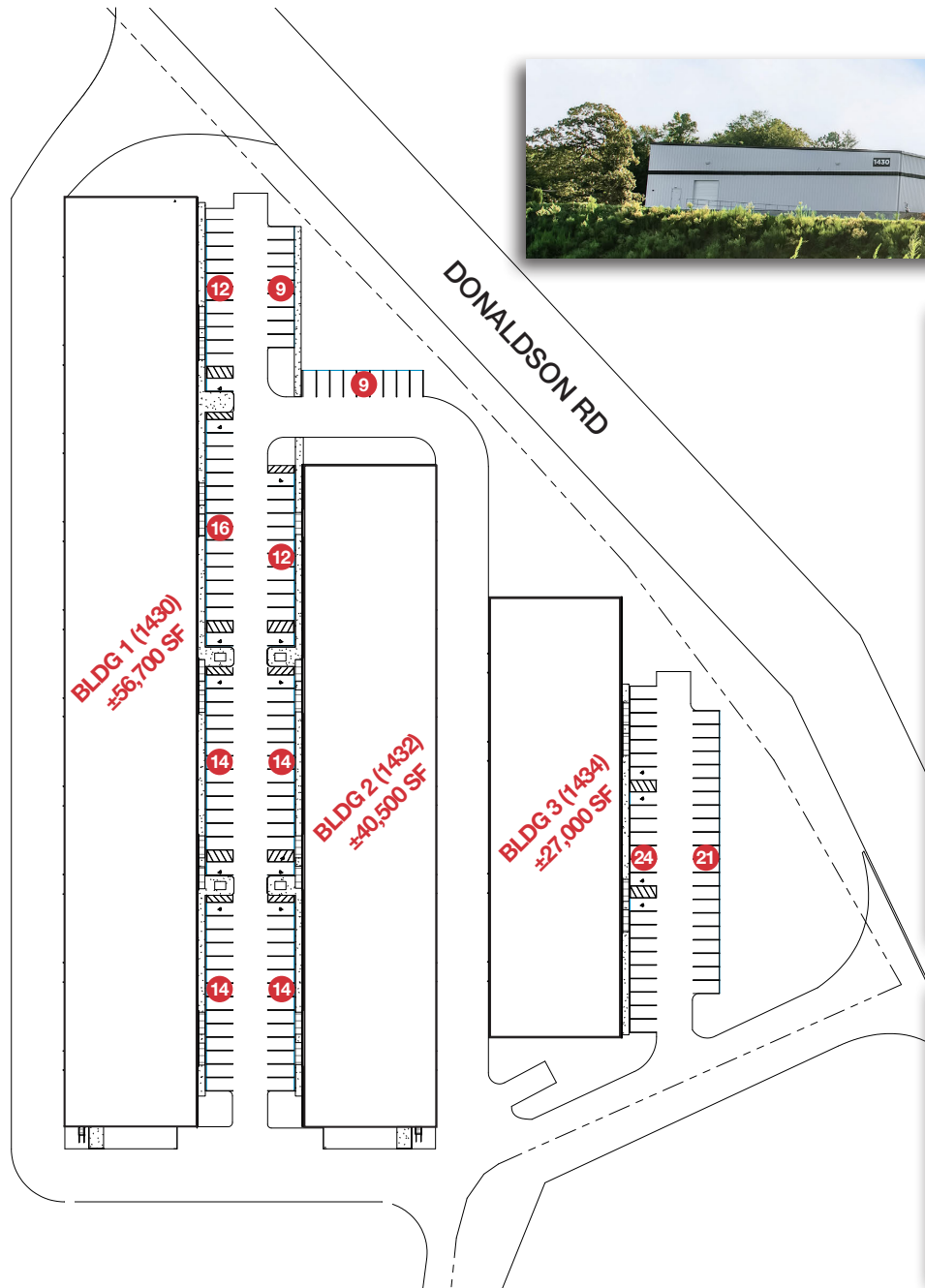




 **DONALDSON FIELD**
AIRPORT AT SCTAC

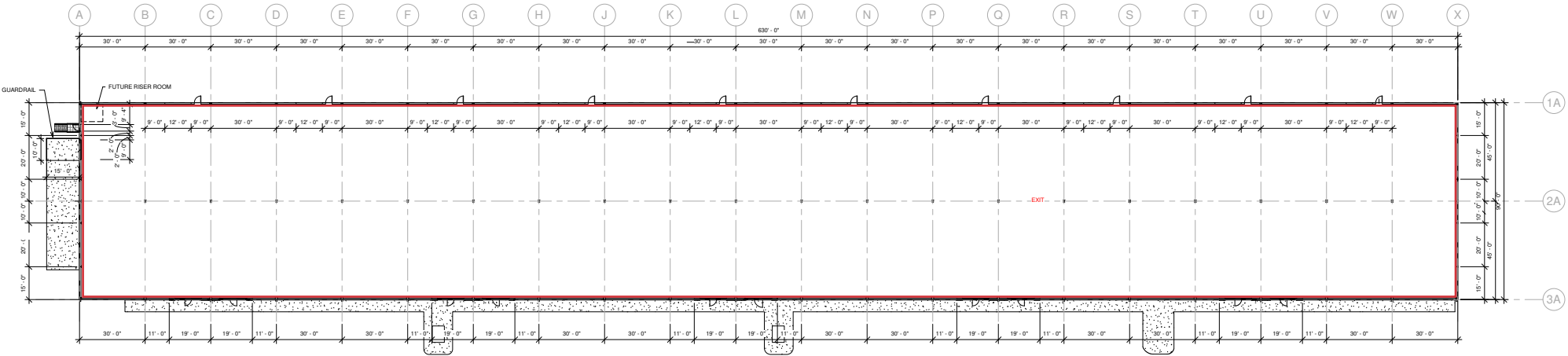
PARK LAYOUT







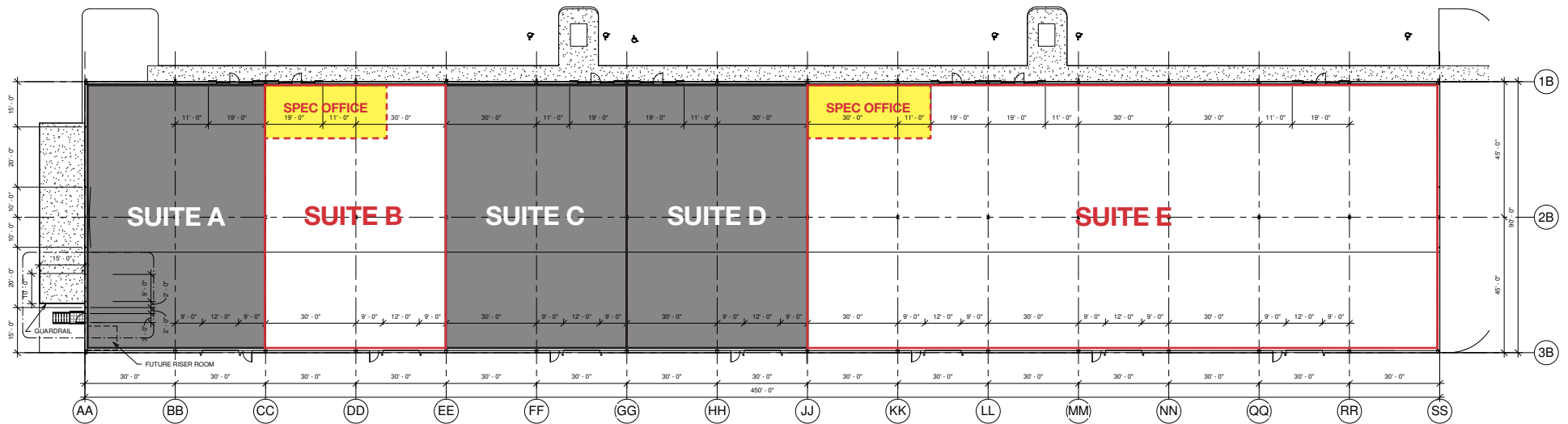
BUILDING 1



1430 DONALDSON ROAD | GREENVILLE, SC

TOTAL SF	±56,700 SF (90' x 630')	COLUMN SPACING	30' x 45'	UTILITIES	
AVAILABLE SF	±5,400 SF to ±56,700 SF	DRIVE-IN DOORS	10	WATER	Greenville Water
OFFICE SF	BTS	DOCK DOORS	Single shared dock	GAS	Piedmont Natural Gas
CONSTRUCTION	Metal	SPRINKLERS	Wet	ELECTRICITY	Duke Energy (277/480v)
ROOF	Standing Seam Metal	LIGHTING	LED		
CLEAR HEIGHT	22'	PARKING (AUTO)	±149 spaces (shared)		

BUILDING 2



1432 DONALDSON ROAD | GREENVILLE, SC

TOTAL SF	±40,500 SF (90' x 450')
AVAILABLE SF	±2,700 SF to ±18,900 SF
OFFICE SF	±1,000 SF Spec
CONSTRUCTION	Metal
ROOF	Standing Seam Metal
CLEAR HEIGHT	22'

COLUMN SPACING	30' x 45'
DRIVE-IN DOORS	4
DOCK DOORS	Single shared dock
SPRINKLERS	Wet
LIGHTING	LED
PARKING (AUTO)	±149 spaces (shared)

UTILITIES	
WATER	Greenville Water
GAS	Piedmont Natural Gas
ELECTRICITY	Duke Energy (277/480v)

TENANTS

SUITE A	Naylor Building Partnership
SUITE B	Vacant (±5,400 SF)

SUITE C	CV Home Contractors
SUITE D	Clear Defense Pest Control

SUITE E	Vacant (±18,900 SF)
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BUILDING 3



1434 DONALDSON ROAD | GREENVILLE, SC

TOTAL SF ±27,000 SF (90' x 300')

AVAILABLE SF ±8,100 SF

OFFICE SF ±1,000 SF Spec

CONSTRUCTION Metal

ROOF Standing Seam Metal

CLEAR HEIGHT 22'

COLUMN SPACING 30' x 45'

DRIVE-IN DOORS 1

DOCK DOORS Single shared dock

SPRINKLERS Wet

LIGHTING LED

PARKING (AUTO) ±149 spaces (shared)

UTILITIES

WATER Greenville Water

GAS Piedmont Natural Gas

ELECTRICITY Duke Energy (277/480v)

TENANTS

SUITE A Palmetto State Glass

SUITE B Evans Contracting Group

SUITE C Ozark Brands Inc.

SUITE D Vacant (±8,100 SF)

MEROVAN AT DONALDSON: ±124,200 SF of Class A flex industrial space among 3 shallow bay buildings | Building 1 is ±56,700 SF | Building 2 is ±40,500 SF | Building 3 is ±27,000 SF | Site is on ±10 acres and adjacent to a ±3.5 acre site for future retail development

LOCATION & DRIVING DISTANCES	
I-85	±3.5 miles
Greenville, SC	±8 miles
I-385	±8.5 miles
GSP Airport	±15 miles
SC Inland Port	±20 miles
I-26	±39 miles
Charlotte, NC	±100 miles
Atlanta, GA	±125 miles

- ▶ Ideal location along the I-85 corridor between Atlanta and Charlotte
- ▶ Park access from US-25 (Augusta Road) and Donaldson Road
- ▶ Quick access to I-185 (the Southern Connector)

LOCATION & DRIVING DISTANCES

I-85	±3.5 miles
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MEROVAN
AT DONALDSON

THE LEASING TEAM



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