

FOR SALE

INDUSTRIAL INVESTMENT PROPERTY FULLY LEASED

1931 PERIMETER ROAD
GREENVILLE, SC 29605



PAMELA JACKSON
713.927.7026

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE

DETAILS



AVAILABLE SPACE

| | |
|------------------------|---|
| Address: | 1931 Perimeter Road Greenville, SC 29605 |
| Sales Price: | \$4,495,000 |
| Available SF: | ±30,365 SF |
| Parking: | ±36 Spaces |
| Zoning: | I1 |
| Tax Map Number: | 0400010102201 |

FINANCIAL HIGHLIGHTS

- Base Rent: \$13/SF Modified Gross Lease with 2.5% base rent increases over the initial term and options exercised
- NOI: \$311,418
- Cap Rate: 7%
- Lease Term: +2 years remaining with two 3-year options
- Owner pays taxes, insurance and repairs in excess of \$20,000 per occurrence

PROPERTY HIGHLIGHTS

±30,365 SF industrial manufacturing building with ±6,800 SF of office located near Donaldson Airfield in the Greenville-Spartanburg market. Fully Leased.

Building includes:

- ±17,600 SF of fully conditioned manufacturing space with ±5,400 SF of additional warehouse/manufacturing space
- 2 dock doors & 2 drive-in doors

Key factors supporting continued value growth include:

- Strong regional manufacturing base
- Strategic logistics access along I-85 corridor
- Continued expansion of aerospace and advanced manufacturing

TENANT OVERVIEW

Calvary Robotics, founded in 1994, is an established automation and robotics company with over 30 years of experience supporting advanced manufacturing operations. Calvary robotics has occupied the space since 2018.



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PROPERTY PHOTOS



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PROPERTY PHOTOS

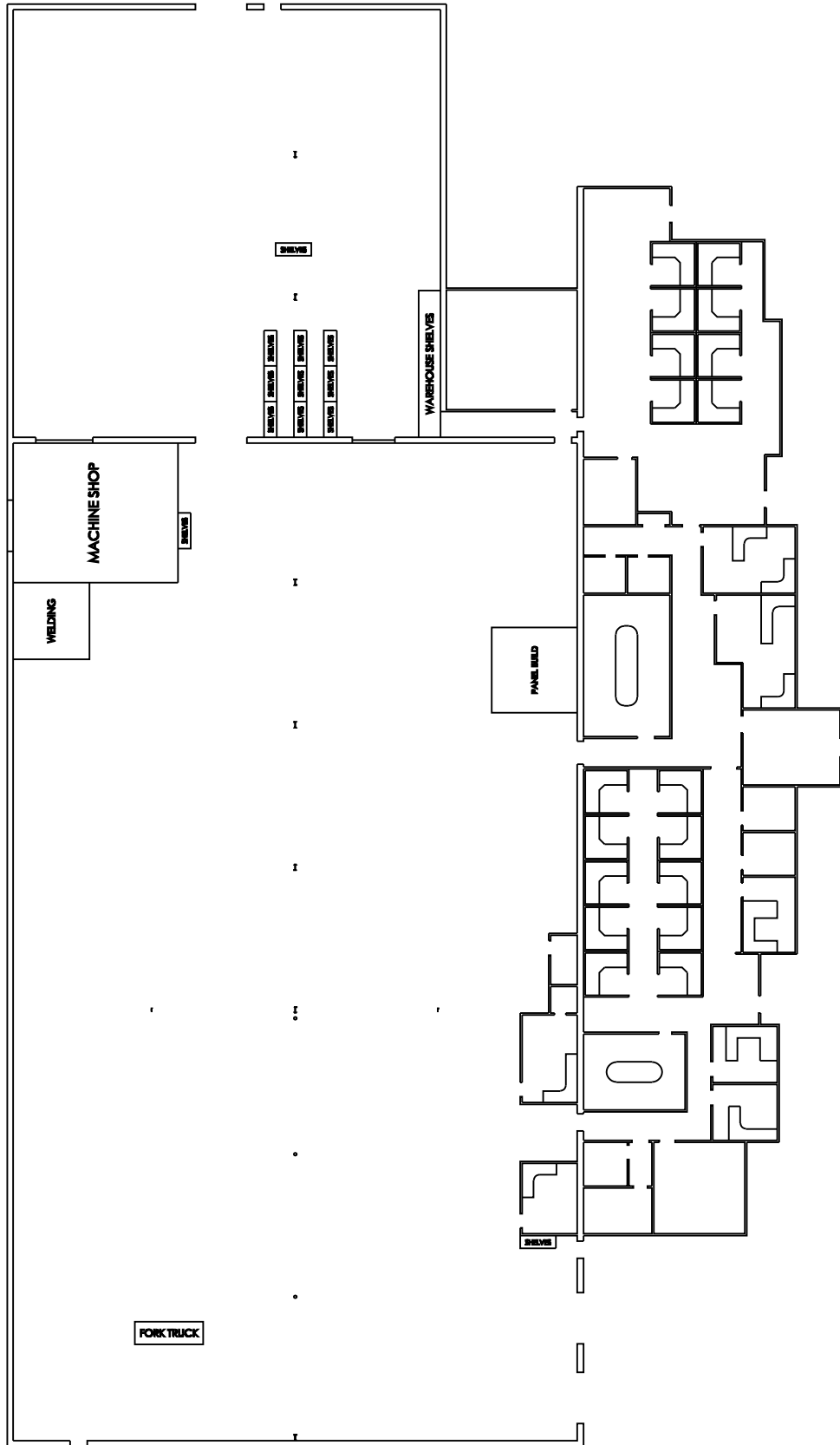


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FLOOR PLANS



LOCATION



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LOCATION, LOCATION, LOCATION

1.6 Million People
10 Upstate SC Counties

More Than 575
International Companies

#3 GDP Worldwide
At \$6.0T, the Southeast United State GDP
Ranks #3 in the World.1

160 New Locations
More than 160 companies have announced new
locations in the Upstate over the last 5 years.



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#2

in the U.S. for Manufacturing 2024
Site Selection Group

#2

State for Doing Business 2024
Area Development

\$18B+

Capital Investment in the
Upstate over Last 5 years



REAL RELATIONSHIPS, NOT JUST REAL ESTATE

VERDAE OFFICE

340 Rocky Slope Road
Suite 302
Greenville, SC 29607

DOWNTOWN OFFICE

117 Williams Street
Greenville, SC 29601

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Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.
All property information is subject to change or withdrawal without notice.