



FOR LEASE
4 AUGUSTA ARBOR WAY

Greenville, South Carolina

±15,800 SF INDUSTRIAL FACILITY

LYONS
INDUSTRIAL PROPERTIES
SALES • LEASING • DEVELOPMENT

CORFAC INTERNATIONAL



EXECUTIVE SUMMARY

- ±15,800 SF industrial building situated on ±1.50 acres (zoned I-1) within the high-demand Donaldson submarket.
- 5 drive-in doors, and a 0.57 AC fenced laydown yard.
- Offers immediate interstate access (3 minutes to I-185, 10 minutes to I-85) connecting to Charlotte, Atlanta, Columbia, and Charleston, right next to Donaldson Airport, Lockheed Martin, and Isuzu.
- Features an active Norfolk Southern rail spur with a dedicated rear loading door for seamless logistical operations.
- Planned landlord improvements include: Landscaping refresh, New building paint, Storefront upgrades, Yard cleanup, Spec office, and Insulation repair

SNAPSHOT

Address:	4 Augusta Arbor Way Greenville, SC 29605
Tax ID:	0400010101100
County:	Greenville
Property Type:	Industrial
Available Space:	± 15,800 SF (Total) Suite A: ± 10,050 / Suite B: ± 5,750
Lay Down Yard:	0.57 Acres
Lease Rate:	Call For Pricing

For more information, please contact:

Joe Lomady • 864.787.3781 • joe@lyonsindustrial.com

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PROPERTY SPECS

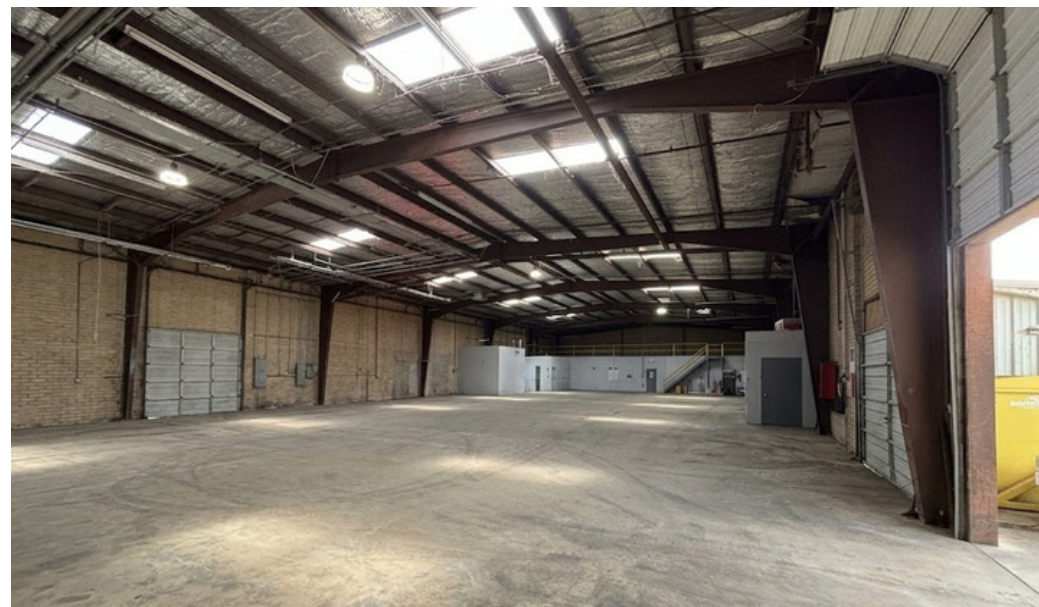
Address: Tax	4 Augusta Arbor Way, Greenville, SC
Map ID: Building	0400010101100
SF Total:	± 15,800
Suite SF:	Suite A: ± 10,050 Suite B: ± 5,750
Laydown Yard:	0.57 AC
Floor Thickness:	6"
Building Height:	27'
Clear Height:	16'8" - 19'11" (front) / 22'7" - 25'7" (back)
Drive-In Doors:	2 (10x10) 1 (14'x20') 1 (12'x14') 1 (19'x15')
Year Built:	1980
Offices:	4
Bathrooms:	2
Power:	1,300 amps/480v/3p
Norfolk Southern Rail Line:	1 loading door



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Suite A



Suite B



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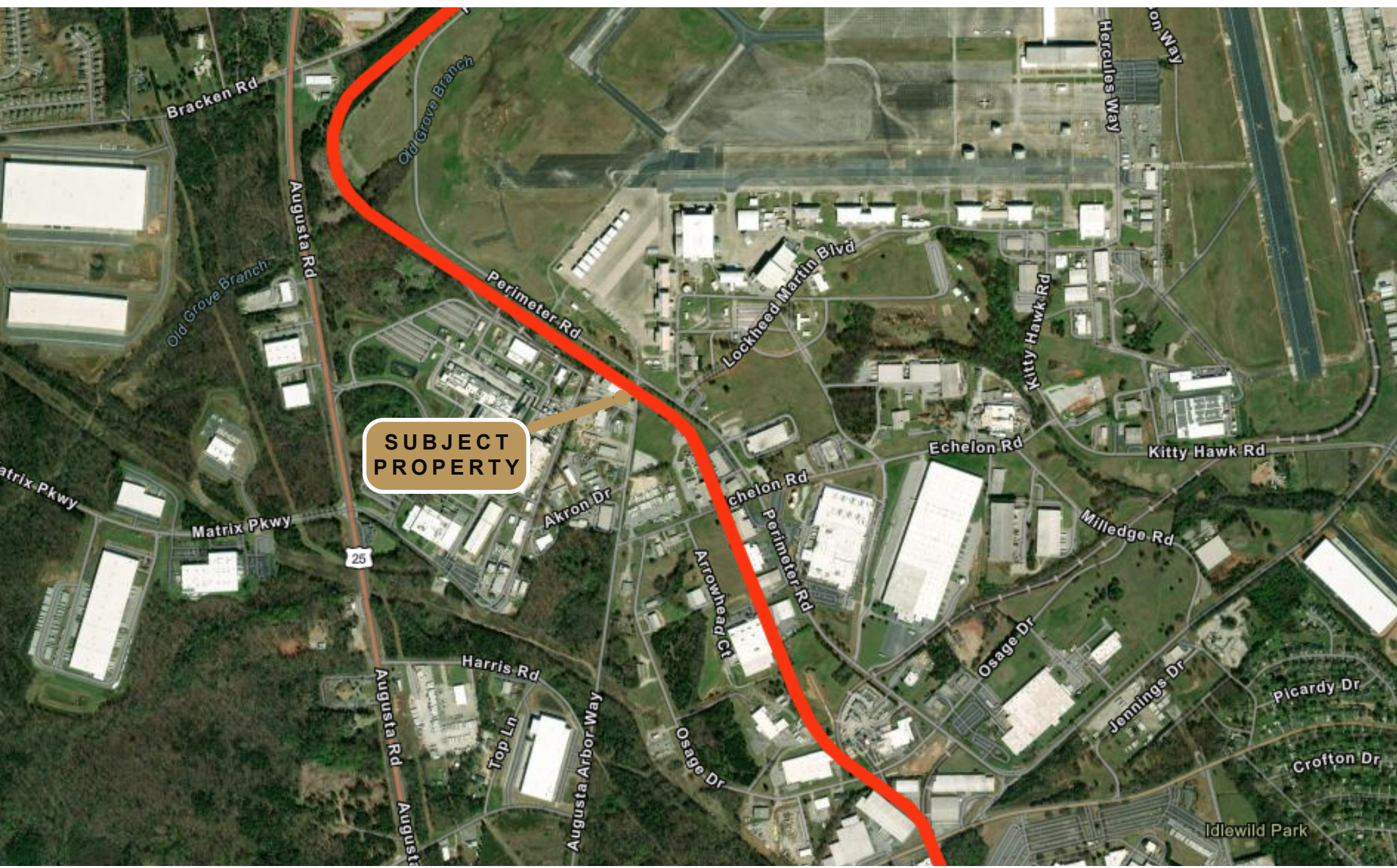
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