



AVAILABLE
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UP TO ±250,216 SF CLASS-A INDUSTRIAL SPACE AVAILABLE

1043 Global Avenue, Graniteville, SC 29829

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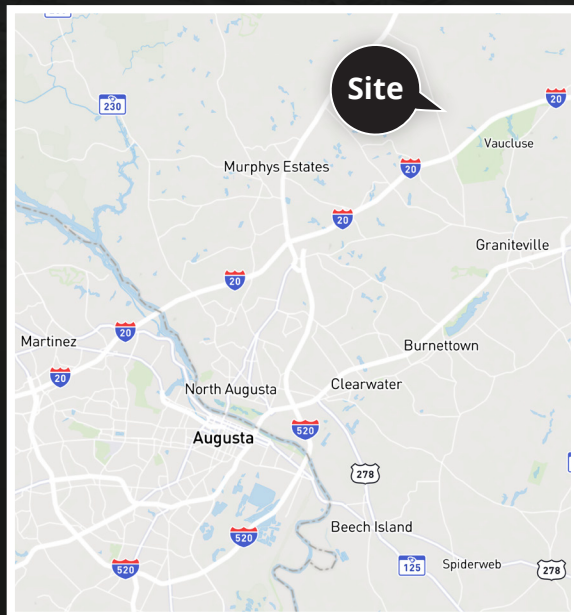
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**UP TO ±250,216 SF
AVAILABLE FOR LEASE**

PROPERTY OVERVIEW

Address:	1043 Global Ave
City / State:	Graniteville, SC
County:	Aiken
Parcel ID:	047-00-01-007
Acreage:	±30.1 AC
Year Built:	1999
Zoning:	RUD



GLOBAL AVENUE LOGISTICS CENTER

Global Avenue Logistics Center offers a rare opportunity to lease up to 250,216 SF of Class A industrial space within a 450,033 SF multi-tenant distribution facility strategically located with direct interstate access in Graniteville, SC. Located at 1043 Global Avenue, the property provides exceptional access to major Southeast population centers, interstate transportation networks, and the Ports of Charleston and Savannah, making it an ideal location for distribution, logistics, manufacturing, and supply chain operations.

Situated within Sage Mill Industrial Park, the facility is just 1.5 miles from Interstate 20 and offers a central location serving the Carolinas and Georgia. Tenants benefit from efficient regional connectivity, with access to Columbia within one hour and Atlanta, Charlotte, Greenville-Spartanburg, Charleston, and Savannah within approximately 2.5 hours.



BUILDING SPECIFICATIONS

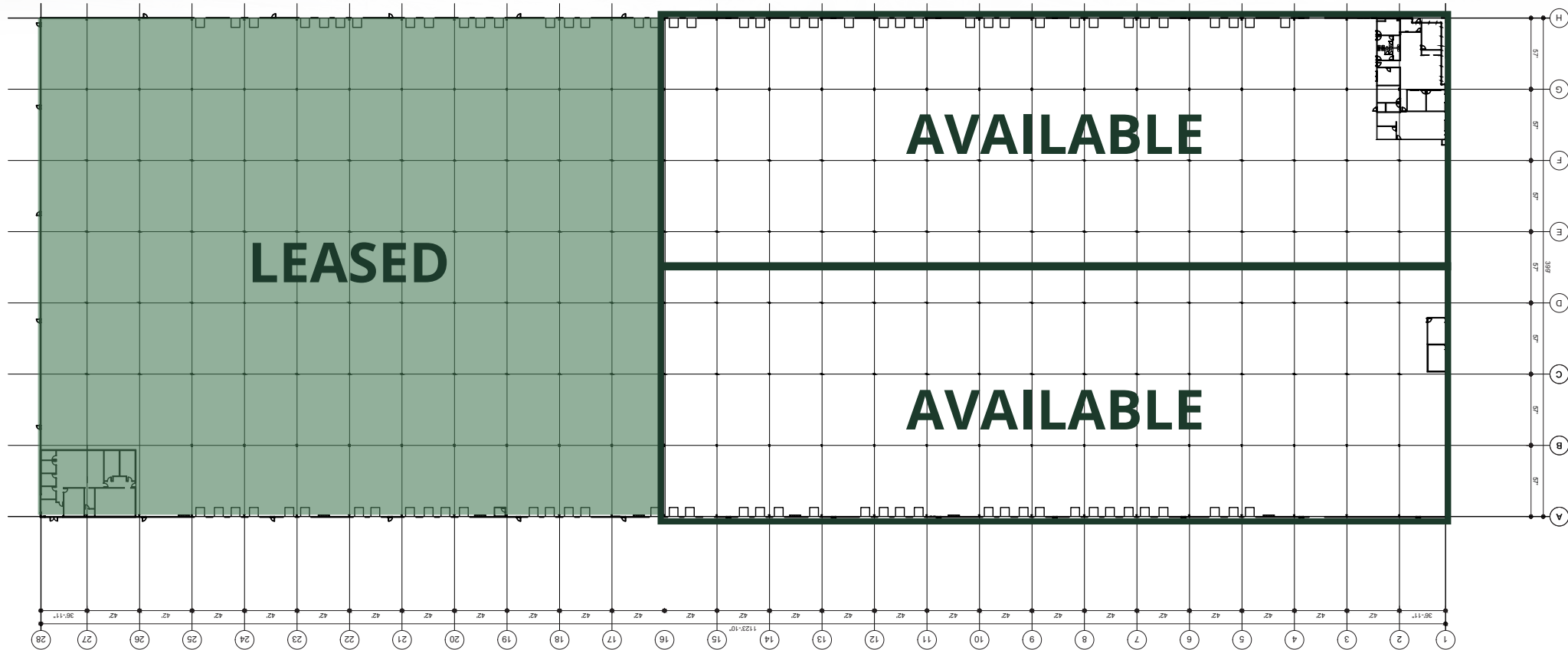
GLOBAL AVENUE LOGISTICS CENTER

Available SF:	±125,108 - 250,216 SF
Office SF:	Suite 100: ±3,864 SF Suite 200: ±1,500 SF
Total Building Size:	±450,033 SF
Total Warehouse Space Depth:	400' (200' per suite)
Clear Height:	36' 2" at center; 32' at eaves
Column Spacing:	57' x 42'
Dock High Doors:	Forty-six (46) 9' x 10' with levelers
Drive-In Doors:	Two (2) 12' x 14'
East Side Truck Court Depth:	185' deep with 60' concrete apron
West Side Truck Court Depth:	150' deep with 60' concrete apron
Power:	1800 amp (Four, 400 amp services and one, 200 amp services); 480/277 volts; 3-phase/4-wire
Sprinkler:	ESFR
Lighting:	Motion sensor T-8
Wall Construction:	Concrete tilt wall
Roof:	Standing seam metal with coating over seams
Auto Parking:	±92 spaces
Trailer Parking:	±87 spaces
Available:	3/1/2027



FLOOR PLAN

GLOBAL AVENUE LOGISTICS CENTER



±250K SF
AVAILABLE
SPACE

46
TOTAL DOCK
HIGH DOORS

2
TOTAL DRIVE-IN
DOORS

±5K SF
OFFICE
SPACE

LOCATION OVERVIEW

GLOBAL AVENUE LOGISTICS CENTER



If you would like more information on this offering, please get in touch.

LISTING TEAM

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