



BUILDING C
87,480 SF
CLASS A INDUSTRIAL
AVAILABLE FALL 2026

461 AUGUSTA ARBOR WAY



**LEE &
ASSOCIATES**



BLUE ROAD INVESTMENTS

864.704.1040 • LeeUpstate.com

201 W McBee Ave., Suite 400 | Greenville, SC | 320 E Main St, Suite 430 | Spartanburg, SC



AUGUSTA ARBOR II

SITE PLAN



BUILDING SPECIFICATIONS

BUILDING C OVERVIEW

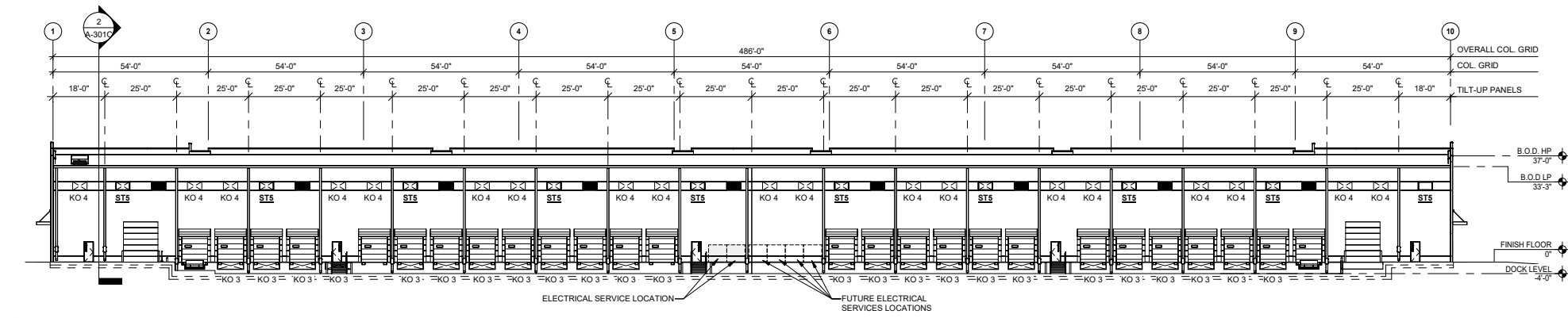
- **Building Size:** ±87,840 SF
- **Site Size:** ±37.62 Acres
- **Building Dimensions:** 180' x 486'
- **Clear Height:** 32'
- **Column Spacing:** 54' x 60'
- **Lighting:** LED
- **Parking:** 117 Auto Spaces
- **Dock Doors:** Twenty-six (26) Dock Doors
- **Drive-In Doors:** Two (2) Drive in Doors
- **Truck Court Depth:** 135'
- **Floors:** 6" Reinforced, 4000 PSI Concrete, 50 Floor Flatness / 35 Floor Levelness, Fully Reinforced Slab Throughout, #3 Rebar at 18" On Center Each Way
- **Walls:** Tilt-Up Concrete
- **Roof:** 60mil TPO, with R-20 insulation
- **Delivery:** Estimated delivery Fall 2026
- **Sprinkler System:** ESFR
- **Sprinkler Heads:** Viking K-17 ESFR Pendant

UTILITIES

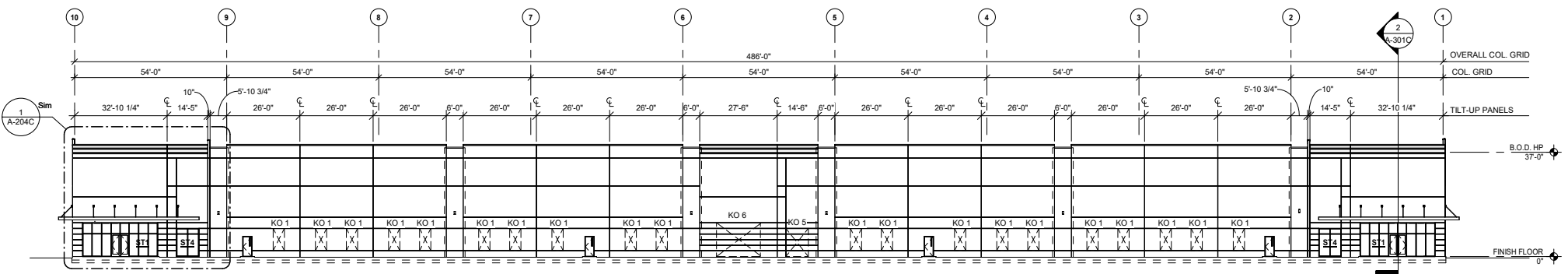
- **Power:** Supplied by Duke Energy
- **Natural Gas:** Piedmont Natural Gas Company
- **Water:** Greenville Water
- **Sewer:** MetroConnects served by pump station



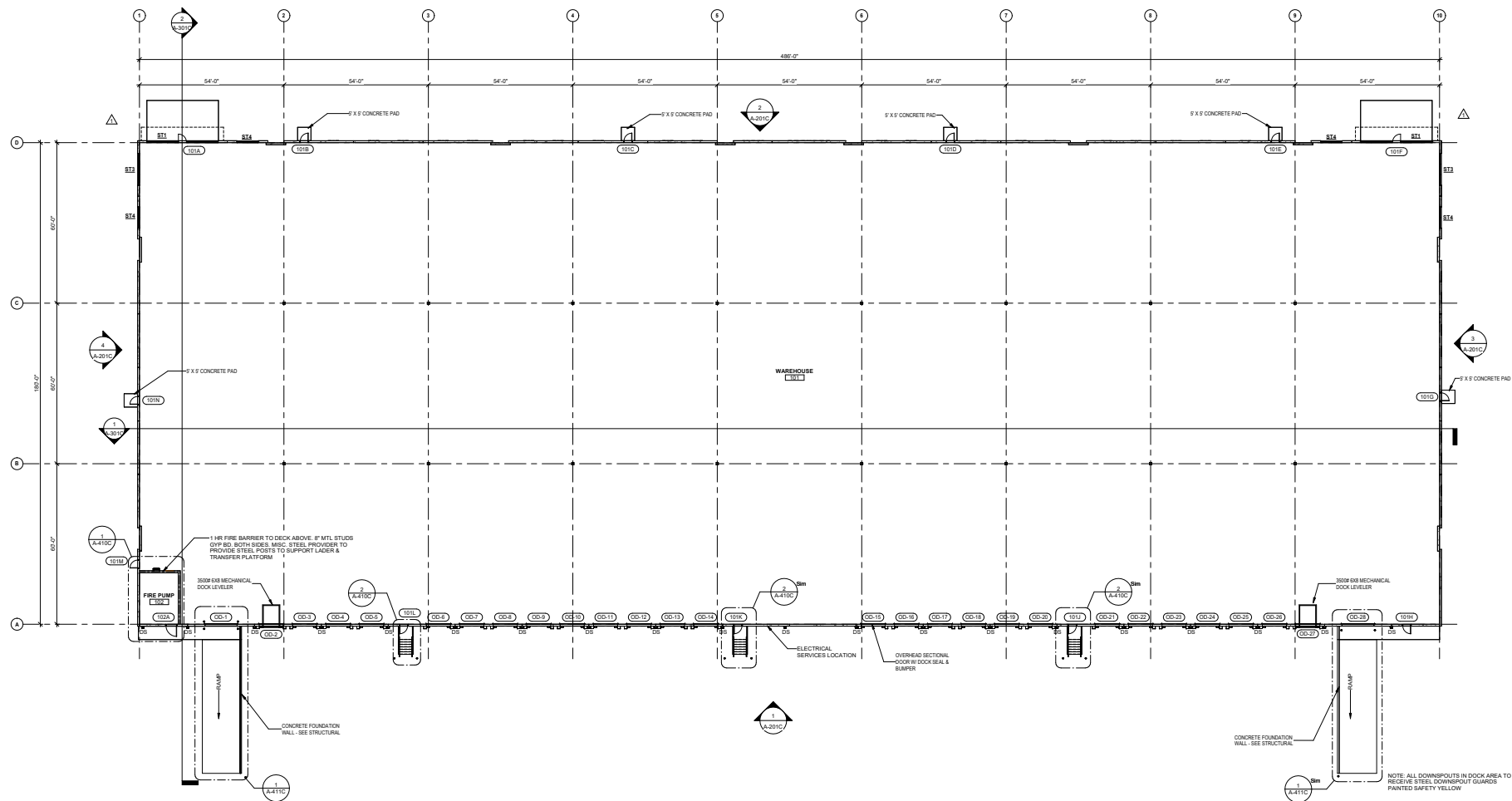
BUILDING C ELEVATION



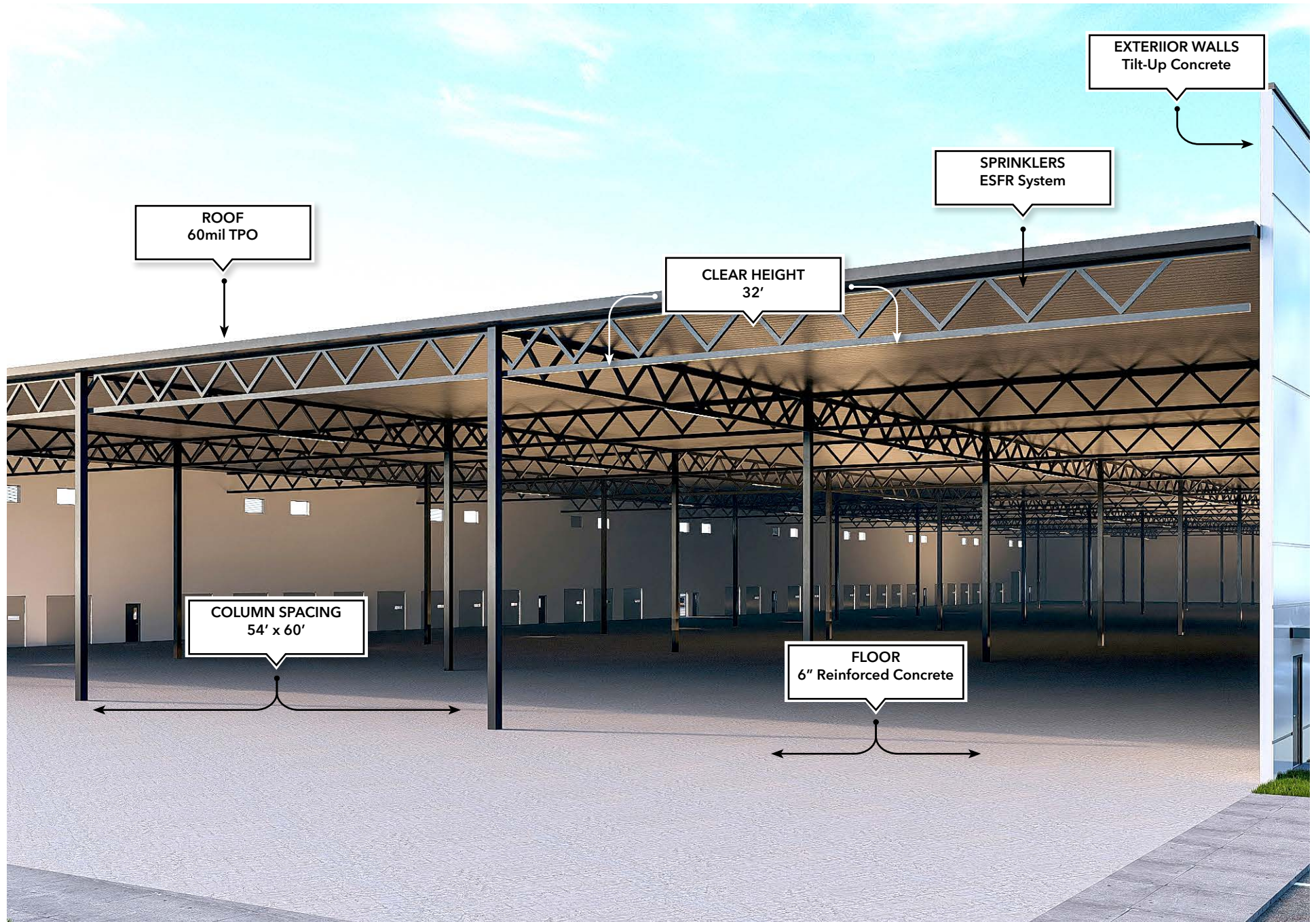
1 PLAN SOUTH ELEVATION
3/64" = 1'-0"



BUILDING C FLOOR PLAN



BUILDING C OVERVIEW



LOCATION OVERVIEW



Augusta Arbor II is positioned in the heart of the Greenville, SC MSA—one of the Southeast's most dynamic industrial powerhouses. Set along the I-85 corridor with quick access to multiple interstates, Inland Port Greer, and GSP Airport, the park offers unmatched connectivity to regional and national markets. Tenants benefit from Greenville's strategic location between Atlanta and Charlotte, access to a highly skilled labor force trained by top educational institutions, and a diverse economy anchored by globally recognized brands. Paired with South Carolina's business-friendly environment and Greenville's exceptional quality of life, Augusta Arbor II delivers a prime location for companies seeking operational efficiency, long-term growth potential, and a thriving community.

- Located in the fast-growing Greenville, SC MSA along the sought after I-85 corridor.
- Immediate access to I-85, I-185, I-26, and I-385 for strong regional and national connectivity.
- Minutes from Inland Port Greer, GSP Airport, and major industrial/logistics hubs.
- Strategic position between Atlanta and Charlotte; 100M+ consumers within a day's drive.
- Greenville/Spartanburg, SC is home to several global manufacturers including BMW, Michelin, GE, Lockheed Martin, and Amazon.
- Supported by a skilled labor force and workforce development through Clemson, Greenville Tech, and Furman.
- Business-friendly tax climate, right-to-work state, and competitive incentive programs.
- Greenville offers outstanding quality of life with a vibrant downtown, arts, dining, and affordability.
- Ideal for distribution, logistics, e-commerce, and advanced manufacturing users.



±0.5 MILES



±0.75 MILES



±7.8 MILES



±8.1 MILES



±36.2 MILES

LOCATION OVERVIEW



LOCATION OVERVIEW

REGIONAL INFORMATION



Less than one mile to I-185 and only 7.8 miles from I-85.



**100 MILLION+
ONE-DAY DRIVE**

Within a one-day drive, trucks from Augusta Arbor II can reach over 100 million people in the Southeast.



**SEA PORTS
ONE-DAY DRIVE**

Seamless connectivity to the Sea Ports of Charleston and Savannah, providing access to the world



Close proximity to the Greer Inland Port and only a 3 hour drive to the Dillon Inland Port.





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