

Greenville Downtown Airport

Aviation & Non-Aviation Parcels Available

Greenville, South Carolina

7 Parcels for Lease
2.5 - 18 Acres



The Greenville Downtown Airport. It's where aviation business lands.

NAI Earle Furman, LLC

Commercial Real Estate Services, Worldwide.

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 or lease.

contact information

Hunter Garrett, CCIM,SIOR
Tyson Smoak
101 E. Washington Street
Suite 400
Greenville, SC 29601
www.naiearlefurman.com
tel 864 232 9040
fax 864 235 4300

hgarrett@naiearlefurman.com
tsmoak@naiearlefurman.com



Greenville Downtown Airport

Aviation & Non-Aviation Parcels Available

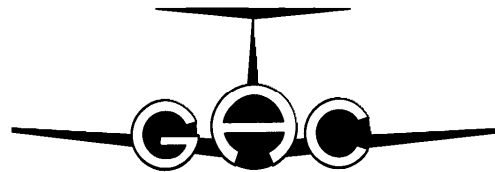
Greenville, South Carolina



Greenville Airport Commission & Greenville Downtown Airport (GMU)

- The Greenville Downtown Airport is located in the scenic Upstate of South Carolina.
- Operated by the Greenville Airport Commission, GMU is the busiest general aviation airport in the state.
- The airport is home to more than 25 aviation-related businesses creating 453 jobs that annually contribute more than \$35.2 million to the Upstate economy.
- GMU is convenient to all of Greenville's premier destinations. The Bi-Lo Center, the Peace Center, and the vibrant downtown area are only a five-minute drive away. Shopping malls, hotels, and restaurants are located just a few blocks from GMU. The Carolina First Center (formerly Palmetto Expo Center) and The Phoenix-Greenville's Inn are located right next door, within walking distance of the airport
- GMU is a modern and attractive facility with a wide variety of tenants that offer a full range of aviation services. A friendly and professional air traffic control tower keeps this busy facility operating in a safe and efficient manner.
- Greenville County recently showed its pro-business approach by lowering the tax rate applicable to aircraft by more than fifty percent (50%).
- The Commission has attractive real estate available for future aviation and non-aviation development at GMU.
- Known as the "Corporate Gateway" to Greenville

www.greenvilledowntownairport.com



contact information

Hunter Garrett, CCIM,SIOR
Tyson Smoak
101 E. Washington Street
Suite 400
Greenville, SC 29601
www.naiearlefurman.com
tel 864 232 9040
fax 864 235 4300

hgarrett@naiearlefurman.com
tsmoak@naiearlefurman.com

NAI Earle Furman, LLC

Commercial Real Estate Services, Worldwide.

Greenville Downtown Airport

Aviation & Non-Aviation Parcels Available

Greenville, South Carolina

Greenville Downtown Airport Existing Companies

Company	Website
Above & Beyond (864) 282-2328	
Aircraft Management Group (864) 421-0108	www.iflyamg.com
Bob Jones University (864) 987-9330	
Douglas Duncan Aviation, LLC (864) 350-0613	
Fortson & Stephenson (864) 241-2100	www.fortsonlaw.net
Greenville Aviation Flight School (864) 242-4201	www.greenvilleaviation.com
Greenville Jet Center (864) 235-6383	www.greenvillejetcenter.com
Greenville Jet Sales (864) 271-0607	www.atlantajet.com
Palmetto Architectural Group (864) 232-3647	
Professional Interiors, Inc. (864) 233-6050	
Renaissance Air (864) 877-7666	www.renaissanceair.net
Shadowhawk Aviation (864) 884-4074	www.shadowhawkaviation.com
Southjet Aviation (864) 248-6493	www.southjetaviation.com
Special Services Corporation (864) 242-3383	www.specialservicescorp.com
TAC Air (864) 232-7100	www.tacair.com
Teamway Builders, Inc. (864) 232-3100	www.teamwaybuilders.com
Venture Aviation Group (864) 370-2962	www.venture-aviation.com

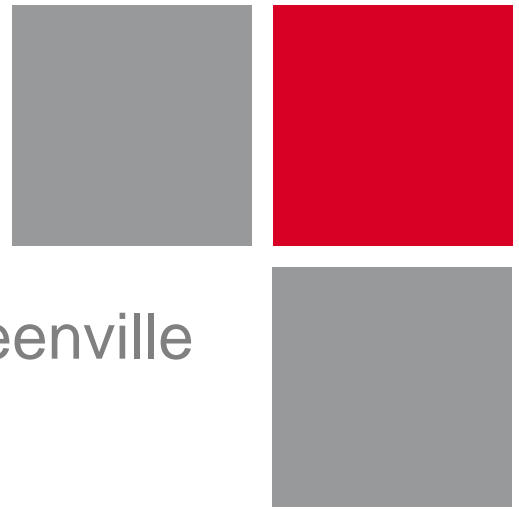
contact information

Hunter Garrett, CCIM,SIOR
Tyson Smoak
101 E. Washington Street
Suite 400
Greenville, SC 29601
www.naiearlefurman.com
tel 864 232 9040
fax 864 235 4300
hgarrett@naiearlefurman.com
tsmoak@naiearlefurman.com

Greenville Downtown Airport

Aviation & Non-Aviation Parcels Available

Greenville, South Carolina



About Greenville

- Located on one of the busiest interstates in America, in one of the most rapidly growing areas of the country and the fastest in the state, Greenville is a city that stands out as a leader in today's economy.
- Greenville and its neighboring cities, situated at the foothills of the Blue Ridge Mountains, are commonly referred to as the Upstate.
- Located between Atlanta and Charlotte on the I-85 business corridor and equal distance between New York and Florida on the East coast, the Greenville area offers access to all major markets in the United States. Greenville offers excellent interstate access without the high traffic congestion.
- In 2008, Greenville was ranked the "4th best city to live in" by Relocation Magazine
- Greenville is home to more corporate headquarters than any other region in South Carolina. With more than 237 international firms, the Upstate boasts the highest international investment per capita in the nation. Home to General Electric, Hubbell Lighting, Fluor Corporation, Michelin North America just to name a few.
- To create a pro-business environment, Greenville offers low taxes and attractive incentives. Greenville also has well-priced homes and affordable property taxes. In fact, Greenville's cost of living is 19.12% lower than the U.S. average.

contact information

Hunter Garrett, CCIM,SIOR
Tyson Smoak
101 E. Washington Street
Suite 400
Greenville, SC 29601
www.naiearlefurman.com
tel 864 232 9040
fax 864 235 4300

hgarrett@naiearlefurman.com
tsmoak@naiearlefurman.com

NAI Earle Furman, LLC

Commercial Real Estate Services, Worldwide.

Greenville Downtown Airport

Aviation & Non-Aviation Parcels Available

Greenville, South Carolina



Specifications



Location

- Central location in the Greenville business district offers a perfect location for corporate office, warehouse, data processing, freight distribution and aviation related companies.
- Within walking distance of the Carolina First Center, restaurants & hotels
- Address: 100 Tower Drive, Greenville SC
- Tax Map: 0283000100100/0282000100300
- County: Greenville County

Lease Rate: See listing broker for rates

Dimensions

Lot Acreage: 2.5 - 18 acres

Greenville Downtown Airport Benefits

- Fixed base operators (FBOs) with a full range of quality aviation services
- Positive pro-business governing board
- Busiest general aviation airport in South Carolina
- Two runways: one 4,000' and 5390'
- EMAS (Engineered Material Arresting System which can safely stop a plane that overshoots the runway. (Successfully saved 5 lives and a \$20+ million dollar plane)
- FAA General Aviation Safety Award winner for the Southern Region (covering 10 states)
- No landing fees
- Very flexible zoning

contact information

Hunter Garrett, CCIM,SIOR
Tyson Smoak
101 E. Washington Street
Suite 400
Greenville, SC 29601
www.naiearlefurman.com
tel 864 232 9040
fax 864 235 4300

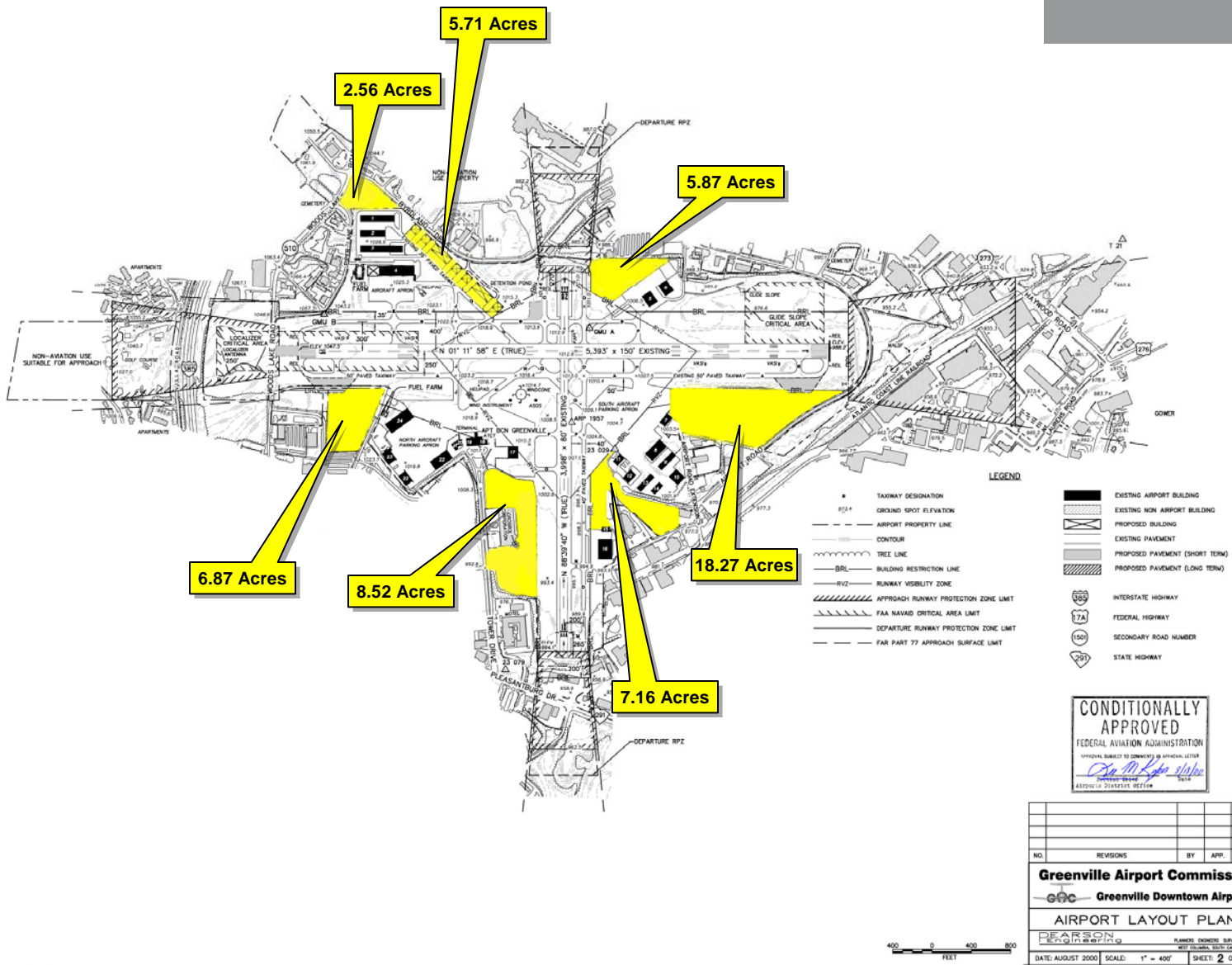
hgarrett@naiearlefurman.com
tsmoak@naiearlefurman.com

NAI Earle Furman, LLC

Commercial Real Estate Services, Worldwide.

Greenville Downtown Airport Aviation & Non-Aviation Parcels Available Greenville, South Carolina

Survey



contact information

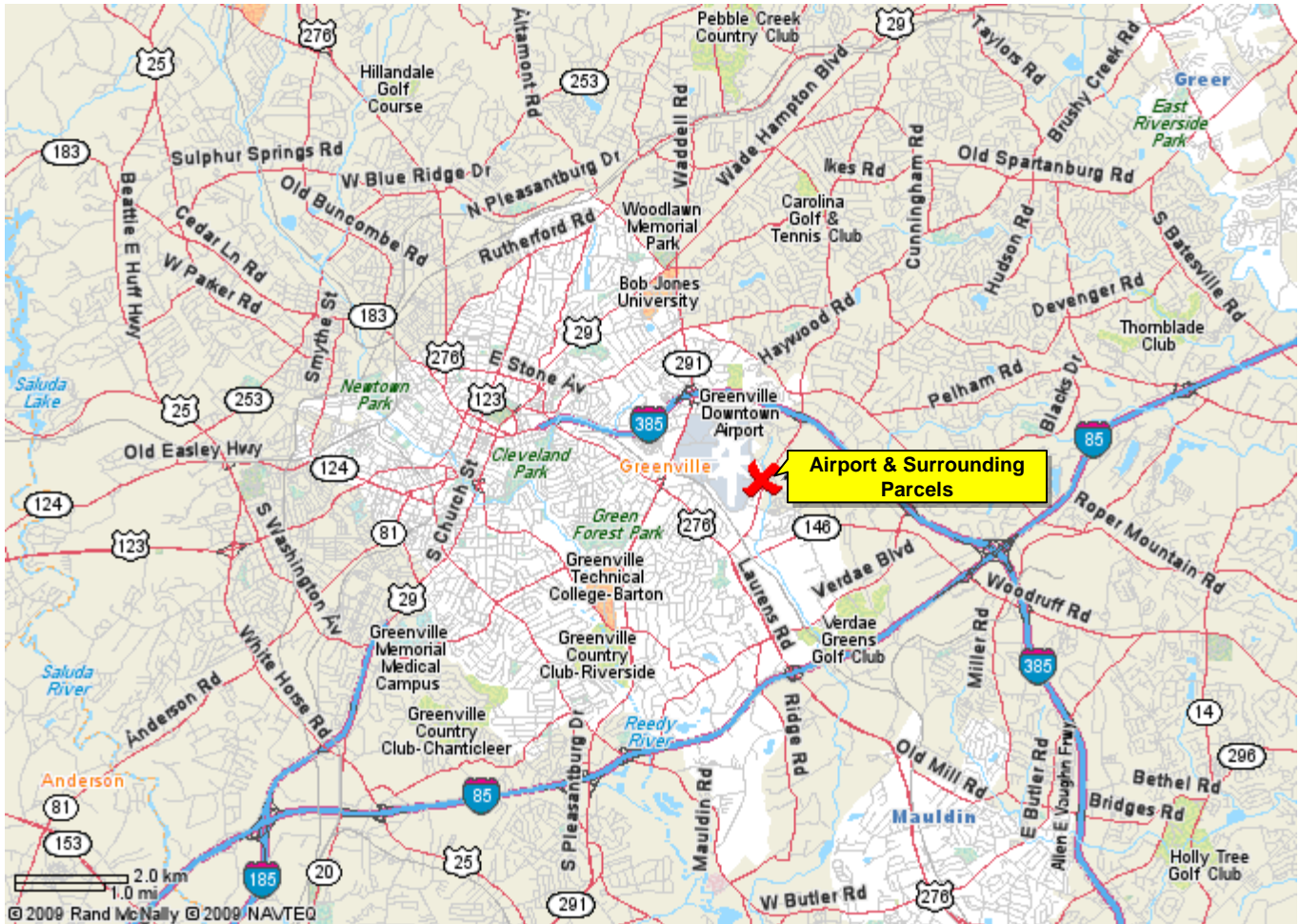
Hunter Garrett, CCIM,SIOR
Tyson Smoak
101 E. Washington Street
Suite 400
Greenville, SC 29601
www.naiearlefurman.com
tel 864 232 9040
fax 864 235 4300
hgarrett@naiearlefurman.com
tsmoak@naiearlefurman.com

Greenville Downtown Airport

Aviation & Non-Aviation Parcels Available

Greenville, South Carolina

Map



contact information

Hunter Garrett, CCIM,SIOR
Tyson Smoak
101 E. Washington Street
Suite 400
Greenville, SC 29601
www.naiearlefurman.com
tel 864 232 9040
fax 864 235 4300
hgarrett@naiearlefurman.com
tsmoak@naiearlefurman.com

NA Earle Furman, LLC

Commercial Real Estate Services, Worldwide.

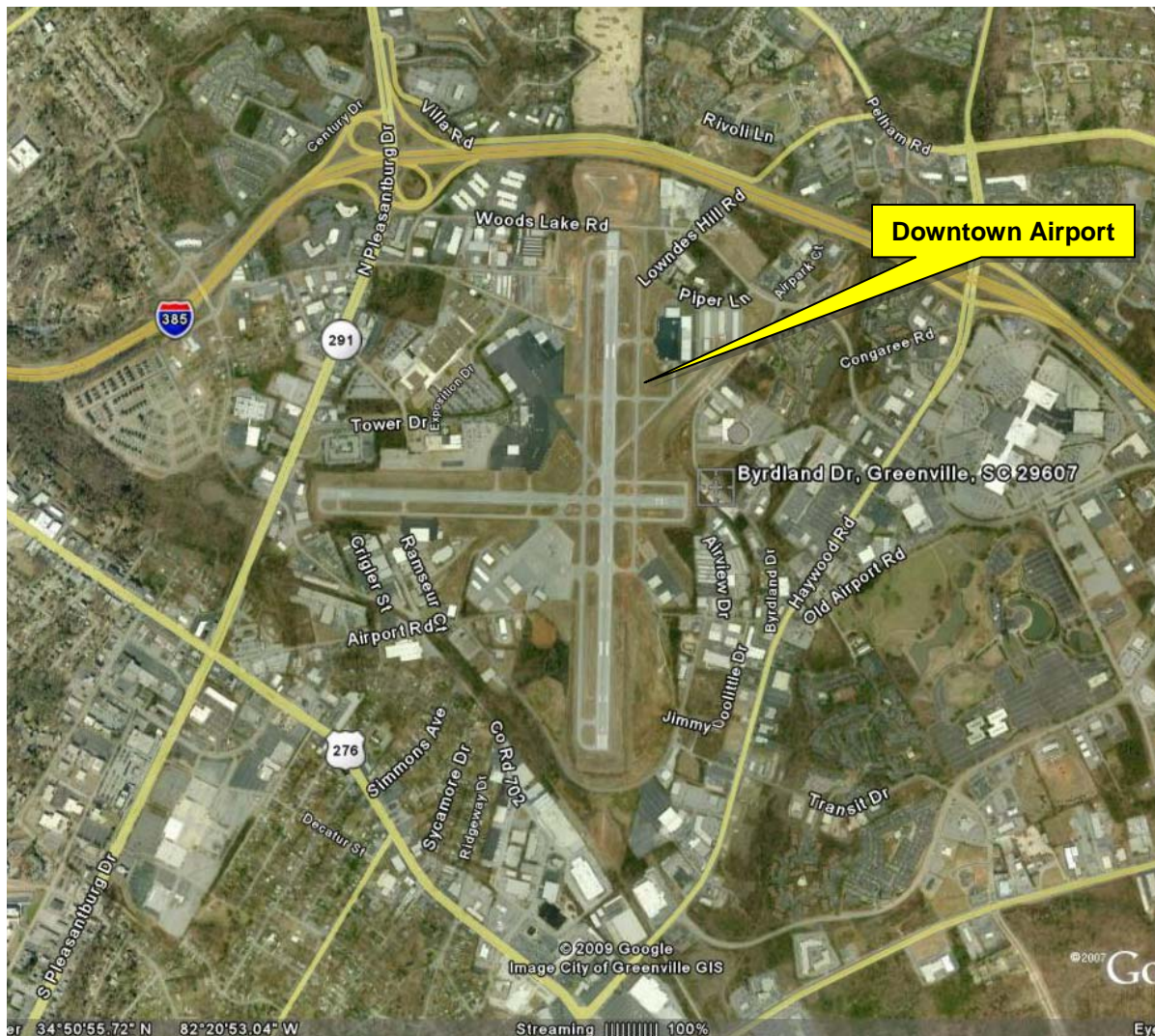
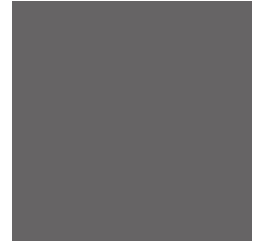
Greenville Downtown Airport

Aviation & Non-Aviation Parcels Available

Greenville, South Carolina



Aerial



contact information

Hunter Garrett, CCIM, SIOR
Tyson Smoak
101 E. Washington Street
Suite 400
Greenville, SC 29601
www.naiearlefurman.com
tel 864 232 9040
fax 864 235 4300
hgarrett@naiearlefurman.com
tsmoak@naiearlefurman.com

NAI Earle Furman, LLC
Commercial Real Estate Services, Worldwide.

Greenville Downtown Airport

Aviation & Non-Aviation Parcels Available

Greenville, South Carolina



In the News

“Greenville has a real asset in the Downtown Airport”

By Joe Frasher • January 8, 2010

www.Greenvilleonline.com

There is a strong relationship between Greenville’s economy and aviation. Our community is fortunate to have three airports that play a positive role in the economic development of Greenville.

The Greenville-Spartanburg International Airport (GSP) provides scheduled commercial airline service for the region; S.C. TAC (formerly Donaldson Center) serves large aviation industries that provide aircraft maintenance and modification services for civilian and military customers; and the Greenville Downtown Airport (GMU) provides an essential, convenient location for business aviation. All three local airports are needed to maximize regional economic development and facilitate the efficient delivery of travel and distribution services.

The Greenville Downtown Airport serves as the corporate gateway to Greenville for many companies that do business in our community. GMU also provides convenient access for emergency medical transportation, donor organ transport, as well as law enforcement and news helicopters. Airports such as GMU are also essential for training tomorrow’s pilots. And the best news of all is that GMU, the busiest general aviation airport in South Carolina, is totally self-supporting, and accomplishes all of this without asking the taxpayers of the city and the county of Greenville for any of their hard-earned tax dollars.

In fact, our many businesses and aircraft owners contribute to the tax base. According to Wilbur Smith Associates, GMU has a significant economic impact on our community. The total economic impact, both direct and indirect, from GMU to our community is in excess of \$35 million. Also, more than 450 people owe their jobs to the airport and its 25 aviation businesses. In addition to the economic benefits provided by GMU, we created an excellent recreational opportunity for the community with CrossWinds Golf Course, an 18-hole par three signature golf course.

Commercial airlines that choose to provide service at GSP are not negatively impacted by the Downtown Airport. While we would all like to see a low-cost carrier at GSP, other economic factors (not airspace congestion) will determine whether we are successful. Each local airport has its own air traffic control tower staffed with highly trained professionals who work hand-in-hand to provide safe and efficient air travel for everyone. The three local airports, with their respective towers, help to eliminate the problems of congestion and delays that occur routinely at airports in other metropolitan areas.

The safety of our community and the flying public is of utmost importance to the Greenville Airport Commission. The Downtown Airport recently won the General Aviation Airport Safety Award presented by the FAA Southern Region. The Southern Region covers 10 states and our airport won largely due to an outstanding safety record and a number of safety-related capital improvements to the airport and its technologically advanced infrastructure.

Continued on next page -

contact information

Hunter Garrett, CCIM,SIOR
Tyson Smoak

101 E. Washington Street
Suite 400

Greenville, SC 29601

www.naiearlefurman.com

tel 864 232 9040

fax 864 235 4300

hgarrett@naiearlefurman.com

tsmoak@naiearlefurman.com

NAI Earle Furman, LLC

Commercial Real Estate Services, Worldwide.

Greenville Downtown Airport

Aviation & Non-Aviation Parcels Available

Greenville, South Carolina



In the News

“Greenville has a real asset in the Downtown Airport”

By Joe Frasher • January 8, 2010

www.Greenvilleonline.com

GMU was the first general aviation airport in the country to install an Engineered Material Arresting System (EMAS). EMAS is a bed of crushable concrete that safely stops an aircraft that overshoots the end of a runway. The EMAS at GMU has already been credited with saving the lives of five individuals and an aircraft valued at more than \$20 million.

Greenville recently invested more than \$22 million to renovate the Carolina First Center (formerly Palmetto Expo Center). In an editorial from March 11, 2004, *The Greenville News* commented that the Carolina First Center’s “main assets are its proximity to the downtown airport and Interstate 385.”

The city is working to reinvent and grow the Pleasantburg Drive area as a convention district convenient to all of Greenville’s major attractions, and GMU is vital to this endeavor. According to local real estate professionals, Pleasantburg Drive and Haywood Road are not “depressed” because of the airport. Rather, they are underutilized due to residential and retail development patterns that changed 10 to 15 years ago. Retail follows housing development and almost all housing development has occurred east of the city center along the Woodruff Road/Highway 14 corridor.

Retailers tend to cluster close to large residential developments. This trend has affected most growing cities, not just Greenville (i.e., Atlanta, Charlotte, Columbia, etc.). The Downtown Airport operates in harmony with the many high rise buildings located in the Pleasantburg Drive/Haywood Road vicinity. Height restrictions apply primarily to runway approaches and are mandated by the Federal Aviation Administration (FAA) for flight safety. These restrictions are rarely a factor in real estate development.

The Downtown Airport is an asset for Greenville. We are excited about the future and the positive contribution GMU makes to our community.

contact information

Hunter Garrett, CCIM,SIOR
Tyson Smoak
101 E. Washington Street
Suite 400
Greenville, SC 29601
www.naiearlefurman.com
tel 864 232 9040
fax 864 235 4300

hgarrett@naiearlefurman.com
tsmoak@naiearlefurman.com

NAI Earle Furman, LLC

Commercial Real Estate Services, Worldwide.

Greenville Downtown Airport

Aviation & Non-Aviation Parcels Available

Greenville, South Carolina



Additional Resources

1. www.naiearlefurman.com – Complete listings of NAI Earle Furman’s available properties
2. www.greenvillecounty.org – Official website of Greenville County government
3. www.sccommerce.com - Provides information on trade, grants, rural development, and recycling. Includes databases of community profiles, labor market information, etc..
4. www.sciway.net - South Carolina's Information Highway, is the largest directory of South Carolina information on the Internet.
5. www.southcarolinapowerteam.com - The South Carolina Power Team promotes industrial sites & industrial buildings in South Carolina and the state's unique advantages for industry.
6. www.greenvilledowntownairport.com - Downtown Airport website providing complete airport information
7. www.greenvillehd.com/ - All-video website that gives viewers a behind-the-scenes look at everything in Greenville, South Carolina from attractions and education to businesses and charities
<http://www.greenvillehd.com/greenville-sc-travel/greenville-downtown-airport/>
8. www.greenvillecvb.com - Greenville Convention & Visitors Bureau
9. www.fallspark.com – Provides information on Greenville’s Falls Park and Liberty Bridge
10. www.greenvilledrive.com – Official website of Greenville Drive Baseball
11. www.greenvilleeconomicdevelopment.com/ - The Greenville Area Development Corporation (GADC) is a public-private economic development partnership dedicated to the growth and prosperity of Greenville County, South Carolina.
12. www.greenvillechamber.com – Greater Greenville Chamber of Commerce

contact information

Hunter Garrett, CCIM,SIOR
Tyson Smoak
101 E. Washington Street
Suite 400
Greenville, SC 29601
www.naiearlefurman.com
tel 864 232 9040
fax 864 235 4300

hgarrett@naiearlefurman.com
tsmoak@naiearlefurman.com