



MAGNOLIA GROVE BUSINESS PARK

6715 AUGUSTA RD ±90,798 SF | 6717 AUGUSTA RD ±66,877 SF
SMALL BAY INDUSTRIAL SPACE FROM ±15,000 SF TO ±157,675 SF

APPIAN 
INVESTMENTS



6715 & 6717 AUGUSTA ROAD | GREENVILLE, SC

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PARK OVERVIEW

Magnolia Grove Business Park | Greenville, SC



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, Kimura, Michelin, Maytronics, JTEKT, Timberlab, EnerSys, and Padagis operate.

Designed for efficiency and flexibility, both buildings feature:

- Concrete tilt-wall construction
- 24' Clear heights
- Rear-load configurations
- ±15,000 to ±157,675 SF available
- 160' Building depth and shared 220' deep concrete/asphalt truck court
- Excellent Highway 25 frontage

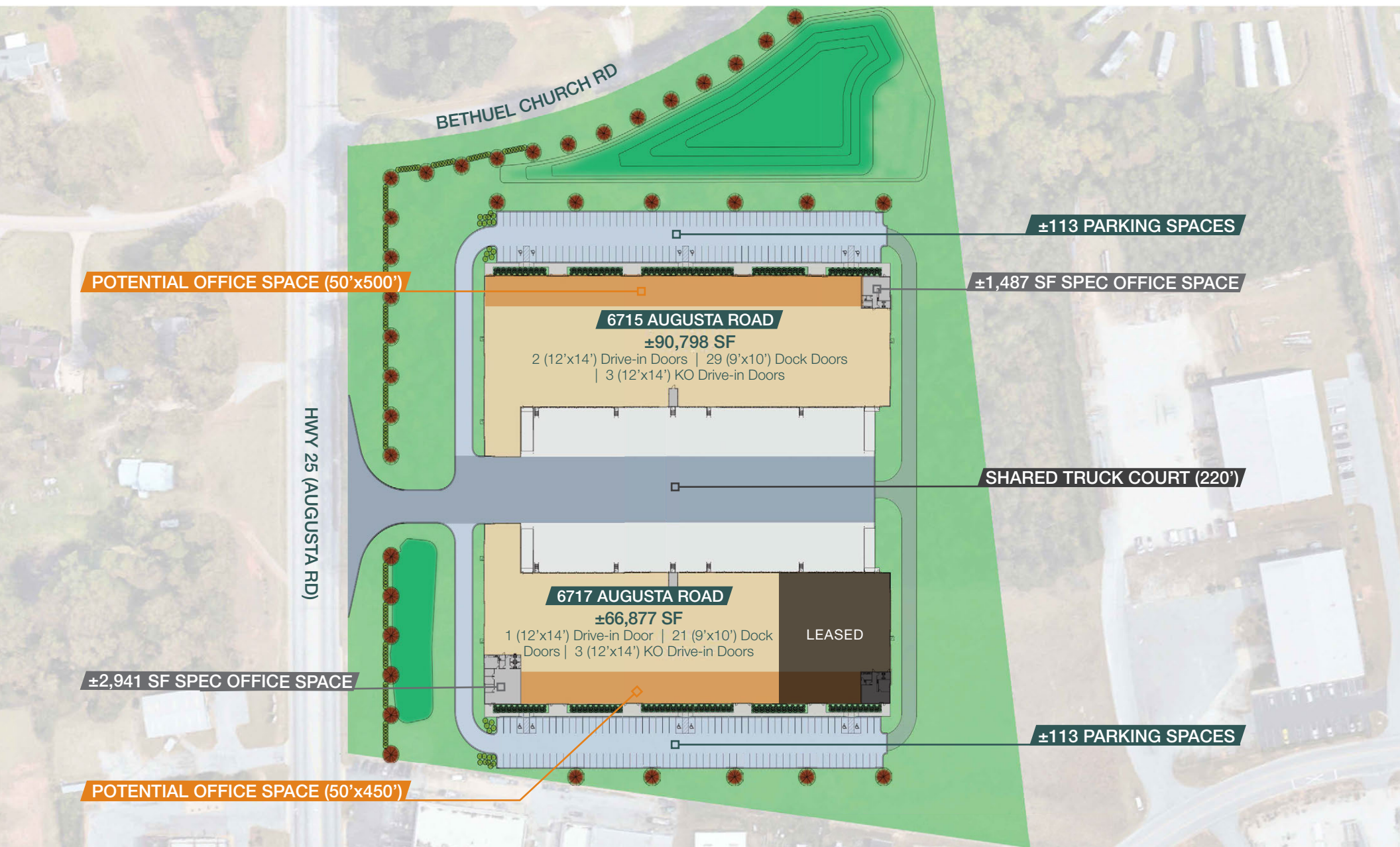
Developed by Appian Investments—a Greenville-based private investment firm with a track record of over 5 million square feet of industrial acquisitions and developments—Magnolia Grove Business Park marks Appian's 13th ground-up Class A industrial project.

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.



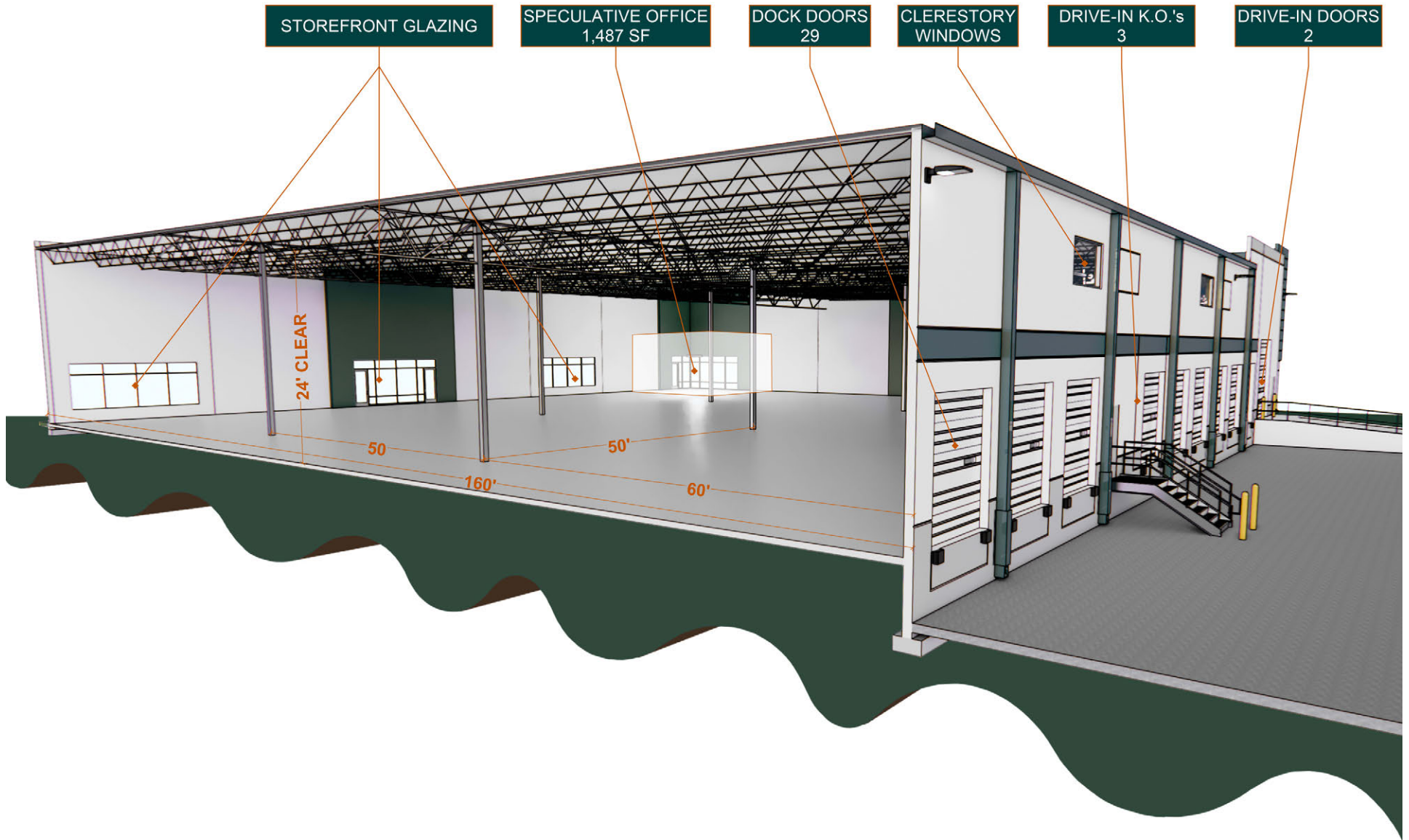
PARK SITE PLAN

Magnolia Grove Business Park | Greenville, SC



BUILDING SPECS

Magnolia Grove Business Park | Greenville, SC



6715 AUGUSTA RD OVERVIEW

Magnolia Grove Business Park | Greenville, SC

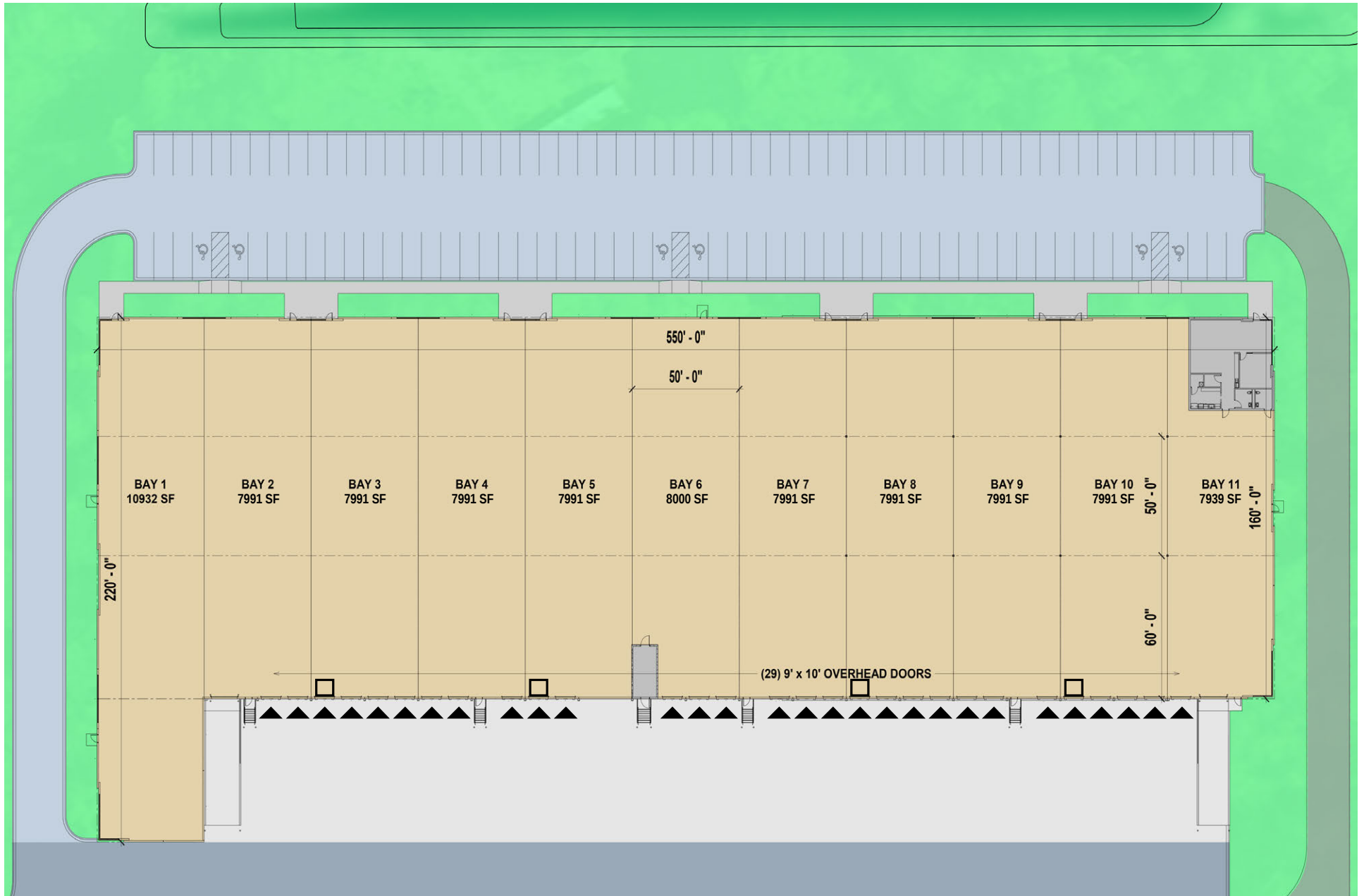


TOTAL SF AVAILABLE	±90,798 SF	CONSTRUCTION	Concrete, tilt-up	WATER	Greenville Water
MINIMUM SF	±15,000 SF	ROOF	45 mil TPO / R-20 insulation	SEWER	Metro Connects
OFFICE SF	±1,487 SF spec & BTS	FLOOR	6" 4,000 PSI	GAS	Piedmont Natural Gas
CLEAR HEIGHT	24'	SPRINKLERS	ESFR	ELECTRICITY	Duke Energy (800 Amps 277/480 V) 500 KVA Transformer
COLUMN SPACING	50'x50' & 60' Speed Bay	LIGHTING	LED		
DOCK HIGH DOORS	29 (9'x10')	TRUCK COURT DEPTH	220'		
DOCK EQUIPMENT	4 (35,000 lb. mechanical pit levelers)	TRUCK COURT	Shared w/60' concrete apron		
DRIVE-IN DOORS	2 (12'x14') & 3 KO doors	PARKING (CAR)	±113 spaces		



6715 AUGUSTA RD FLOOR PLAN

Magnolia Grove Business Park | Greenville, SC



6717 AUGUSTA RD OVERVIEW

Magnolia Grove Business Park | Greenville, SC



TOTAL SF AVAILABLE ±66,877 SF

MINIMUM SF ±15,000 SF

OFFICE SF ±2,941SF Spec & BTS

CLEAR HEIGHT 24'

COLUMN SPACING 50'x50' & 60' Speed Bay

DOCK HIGH DOORS 21 (9'x10')

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

DRIVE-IN DOORS 1 (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 220'

TRUCK COURT

Shared w/60' concrete apron

PARKING (CAR)

±113 spaces

WATER

Greenville Water

SEWER

Metro Connects

GAS

Piedmont Natural Gas

ELECTRICITY

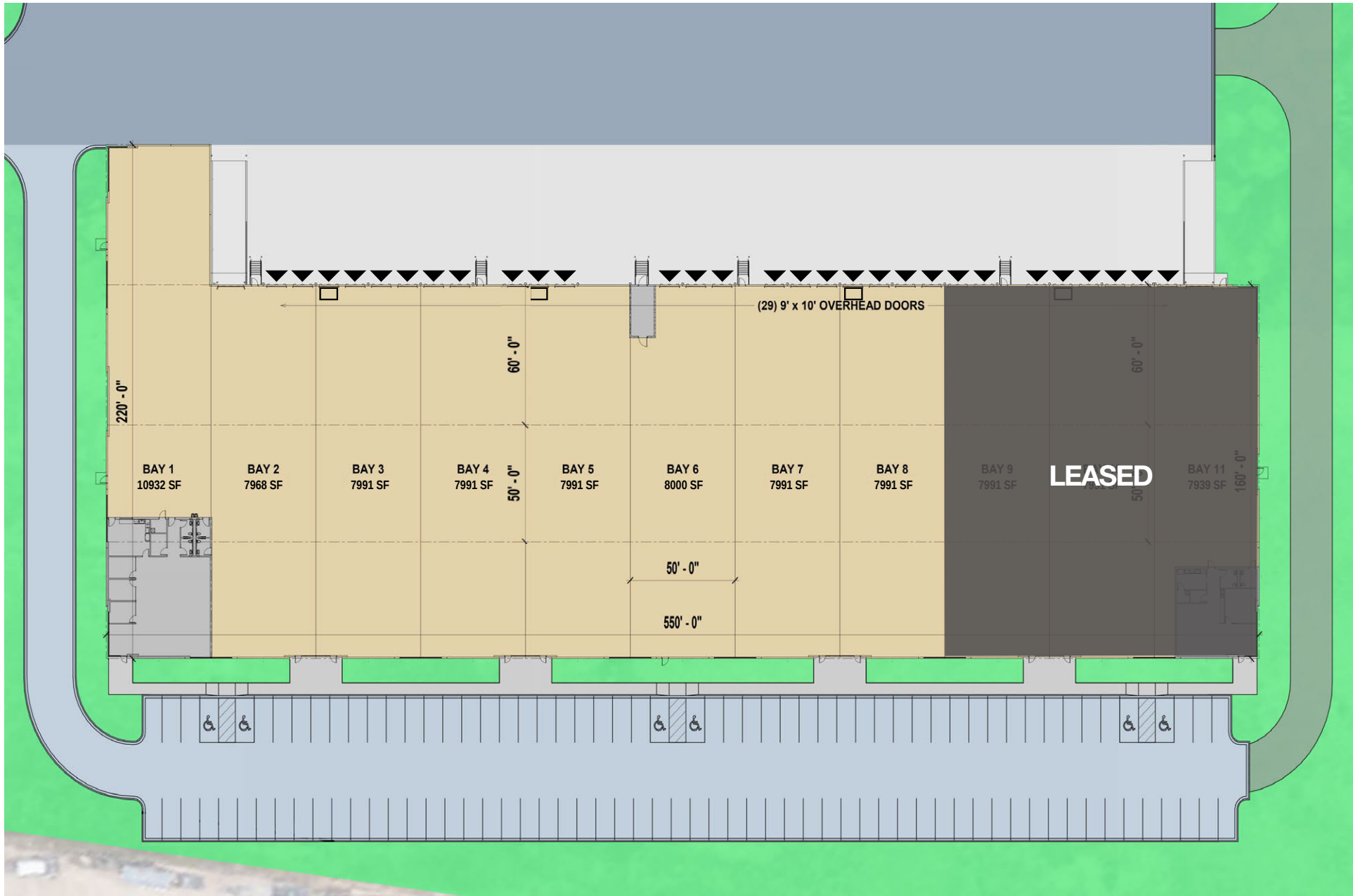
Duke Energy (1,000 Amps 277/480 V)

750 KVA Transformer



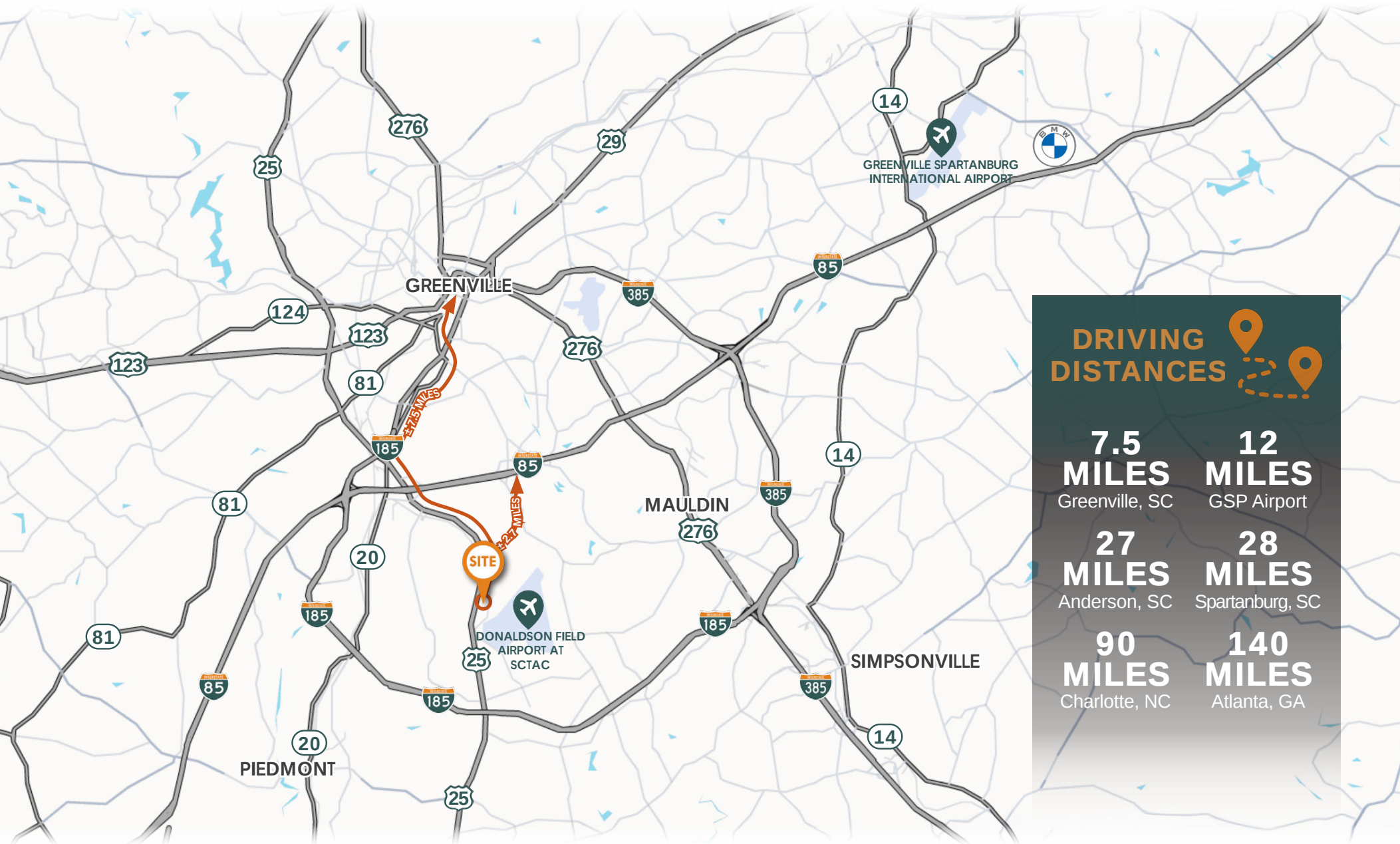
6717 AUGUSTA RD FLOOR PLAN

Magnolia Grove Business Park | Greenville, SC



MARKET MAP

Magnolia Grove Business Park | Greenville, SC



SUBMARKET MAP

Magnolia Grove Business Park | Greenville, SC



A AMAZON	K PERFORMANCE PACKAGING	U KIMURA INC	EE VERDECO	DD PL DEVELOPMENT
B COLGATE PALMOLIVE	L BUILDERS FIRSTSOURCE	V GE AVIATION	FF BERRY PLASTICS	PP MICHELIN MANUFACTURING
C SOUTHEASTERN FREIGHT LINES	M THE BLOOD CONNECTION	W MAYTRONICS	GG MICHELIN PRIME	QQ THERMO KING
D WAREHOUSE SERVICES	N ROYAL METAL FINISHING	X JTEKT	HH WAREHOUSE TECHNOLOGIES	RR 3M
E FABRI-KAL	O ENERSYS	Y MAGNA / PROPER POLYMERS	II ETHOX CHEMICALS	SS MULTI-PACK SOLUTIONS
F FEDEX	P SUN CITY PRODUCE	Z PADAGIS	JJ PAI PARMA	TT NIPPON CARBIDE
G ALFMEIER FRIEDRICH & RATH	Q MICHELIN / TIMBERLAB	AA MAGNA DRIVE	KK EASTERN DISTRIBUTION	UU PHARMACEUTICALS ASSOCIATES
H WABTEC	R GE HAIER	BB ISUZU	LL KIMURA INC.	VV CONFLUENCE OUTDOOR
I ITW HARNESS	S MAGNA	CC SOLVAY CYTEC	MM SOUTHEASTERN PAPERBOARD	WW SUNLAND LOGISTICS
J NISSIN FOODS	T AIRBORNE TECH / YUASA INTL	DD LOCKHEED MARTIN	NN AMERICOLD LOGISTICS	XX MILLIKEN





MAGNOLIA GROVE BUSINESS PARK

6715 & 6717 AUGUSTA ROAD | GREENVILLE, SC

SMALL BAY INDUSTRIAL SPACE FROM $\pm 15,000$ SF TO $\pm 181,596$ SF

APPIAN 
INVESTMENTS



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