



AUGUSTA GROVE BUSINESS PARK



±282,970 SF Spec Warehouse

**AG1 • Old Grove Road & Bracken Road
Piedmont, South Carolina 29673**

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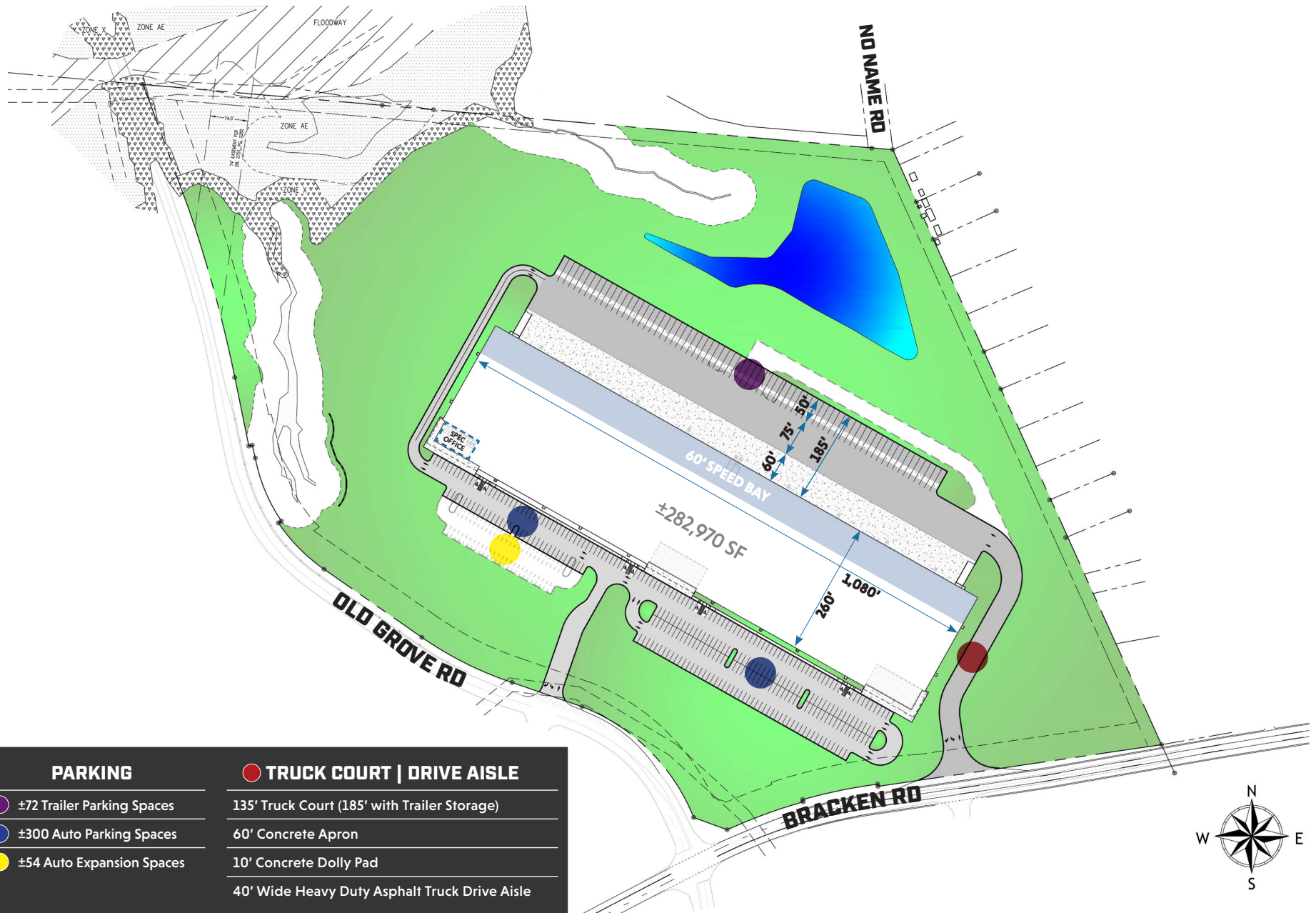
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PROPERTY OVERVIEW AG1

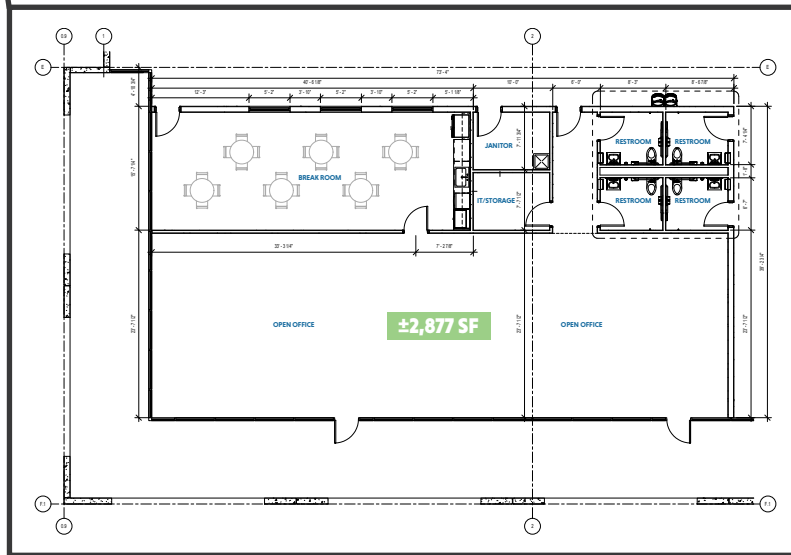
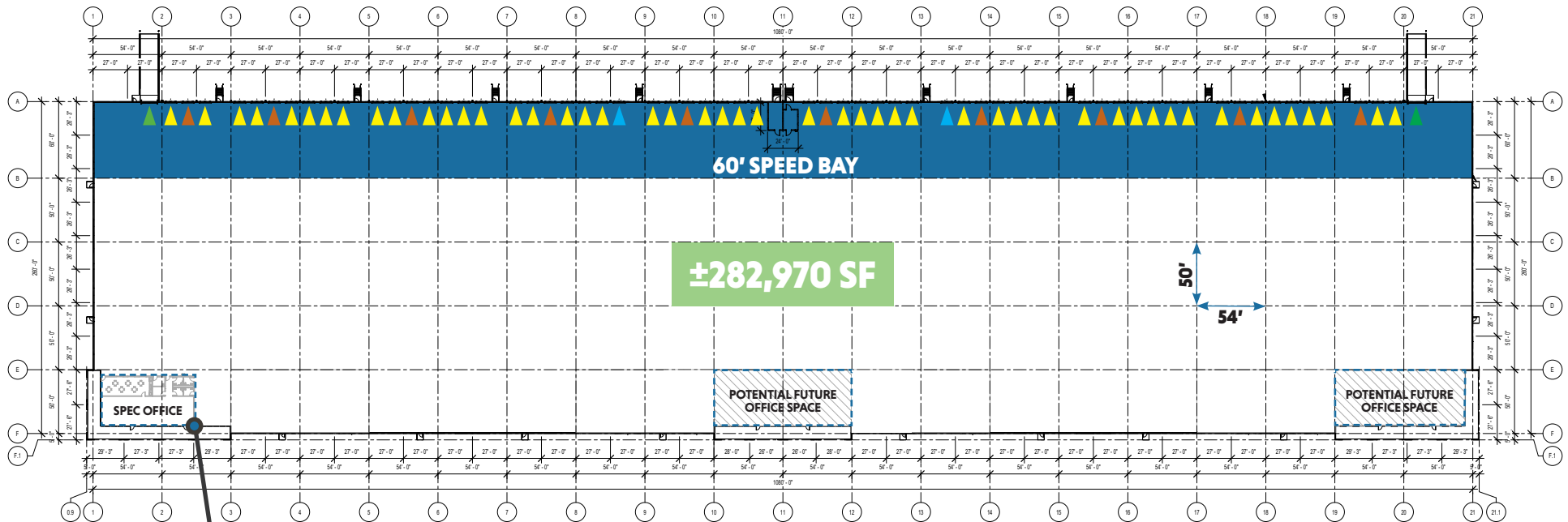


Total Site Size	±41.33 Acres	Column Spacing	50'x40' w/60' Speed bay
Total Building Size	±282,970 SF (±1,080' x ±260')	Power	277/480 Volt, 3 Phase, 4,000 Amp service
Spec Office Space	±2,877 SF & BTS	Sprinklers	ESFR
Construction	Concrete tilt wall	Drive-in Doors	(2) 12'x14' doors with ramps (2) 12'x14' KO panels
Configuration	Rear load	Dock Doors	(62) 9'x10' doors (10) doors with 35,000 lb. mechanical pit levelers
Foundation	6" 4,000 PSI unreinforced 10 mil vapor barrier Sealed with Ashford Formula	Truck Court	±185' Depth including trailer storage & ±60' concrete apron ±10' Concrete dolly pad Heavy duty asphalt
Roof	45 mil TPO R-20 insulation	Trailer Parking	±72 Spaces
Clerestory Windows	(12) 10'x4' windows on front (18) 8'x4' windows on rear (6) 10'x4' windows on each side	Auto Parking	±300 Spaces ±54 Expansion spaces
Lighting (Interior)	LED (30 fc in warehouse)	Utilities	Water - Greenville Water Sewer - Metro Connects Gas - Piedmont Natural Gas Electric - Duke Energy
Lighting (Exterior)	LED wall packs & soffit lighting		
Clear Heights	32'		

SITE PLAN ➤ AG1

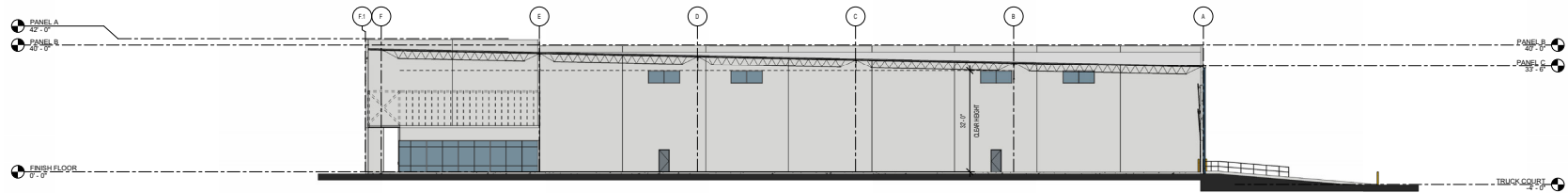


FLOOR PLAN ➤ AG1



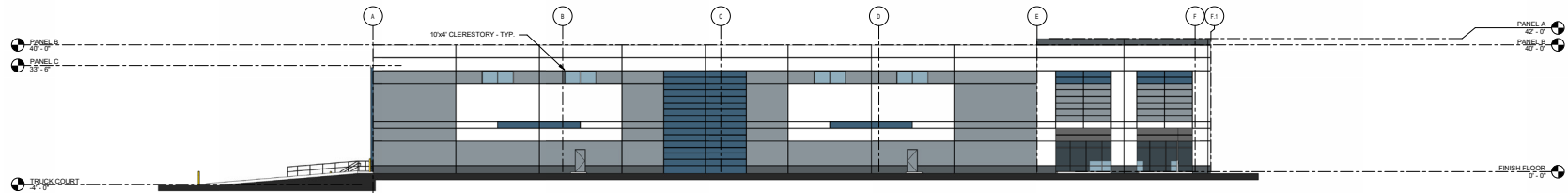
LOADING DOORS

- ▲ (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



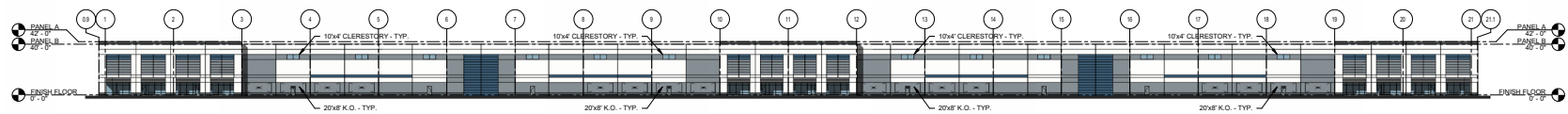
5 BUILDING SECTION

SCALE: 1/16" = 1'-0"



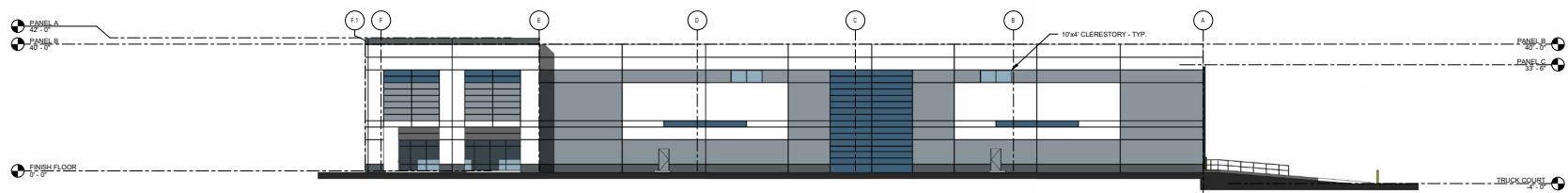
4 OVERALL WEST ELEVATION

SCALE: 1/16" = 1'-0"



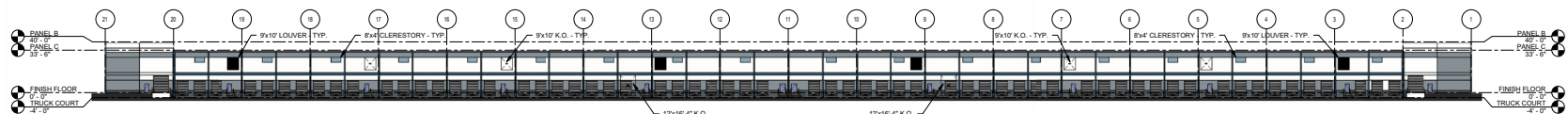
3 OVERALL SOUTH ELEVATION

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



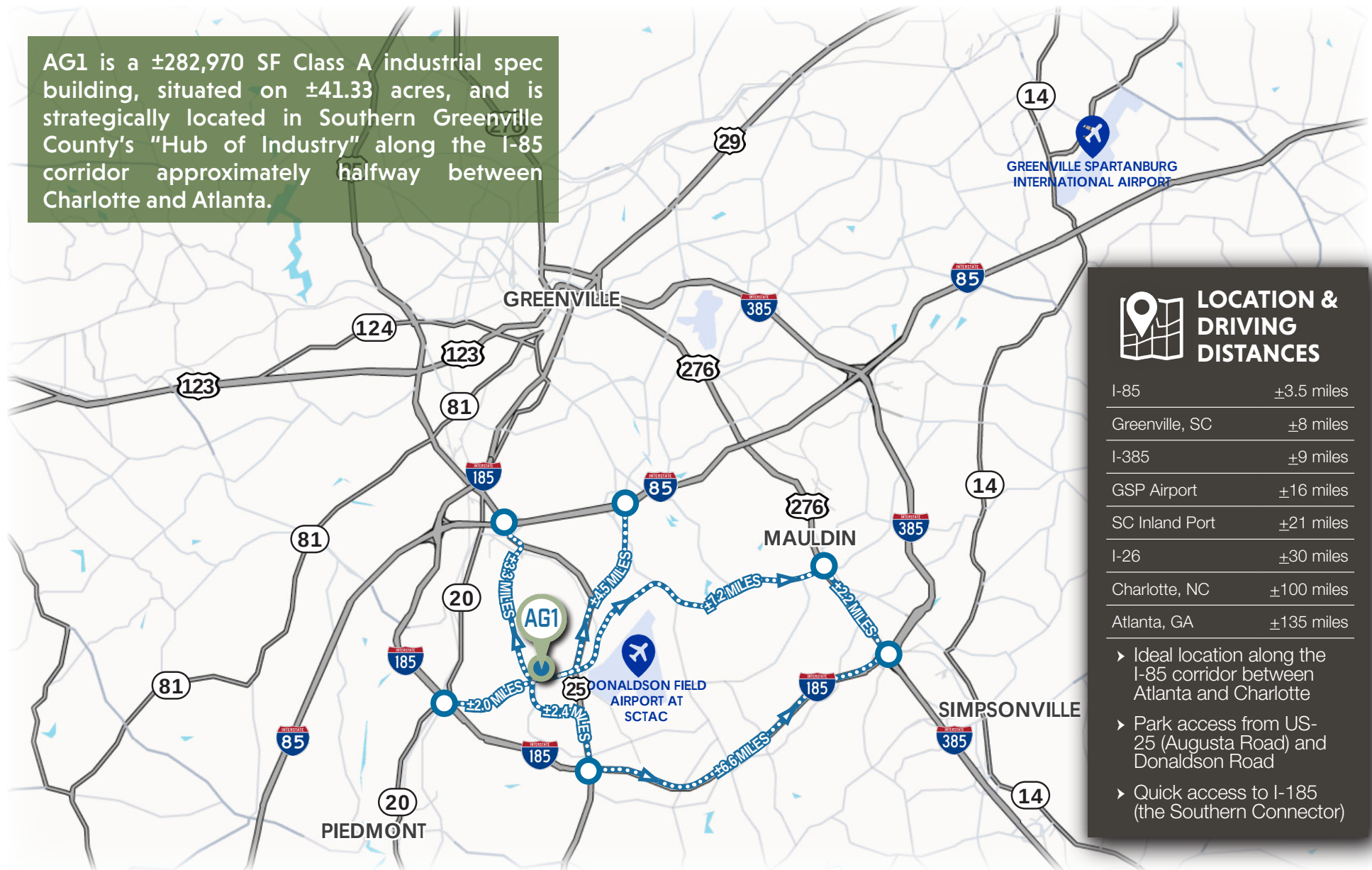
BUSINESS FRIENDLY ENVIRONMENT | Upstate SC offers a favorable business climate characterized by low taxes, reasonable operating costs, and supportive government policies, attracting companies to establish and expand their operations



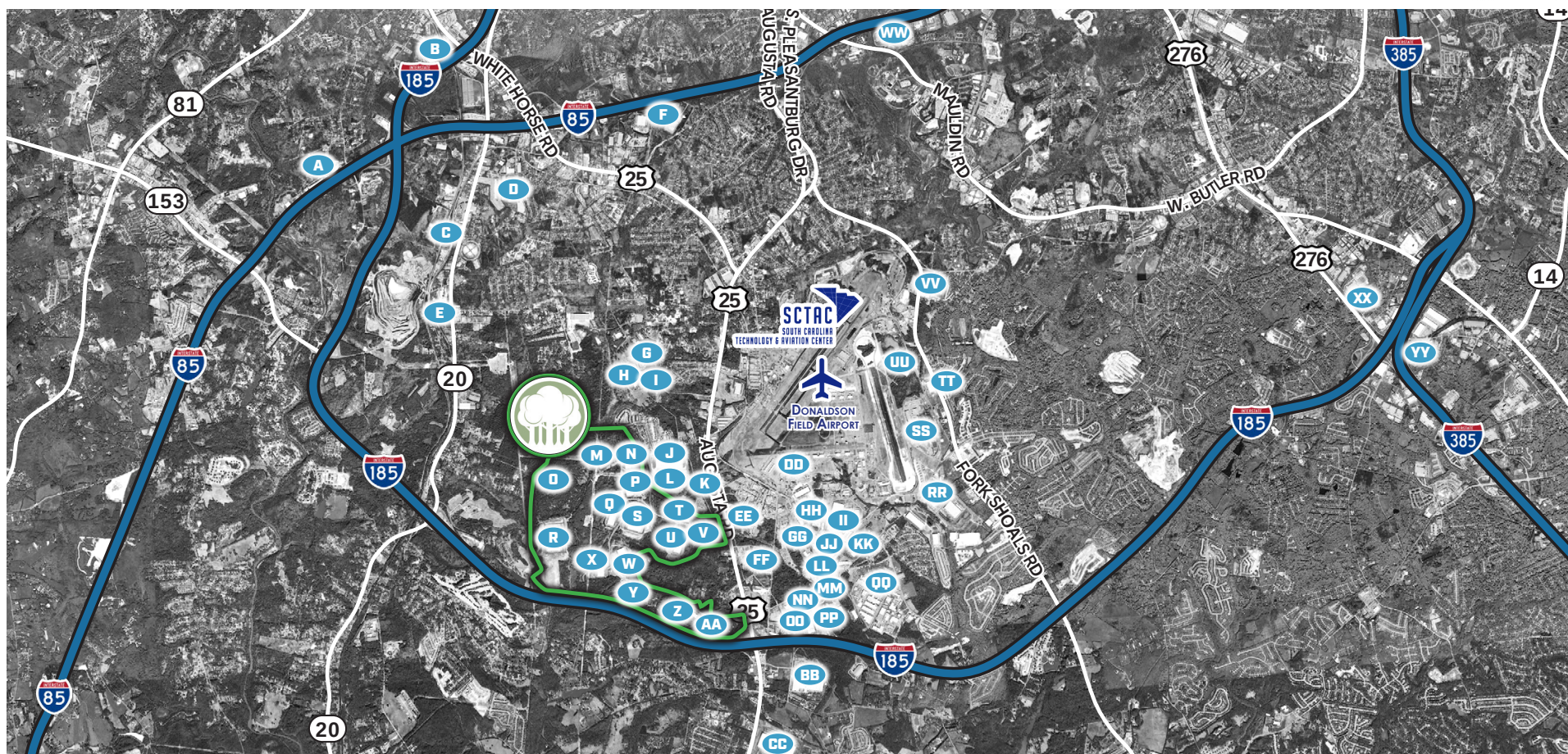
MAP & DRIVING DISTANCES ➤ AG1



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.



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 FRIEDRICH & 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



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FOR ADDITIONAL
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