



MAGNOLIA GROVE BUSINESS PARK

BUILDING 100 ±90,798 SF | BUILDING 200 ±90,798 SF
SMALL BAY INDUSTRIAL SPACE FROM ±15,000 SF TO ±90,798 SF

APPIAN 
INVESTMENTS



6715 AUGUSTA ROAD | GREENVILLE, SC

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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, Orbis, and Padagis operate.

Designed for efficiency and flexibility, both buildings feature:

- Concrete tilt-wall construction
- 24' clear heights
- Rear-load configurations
- ±15,000 to ±30,000 SF suites
- 160' building depth and shared 220' deep concrete/asphalt truck court
- Excellent Highway 25 frontage

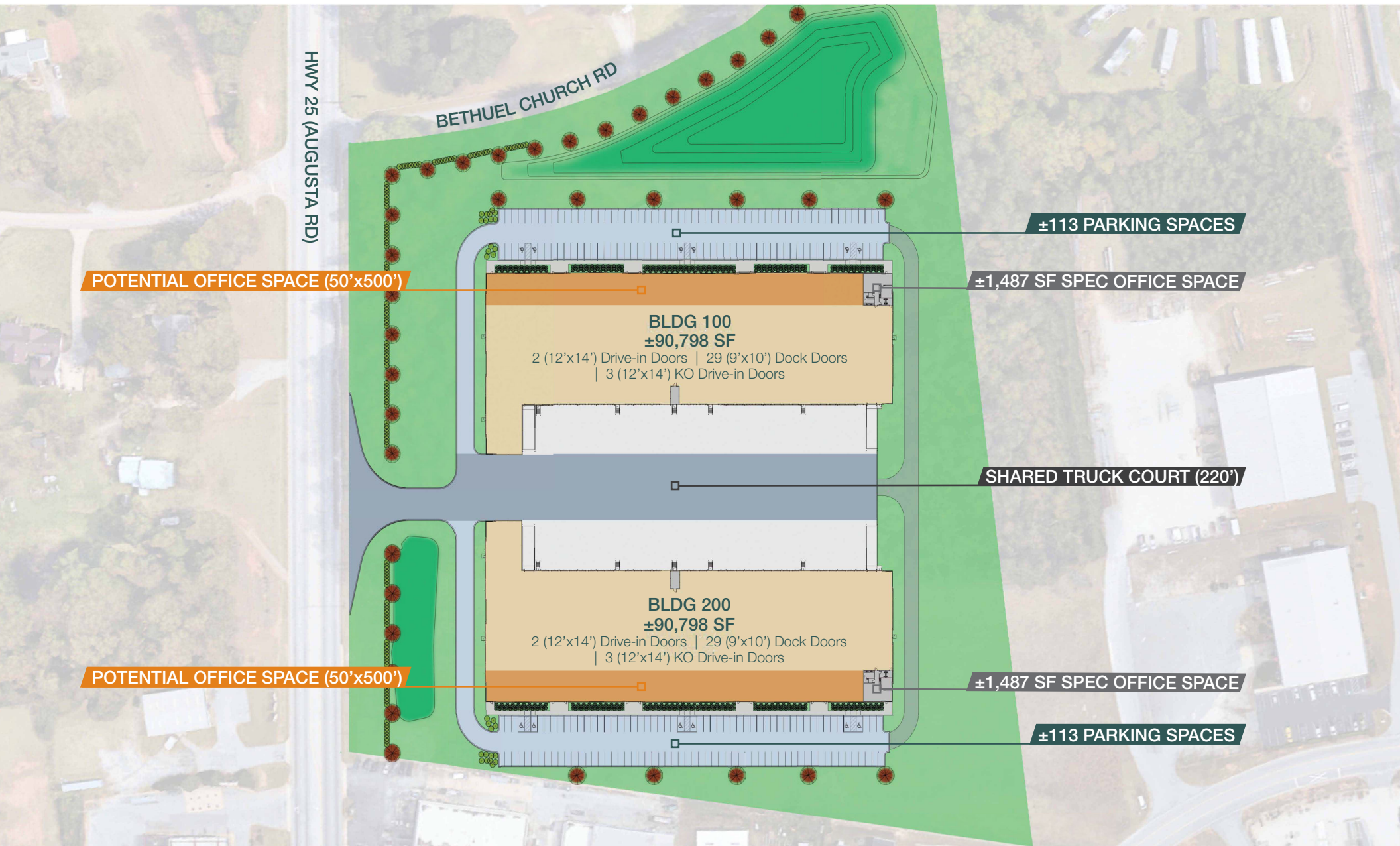
Developed by Appian Investments—a Greenville-based private investment firm with a track record of over 5 million square feet of industrial acquisitions and developments—Magnolia Grove Flex Park marks Appian's 13th ground-up Class A industrial project.

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 Flex Park is ideally positioned to support the growth of light industrial, distribution, and flex users seeking a strategic footprint in the region.



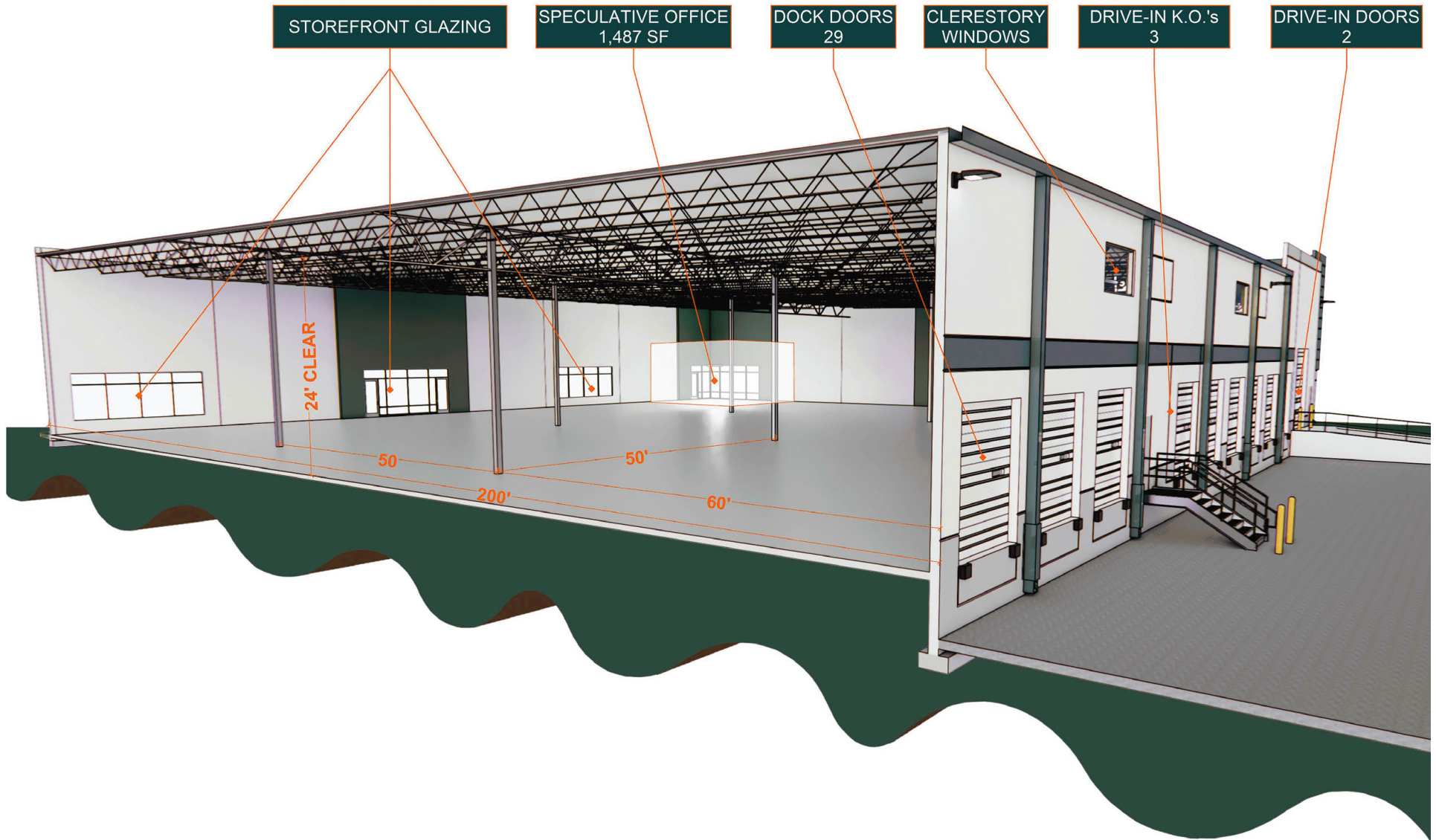
PARK SITE PLAN

Magnolia Grove Business Park | Greenville, SC



BUILDING SPECS

Magnolia Grove Business Park | Greenville, SC



BLDG 100 OVERVIEW

Magnolia Grove Business Park | Greenville, SC

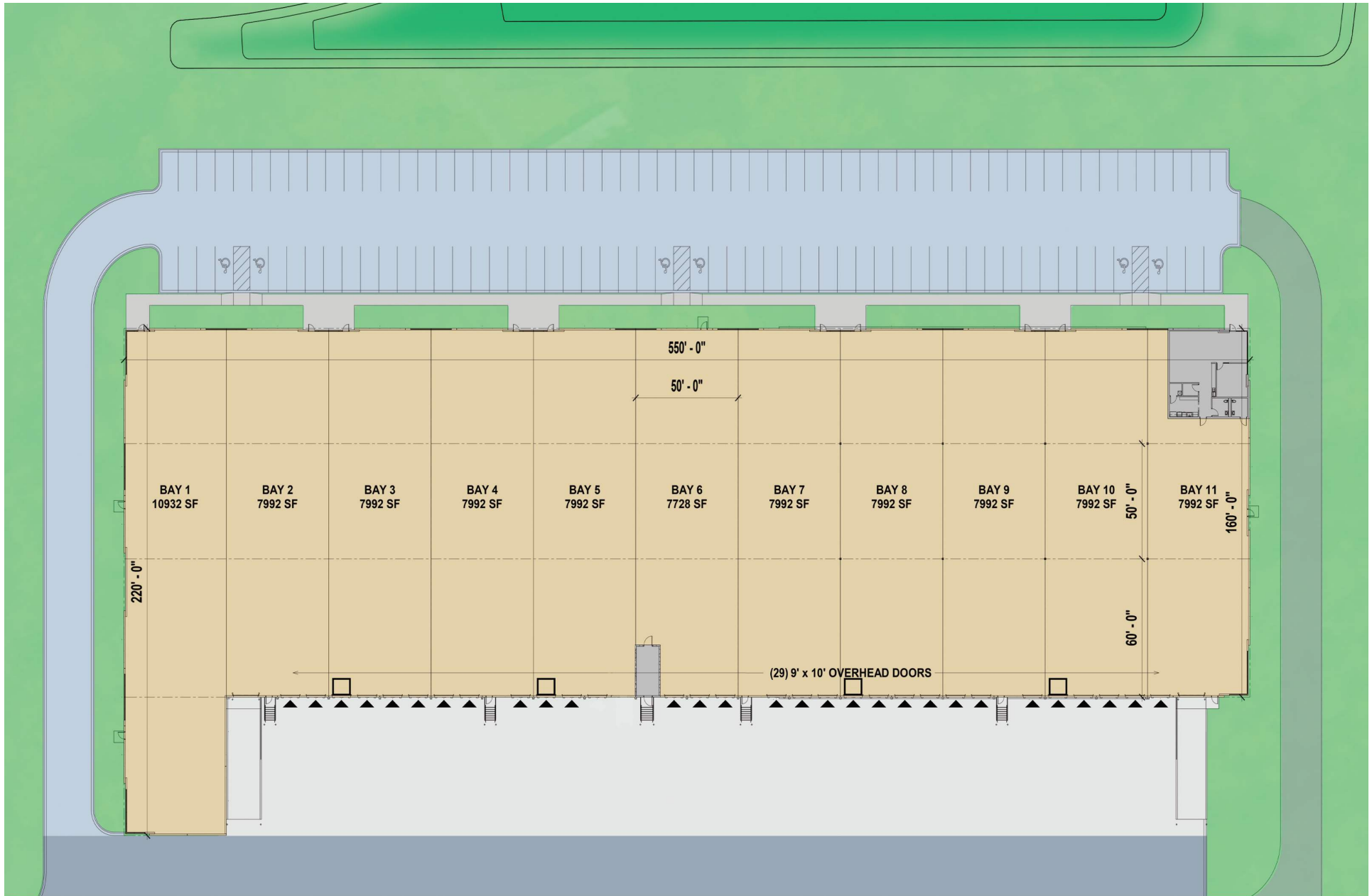


TOTAL SF	±90,798 SF	CONSTRUCTION	Concrete, tilt-up	WATER	Greenville Water
MINIMUM SF	±15,000 SF	ROOF	45 mil TPO / R-20 insulation	SEWER	Metro Connects
OFFICE SF	±1,487 SF spec & BTS	FLOOR	6" 4,000 PSI	GAS	Piedmont Natural Gas
CLEAR HEIGHT	24'	SPRINKLERS	ESFR	ELECTRICITY	Duke Energy (800 amps 277/480 V)
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		



BLDG 100 FLOOR PLAN

Magnolia Grove Business Park | Greenville, SC



BLDG 200 OVERVIEW

Magnolia Grove Business Park | Greenville, SC

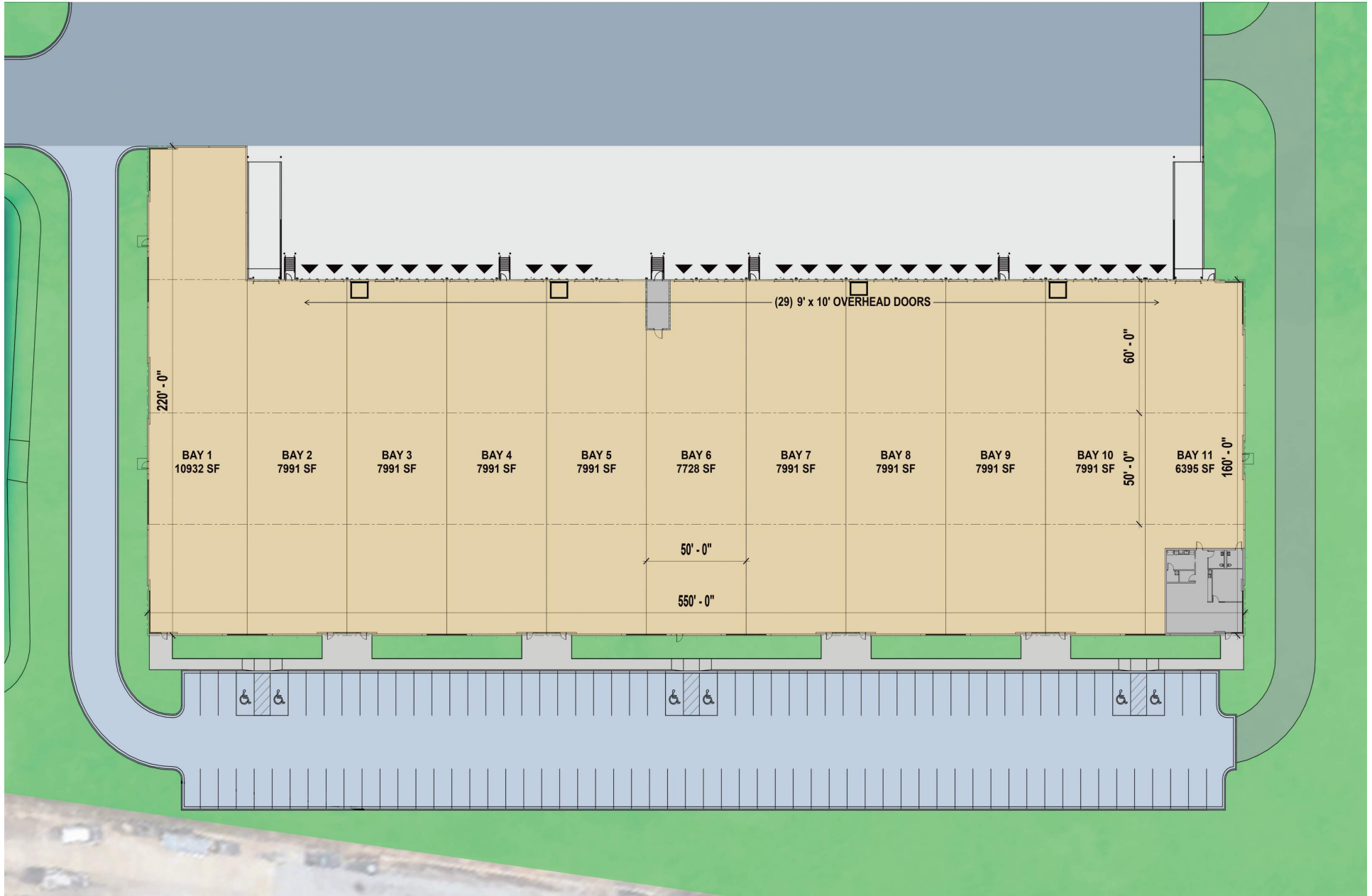


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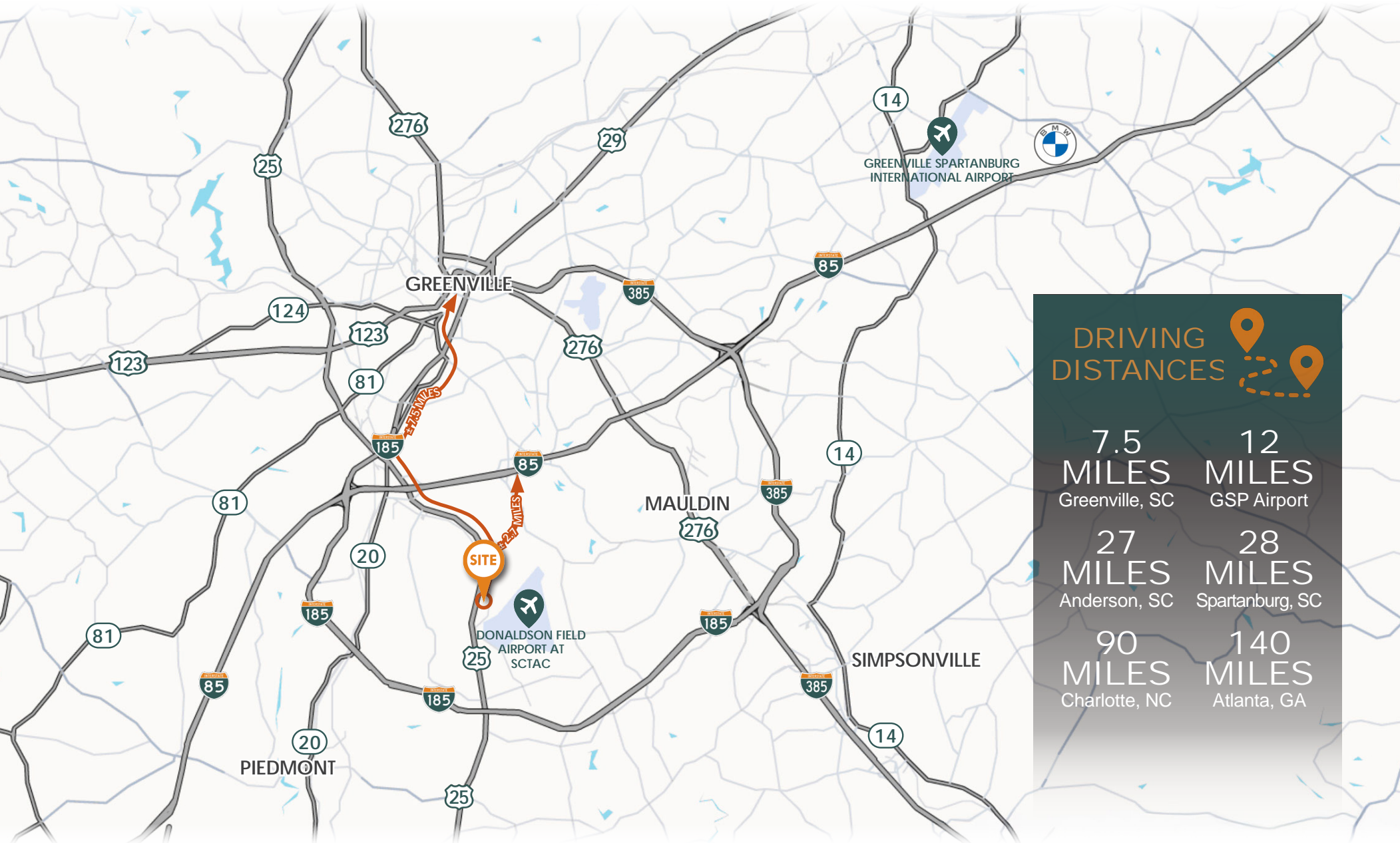
BLDG 200 FLOOR PLAN

Magnolia Grove Business Park | Greenville, SC



MARKET MAP

Magnolia Grove Business Park | Greenville, SC



DRIVING DISTANCES

7.5 MILES Greenville, SC	12 MILES GSP Airport
27 MILES Anderson, SC	28 MILES Spartanburg, SC
90 MILES Charlotte, NC	140 MILES Atlanta, GA



SUBMARKET MAP

Magnolia Grove Business Park | Greenville, SC



A AMAZON	K PERFORMANCE PACKAGING	U KIMURA INC	EE VERDECO	OO 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	VV PHARMACEUTICALS ASSOCIATES
H WABTEC	R GE HAIER	BB ISUZU	LL KIMURA INC.	UU 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





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