

# AUGUSTA GROVE 10

CLASS A NEW CONSTRUCTION | 336,850 SF | 85% LEASED

GREENVILLE-SPARTANBURG, SOUTH CAROLINA







# AUGUSTA GROVE 10

A 336,850 SF LEASE-TO-CORE OPPORTUNITY IN THE HEART OF THE GREENVILLE-SPARTANBURG INDUSTRIAL MARKET

Jones Lang LaSalle Americas, Inc. (“JLL”) has been retained as the exclusive sales representative for **Augusta Grove 10 (the “Property”)**, a Class A, 336,850 SF multi-tenant distribution facility located in the 1,100-acre Augusta Grove Business Park in Piedmont, South Carolina. Currently 85% leased to two (2) tenants with 5.9 years of WALT, the Property provides investors with stable cash flow supported by strong 3.63% weighted average escalations while existing first-generation vacancy presents an immediate value-add opportunity. Comprised of timeless tilt-up concrete, the institutional-quality rear-load facility has been thoughtfully designed to accommodate a diverse set of tenant uses.

Strategically positioned less than two (2) miles from I-185, the Property benefits from access to Greenville-Spartanburg's major industrial demand drivers including Inland Port Greer, the BMW U.S. manufacturing campus and Greenville-Spartanburg International Airport (GSP). Moreover, the Property benefits from immediate access to I-85, the industrial backbone of the Southeast. **Overall, Augusta Grove 10 presents investors with the opportunity to establish a significant footprint with immediate value creation opportunity at the heart of the Greenville-Spartanburg industrial market.**

## INVESTMENT SUMMARY

Address	1701 Old Grove Road Piedmont, South Carolina 29673
Year Built	2023
Rentable Building Area	±336,850 SF
Clear Height	32'
Occupancy	85%
Tenancy	Maytronics US, Inc. (160,235 SF) RTCO Packaging (127,865 SF)
WALT <sup>1</sup>	5.9 Years
Wtd. Avg. Escalations	3.63%
Year 1 NOI <sup>1</sup>	\$1,749,454

<sup>1</sup>Assumes 10/1/2025 Analysis Start Date





# INVESTMENT HIGHLIGHTS

## IMMEDIATE VALUE-ADD OPPORTUNITY

- 85% leased with immediate upside potential via lease-up of the move-in ready 48,750 SF vacancy
- Rapid leasing momentum underscores a deep desire to relocate business operations to the market - **since the beginning of Q4 2024, the Greenville-Spartanburg industrial market has benefited from over eight (8) million square feet of newly signed Class A leases**

## STABLE EXISTING CASH FLOW

- Currently 85% leased to two (2) tenants with 5.9 years WALT
- Robust yield expansion via 3.63% weighted average annual escalations
- The Property serves as a prime distribution facility allowing both tenants to service their clients in the Upstate region of South Carolina, as well as along the East Coast

## VERSATILE INSTITUTIONAL-QUALITY CONSTRUCTION

- Functional design appeals to broad tenant base
- Multiple storefronts for flexible leasing configurations
- Concrete tilt-wall construction with attractive accents
- 310'-deep rear-load configuration
- 32' clear heights, ESFR sprinkler and LED lighting with motion sensors


## VALUABLE TAX INCENTIVES

- The Property holds a 30-year Fee in Lieu of Tax (FILOT) agreement that fixes the property tax obligations for the life of the incentive
- The FILOT substantially reduces the total tax burden for the Property, resulting in ±\$10.0 million of estimated tax savings over the duration of the agreement

## OUTSTANDING REGIONAL CONNECTIVITY

- Situated less than two (2) miles from the I-185/I-85 interchange offering direct access to the I-85 super corridor that connects the MSA to major markets including Richmond, Raleigh-Durham, Charlotte and Atlanta
- Adjacent to the Donaldson Field Airport (GYH), home of the South Carolina Technology & Aviation Center ("SC-TAC"), most notable as the production hub for Lockheed Martin's F-16V "Viper" jet
- Less than twenty (20) miles from the Greenville-Spartanburg International Airport and just over twenty (20) miles from Inland Port Greer, providing one (1)-day straight-shot rail service to the Port of Charleston





74 TRAILER STALLS

FULL TRUCK COURT  
CIRCULATION

336,850 SF

310' DEPTH

MULTIPLE  
STOREFRONTS

210 AUTO PARKS

MULTIPLE INGRESS / EGRESS POINTS

# BEST-IN-CLASS DESIGN FEATURES

Tilt-up concrete construction with  
efficient rear-load configuration

32' clear height, LED lighting  
with motion sensors, ESFR fire  
suppression

185'-deep concrete truck court,  
inclusive of 74 trailer storage  
spaces

Multiple storefronts with abundant  
auto parking and attractive suite  
size variety to provide for future  
leasing flexibility

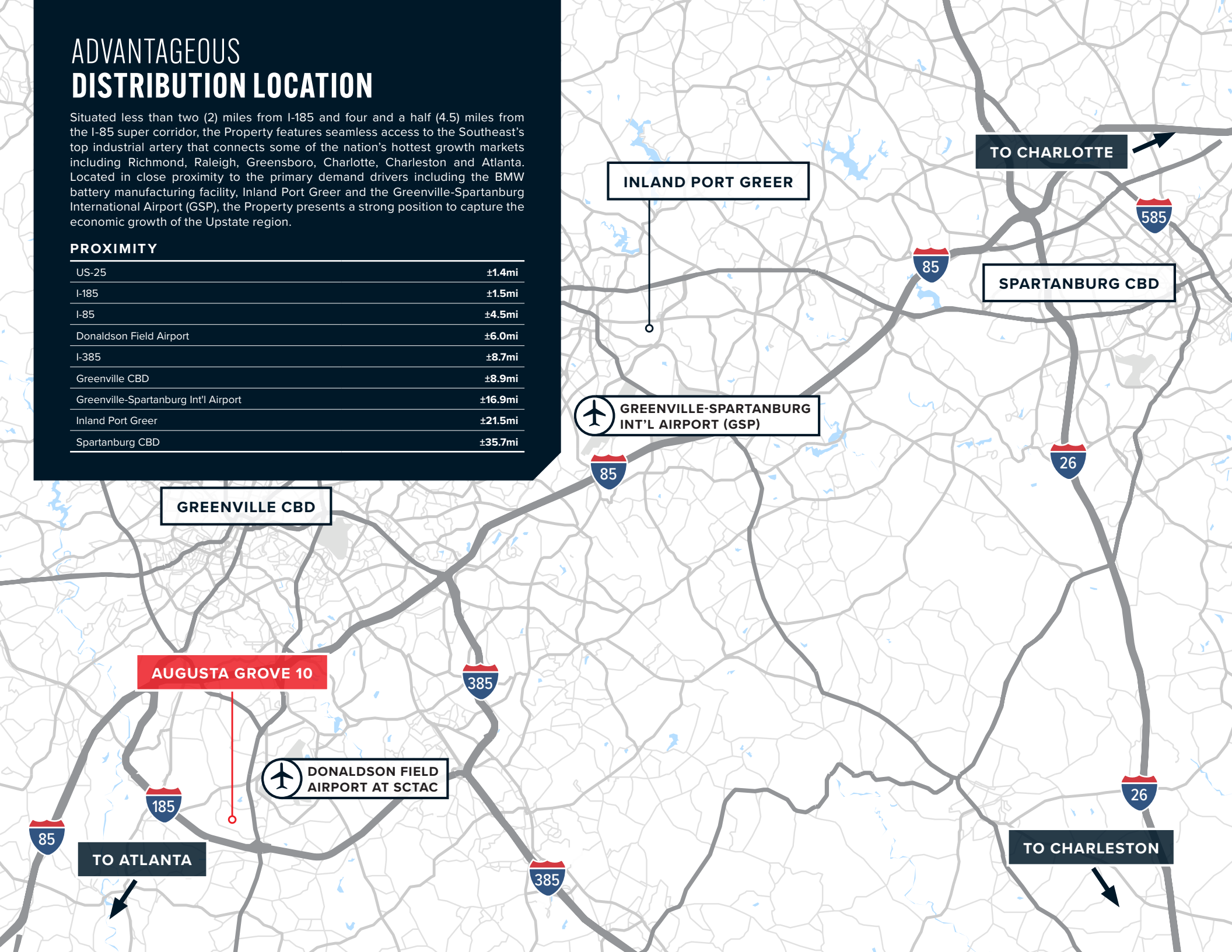


# ADVANTAGEOUS DISTRIBUTION LOCATION

Situated less than two (2) miles from I-185 and four and a half (4.5) miles from the I-85 super corridor, the Property features seamless access to the Southeast's top industrial artery that connects some of the nation's hottest growth markets including Richmond, Raleigh, Greensboro, Charlotte, Charleston and Atlanta. Located in close proximity to the primary demand drivers including the BMW battery manufacturing facility, Inland Port Greer and the Greenville-Spartanburg International Airport (GSP), the Property presents a strong position to capture the economic growth of the Upstate region.

## PROXIMITY

US-25	±1.4mi
I-185	±1.5mi
I-85	±4.5mi
Donaldson Field Airport	±6.0mi
I-385	±8.7mi
Greenville CBD	±8.9mi
Greenville-Spartanburg Int'l Airport	±16.9mi
Inland Port Greer	±21.5mi
Spartanburg CBD	±35.7mi







## GREENVILLE-SPARTANBURG INDUSTRIAL MARKET

The Greenville-Spartanburg industrial market comprises over 268 million square feet of product and benefits from a top-ranked business climate, a world-class research environment and a pro business government. Since the beginning of Q4 2024, the market has exhibited strong demand posting over 8 million square feet of newly signed Class A leases. Moreover, occupancy has remained robust, averaging 94.6% over the past ten (10) years.

Rental rates have increased by more than 41% since 2020 due to consistently low vacancy, rising construction costs and lack of infill, cost-effective development sites.

**268.1 MSF**  
INVENTORY

**94.6%**  
OCCUPANCY  
(10-YR AVG)

**7.4 MSF**  
ABSORPTION  
(SINCE Q4 2024)

**41.2%**  
RENTAL RATE GROWTH  
(SINCE 2020)





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## JLL INDUSTRIAL CAPITAL MARKETS SOUTHEAST

### CAROLINAS

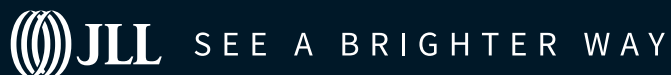
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