



AUGUSTA GROVE BUSINESS PARK

Estimated Delivery
August 2027



±282,970 SF Spec Warehouse

**AG1 • 1300 Old Grove Road
Piedmont, SC 29673**

NAI Earle Furman

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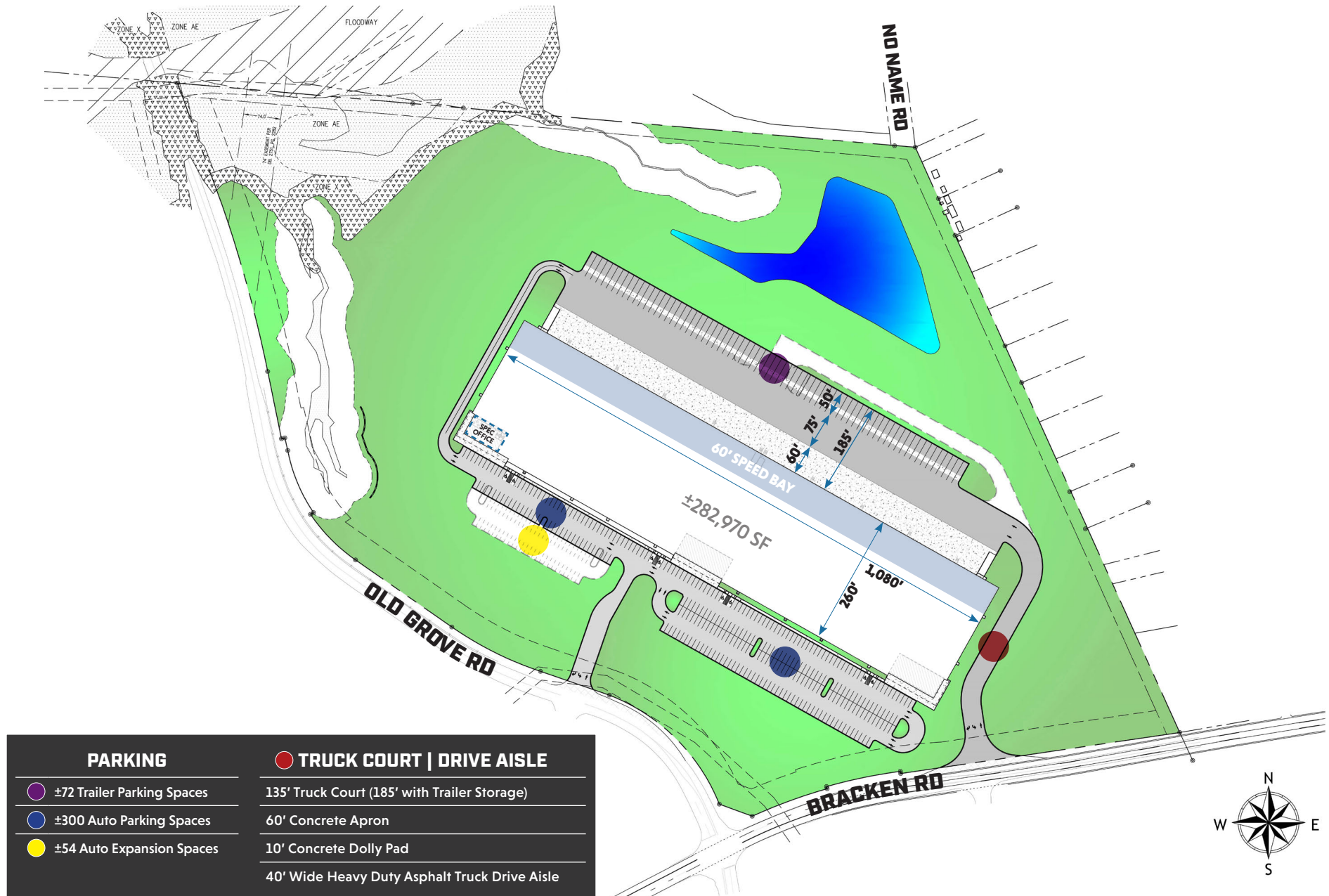
PROPERTY OVERVIEW AG1



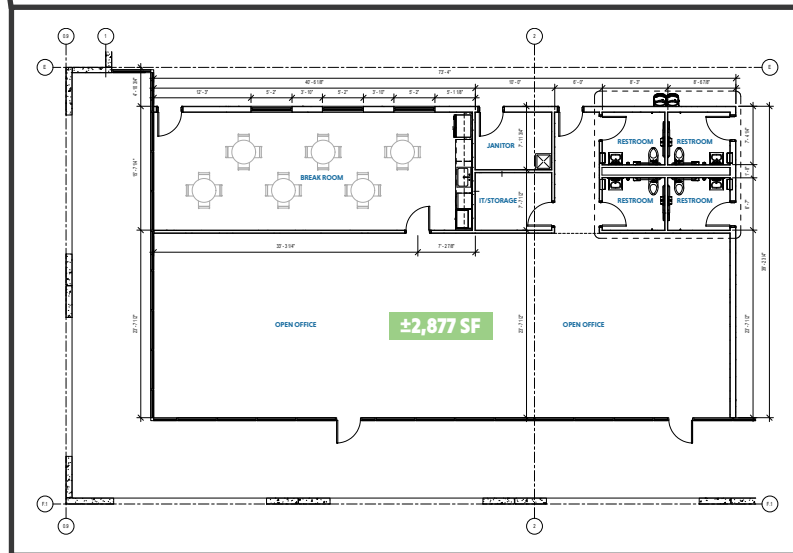
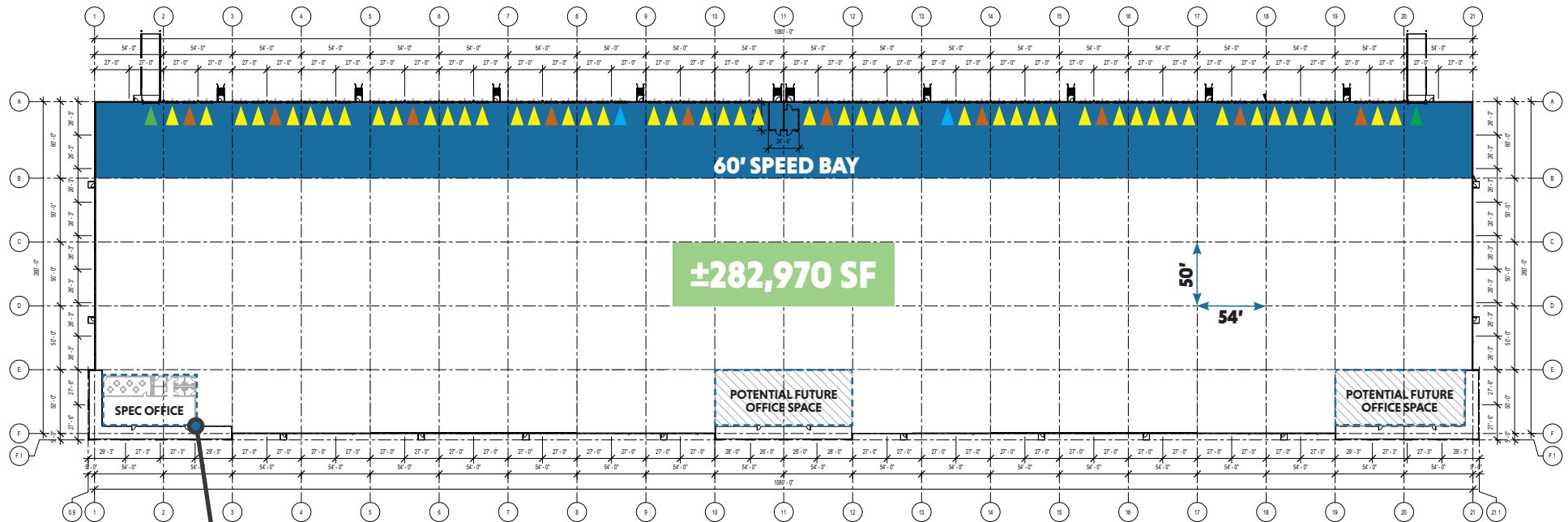
Site & Building Sizes	±41.33 Acres ±282,970 SF (±1,080' x ±260')
Available Space	±75,000 SF to ±282,970 SF
Spec Office Space	±2,877 SF & BTS
Construction	Concrete tilt wall
Configuration	Rear load
Foundation	6" 4,000 PSI unreinforced 10 mil vapor barrier Sealed with Ashford Formula
Roof	45 mil TPO R-20 insulation
Clerestory Windows	(12) 10'x4' windows on front (18) 8'x4' windows on rear (6) 10'x4' windows on each side
Lighting (Interior)	LED (30 fc in warehouse)
Lighting (Exterior)	LED wall packs & soffit lighting
Clear Heights	32'

Column Spacing	50'x40' w/60' Speed bay
Power	277/480 Volt, 3 Phase, 4,000 Amp service
Sprinklers	ESFR
Drive-in Doors	(2) 12'x14' doors with ramps (2) 12'x14' KO panels
Dock Doors	(62) 9'x10' doors (10) doors with 35,000 lb. mechanical pit levelers
Truck Court	±185' Depth including trailer storage & ±60' concrete apron ±10' Concrete dolly pad Heavy duty asphalt
Trailer Parking	±72 Spaces
Auto Parking	±300 Spaces ±54 Expansion spaces
Utilities	Water - Greenville Water Sewer - Metro Connects Gas - Piedmont Natural Gas Electric - Duke Energy
Lease Rate	Contact brokers

SITE PLAN ➤ AG1

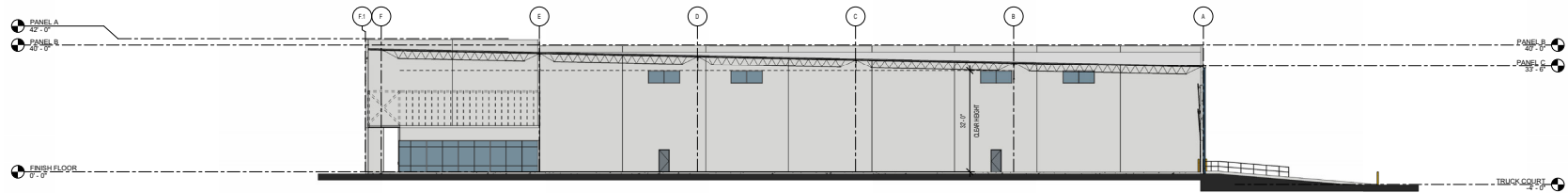


FLOOR PLAN ➤ AG1

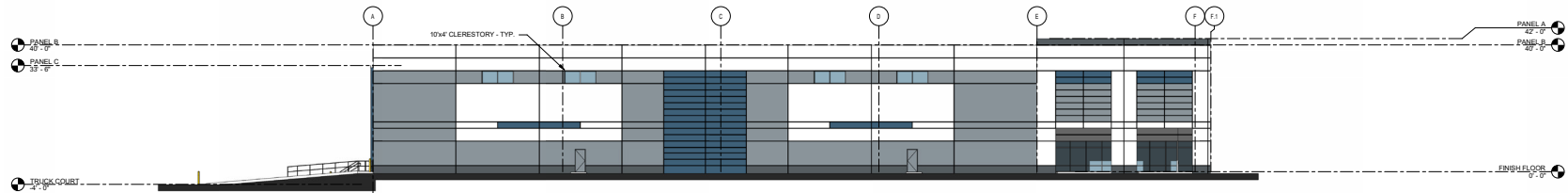


LOADING DOORS

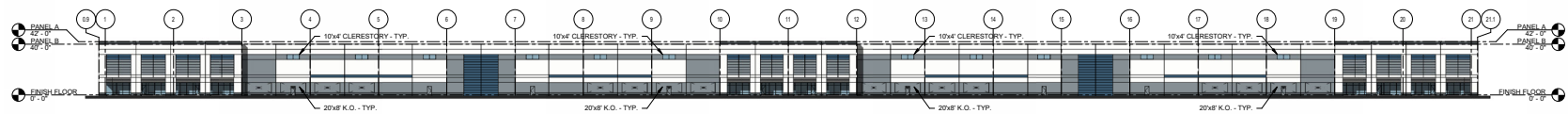
- ▲ (62) 9'X10' Dock Doors
- ▲ (10) Doors w/35,000 lb. Mechanical Pit Levelers
- ▲ (2) 12'x14' Drive-in Doors w/Ramps
- ▲ (2) 12'x14' KO Panels



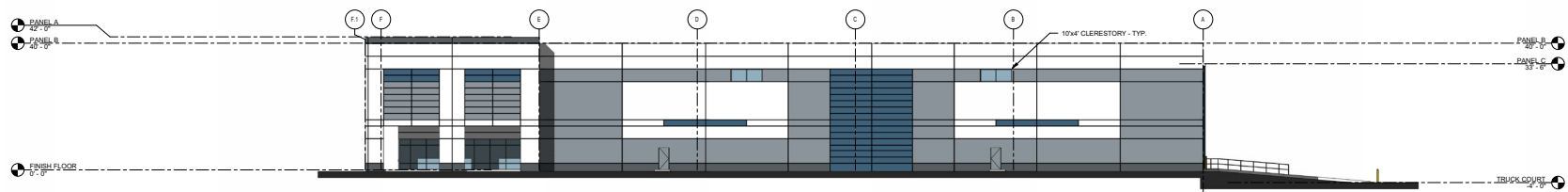
5 BUILDING SECTION
SCALE: 1/16" = 1'-0"



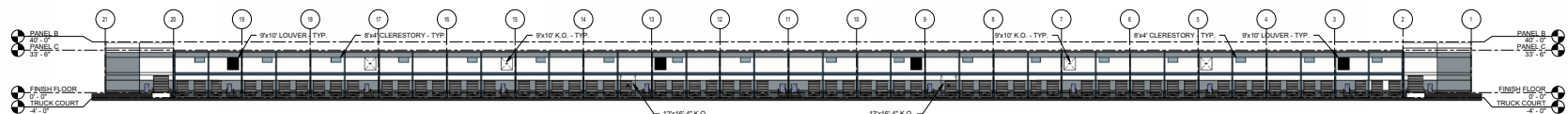
4 OVERALL WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 OVERALL SOUTH ELEVATION
SCALE: 1" = 40'-0"



2 OVERALL EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 OVERALL NORTH ELEVATION
SCALE: 1" = 40'-0"

PARK DETAILS ➤ AUGUSTA GROVE BUSINESS PARK



AUGUSTA GROVE IS THE PREMIER INDUSTRIAL & BUSINESS PARK IN UPSTATE SOUTH CAROLINA



PARK OVERVIEW | ±1,100 acre, Class A master planned business park | Current tenants include world-class industry leaders, such as EnerSys, GE Aviation, GE Haier, JTEKT, Kimura, Magna Industries, Maytronics, Michelin, Padagis, RTCO and others | Multi-lane road system in place | Multiple park entrances/exits



LOCATION & ACCESS TO MARKETS | Convenient interstate & highway access (I-85, US-25, I-185) | Ideal location along the I-85 corridor between Atlanta & Charlotte | Close proximity to GSP International Airport & SC Inland Port Greer



UTILITIES

Power - Duke Energy
Gas - Piedmont Natural Gas
Water - Greenville Water
Sewer - ReWa & MetroConnects



SKILLED WORKFORCE | Progressive surrounding community with a skilled workforce | Upstate SC's robust industrial activities and local educational institutions offering tailored training programs provide companies with competitive advantages in efficiency, innovation, and productivity



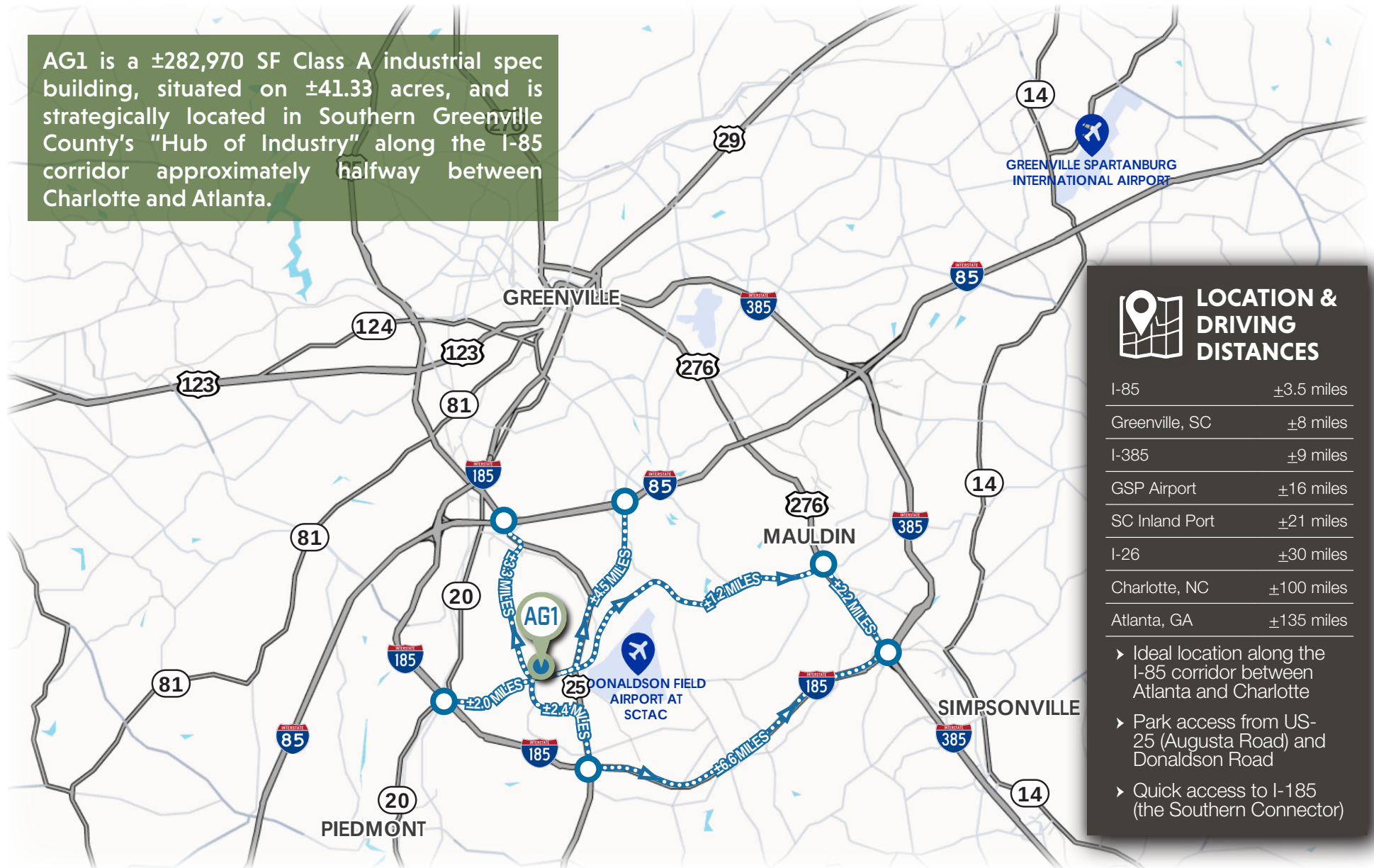
BUSINESS FRIENDLY ENVIRONMENT | Upstate SC offers a favorable business climate characterized by low taxes, reasonable operating costs, and supportive government policies, attracting companies to establish and expand their operations



MAP & DRIVING DISTANCES ➤ AG1



AG1 is a $\pm 282,970$ SF Class A industrial spec building, situated on ± 41.33 acres, and is strategically located in Southern Greenville County's "Hub of Industry" along the I-85 corridor approximately halfway between Charlotte and Atlanta.

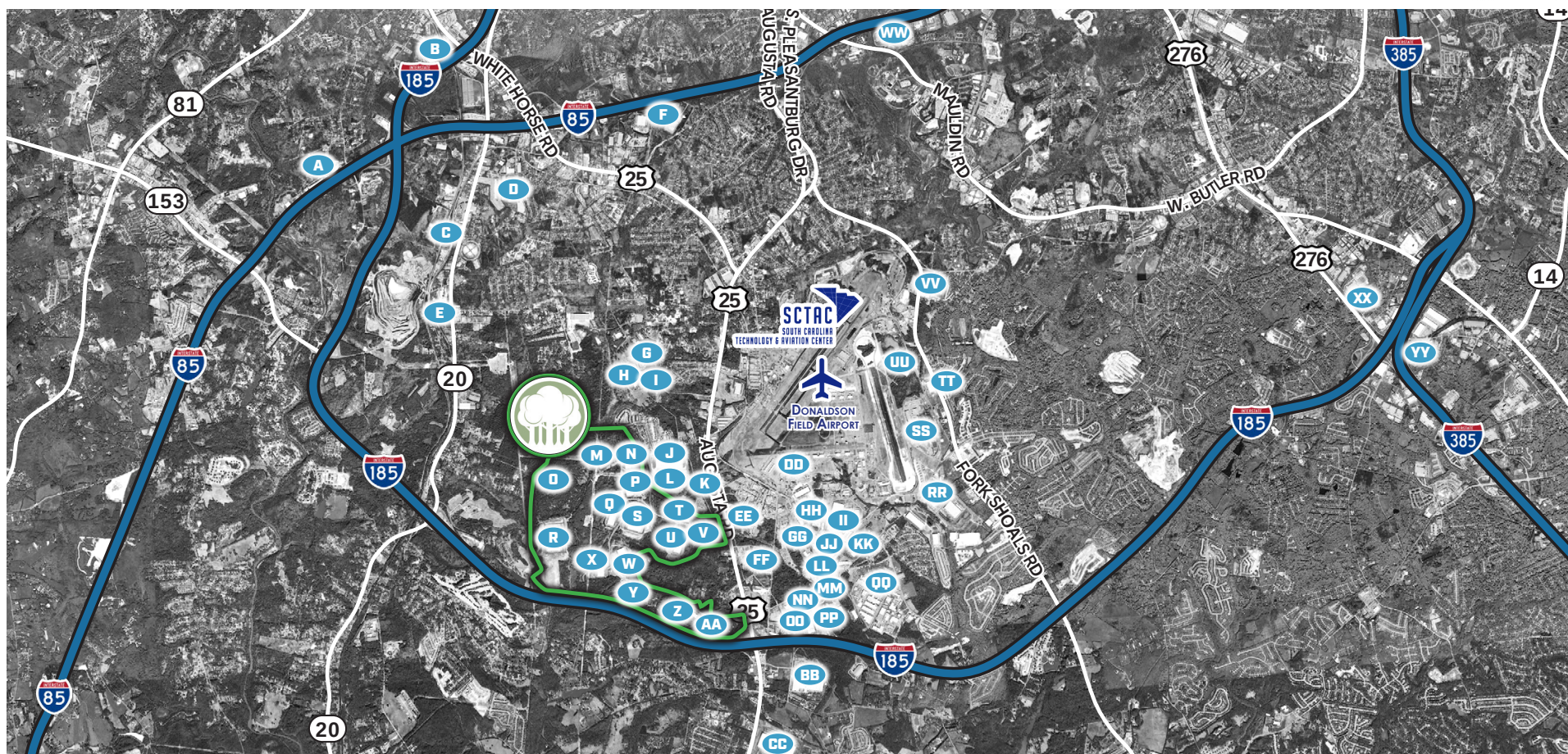


LOCATION & DRIVING DISTANCES

I-85	± 3.5 miles
Greenville, SC	± 8 miles
I-385	± 9 miles
GSP Airport	± 16 miles
SC Inland Port	± 21 miles
I-26	± 30 miles
Charlotte, NC	± 100 miles
Atlanta, GA	± 135 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)

SURROUNDING MARKET ➡ AG1



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



AUGUSTA GROVE BUSINESS PARK • AG1



FOR ADDITIONAL
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CONTACT THE
LEASING TEAM



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