



for sale

5-BUILDING OFFICE + WAREHOUSE CAMPUS

WITH SHORT-TERM SELLER-LEASEBACK INCOME

120 AUGUSTA ARBOR WAY . GREENVILLE . SC 29605

Located In:
SCTAC
SOUTH CAROLINA TECHNOLOGY
& AVIATION CENTER





BROKERAGE *team*



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

ABOUT THE PROPERTY

Address 120 Augusta Arbor Way,
Greenville, SC 29605

County Greenville

Tax Map No. 0400010112100
0400010107200

Buildings

1	Office Building	10,642 SF
2	Main Warehouse	5,600 SF
3	Truck Warehouse	8,518 SF
4	Maintenance Whse.	2,132 SF
5	Gym/Misc.	1,863 SF

28,755 SF

Land Size ±3.82 AC

Zoning I-1, Industrial District

About

Located within SCTAC (South Carolina
Technology and Aviation Center)

SCTAC is home to more than 110 advanced
manufacturing and technology companies.

Regional location in the heart of the I-85
“boom belt” between Charlotte and Atlanta.



OFFICE BUILDING

Specifications

±10,642 SF

19 Offices

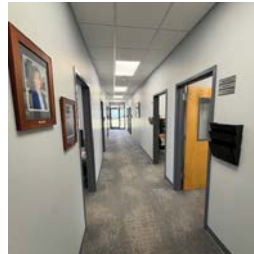
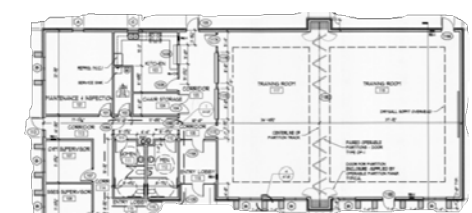
2 Conference Rooms

4 Restrooms

1 Large Training Room (with dividing partition)

2 Breakrooms/Kitchens

Back Up Generator



MAIN WAREHOUSE

Specifications

±5,600 SF

Ceiling Heights

13.1' Center

12' Eave

(6) 12' Drive-ins

LED Lighting

Conditioned Office/Conference Room

2 Restrooms



TRUCK WAREHOUSE

Specifications

±8,518 SF

Ceiling Heights

25.2' Center

23.7' Eave

(6) 14' Drive-ins

(1) 18' Drive-in

LED Lighting

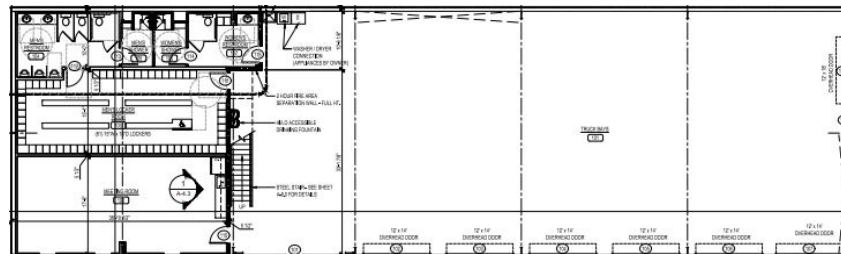
Locker Room with Showers

2-Story Conditioned Office Space

15 Workstations

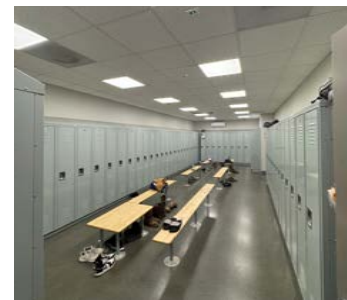
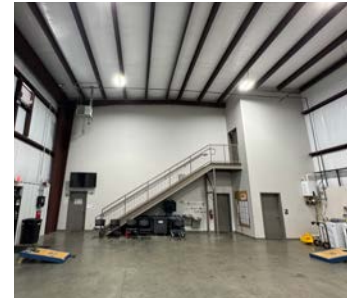
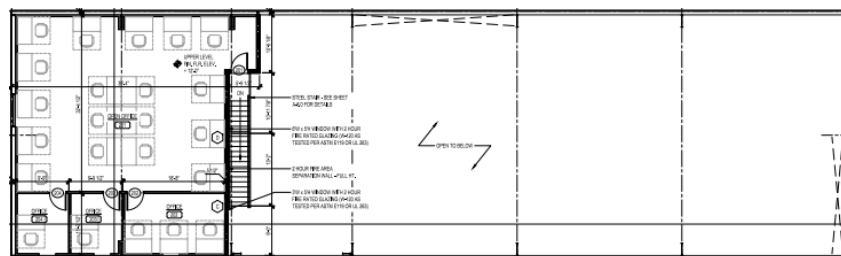
4 Private Offices

Large Conference Room/Kitchen



FIRST FLOOR

SECOND FLOOR



GYM/MISC.

Specifications

±1,863 SF

Currently Used as a Gym

2 Locker Rooms



MAINTENANCE WAREHOUSE

Specifications

±2,132 SF

Ceiling Heights

15.8' Center

14.3' Eave

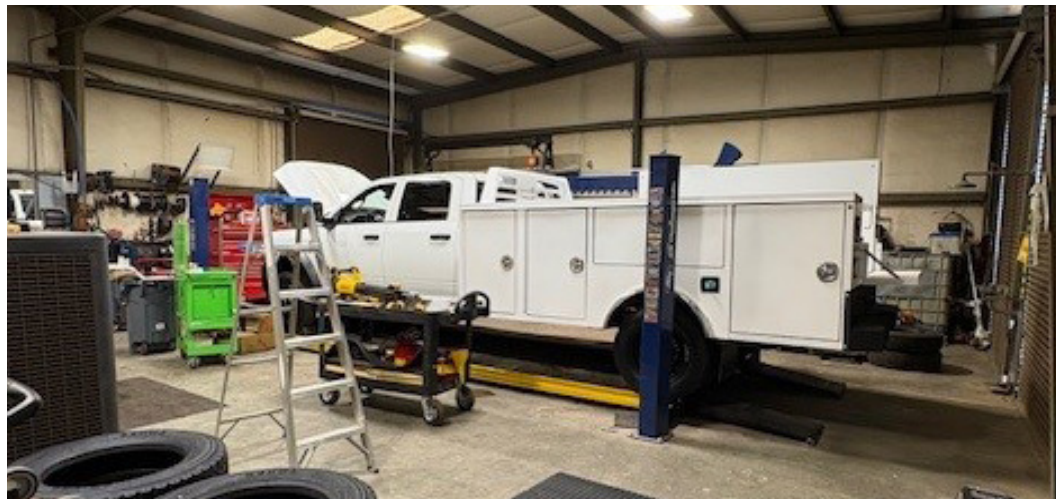
(4) 12' Drive-ins

Air Compressor

LED Lighting

Challenge Vehicle Lift

Small Conditioned Office



LOCATED AT SCTAC (SOUTH CAROLINA TECHNOLOGY + AVIATION CENTER)



ABOUT SCTAC

The South Carolina Technology & Aviation Center (SCTAC) is a thriving international business park strategically positioned in the rapidly developing I-85 corridor, nestled between Charlotte and Atlanta.

Home to over 110 advanced manufacturing and technology firms, SCTAC offers exceptional services and amenities crucial to the booming automotive, aerospace, and technology sectors in the Southeast. Its unique advantages include the state's largest general aviation airport and South Carolina's only publicly-owned automotive test track.

Learn more at sc-tac.com.

ADVANTAGES + BENEFITS

South Carolina's largest general aviation airport
On-site automotive testing
Available utilities providers
Access to interstates, rails, inland + shipping ports
Fire + emergency services

NEIGHBORING COMPANIES



SURROUNDING AREA MAP



PRICING + LEASEBACK STRUCTURE

optionality

The ±3.82-acre industrial campus at 120 Augusta Arbor Way offers exceptional flexibility through its five-building configuration, totaling nearly 29,000 SF of diverse, functional space. For an owner-user, this layout enables phased growth and operational separation, allowing different business functions to operate efficiently across the site. Due to the phased additions to the office building, it can easily accommodate 2 separate businesses if desired. For an investor, the campus structure presents multiple leasing strategies, including multi-tenant layouts or the ability to lease/sell individual buildings in the future. Ample land and structured site circulation also support outdoor storage, equipment staging, or potential building expansion.

short-term income

The seller intends to lease back the property through Spring of 2026 while they complete construction at their new location. This gives an owner-user ample time to finalize plans to occupy all while enjoying market rent. An investor can benefit from immediate returns, no time off the market, and no initial upfit cash outlays, all while introducing the property to the market to attract the perfect tenant(s). **Due to the seller's relocation, certain furniture, fixtures, and equipment (FF&E) will be included in the transaction and conveyed at closing. Full list of FF&E to be negotiated.**

LIST PRICE	SQUARE FEET	PRICE PER SF	SELLER LEASEBACK TERM
\$4,500,000	28,755	\$156	<i>through Spring 2026</i>

Contact broker for lease rate





For more information on 120 Augusta Arbor Way in Greenville, South Carolina, please contact:

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