

**±50,000 - 240,101 SF Available**

**±2,900 SF Office | Flexible Lease Terms | Below Market Rate**

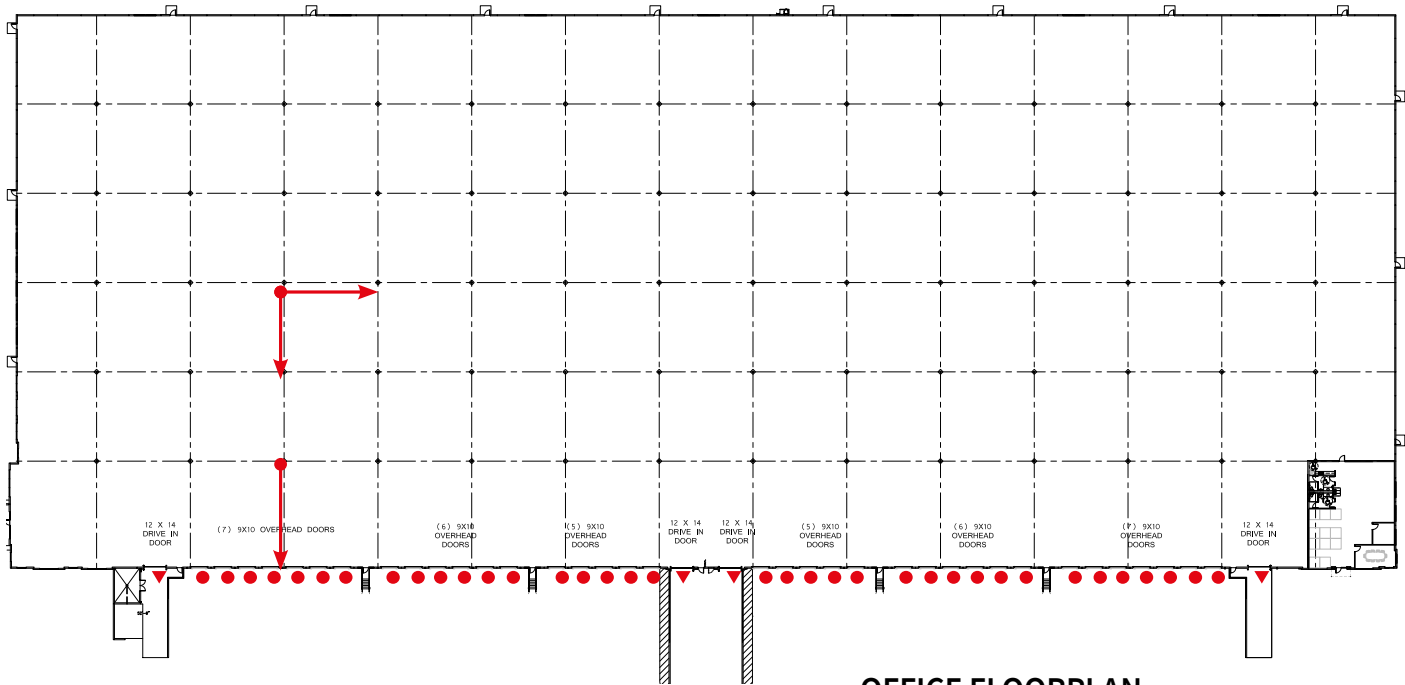


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Greer, SC**

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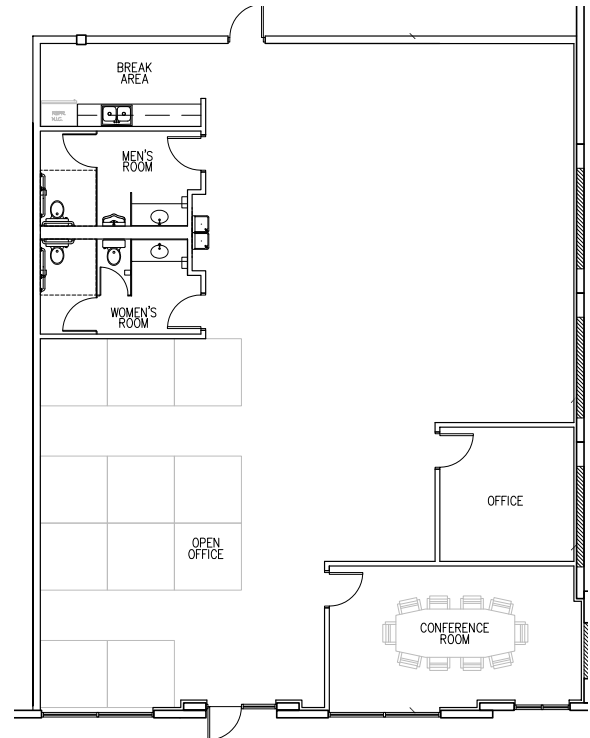
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# Property Specifications



<b>Total SF</b>	244,101 SF
<b>Available SF</b>	50,000 - 244,101 SF
<b>Office SF</b>	2,900 SF
<b>Clear Height</b>	32'
<b>Sprinkler</b>	ESFR
<b>Column Spacing</b>	52' x 50' (60' Speed Bay)
<b>Dock High Doors</b>	33 (9' x 10')
<b>Dock Equipment</b>	30 docks with pit levelers, seals and restraints
<b>Dock In Doors</b>	3 (12' x 14')
<b>Power</b>	3-phase
<b>Lighting</b>	LED
<b>Auto Parking</b>	114 spaces
<b>Trailer Parking</b>	34 spaces

## OFFICE FLOORPLAN

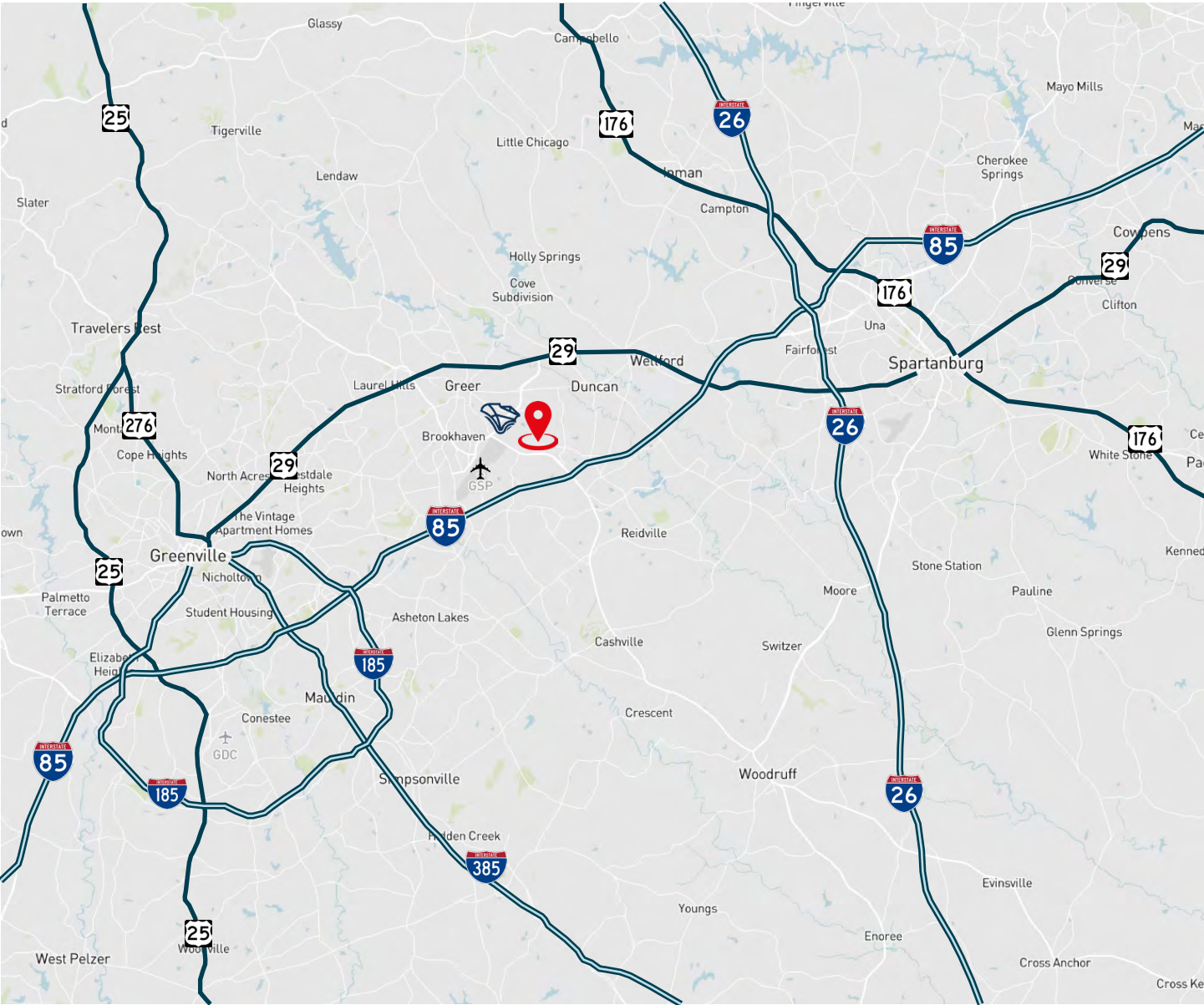




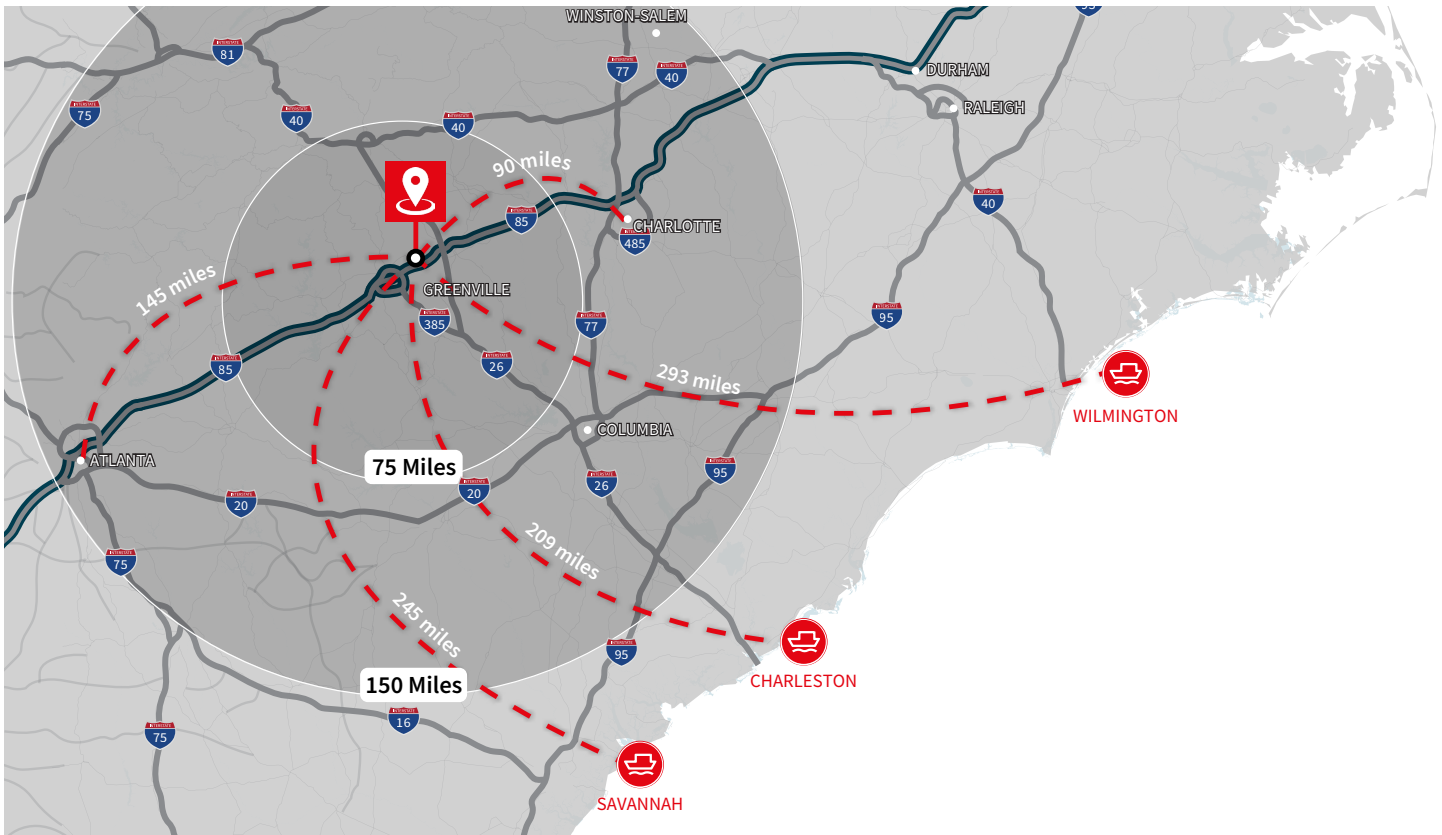
# Location Highlights

INTERSTATE 85	±2 MILES
GSP AIRPORT	±2 MILES
SC INLAND PORT	±5 MILES
INTERSTATE 585	±15 MILES
INTERSTATE 26	±15 MILES
CHARLOTTE AIRPORT	±80 MILES
CHARLOTTE CBD	±90 MILES
ATLANTA CBD	±170 MILES
ATLANTA AIRPORT	±180 MILES
CHARLESTON SEAPORT	±205 MILES

## Nearby Tenants



# SouthEast Access



## Transportation & Market Access

### A MAJOR EAST COAST INDUSTRIAL CENTER

Greenville-Spartanburg is centrally located along the Eastern Seaboard in between such metropolitan areas as New York City, Washington, DC and Charlotte, NC to the north and Atlanta and Miami to the south. The area is positioned along several major thoroughfares, which provide access to these metropolitan areas and others throughout the Southeast.

### ROADS & HIGHWAYS

- I-85, the industrial backbone of the Southeast, is the primary artery that runs through the Greenville-Spartanburg region connecting to Atlanta to the south and Charlotte, Raleigh-Durham and Richmond to the north
- I-26, the main southeasterly thoroughfare in South Carolina, connects the Greenville-Spartanburg MSA to Charleston, SC

### GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT (GSP)

- 2nd-busiest airport in South Carolina and major air cargo shipping hub
- Served by six (6) major passenger airlines and their regional affiliates
- Local powerhouses such as FedEx and BMW ship large quantities of goods and component products via established footprints on-site
- Plays an integral role for corporations evaluating where to locate operations
- Recognized as the fastest growing small airport in the US

### GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT (GSP)

- Inland Port Greer, located less than four (4) miles from the Property, is essentially a marine terminal located 212 miles inland that directly serves over 100 Foreign Ports
- 94 M consumers may be accessed via the direct rail connection provided by Norfolk Southern rail, enabling firms to quickly import and export goods
- Since April 2021, the State of South Carolina has allocated over \$28 billion for an expansion of the Inland Port Greer due to unprecedented demand
- In Q1 2022, the Inland Port of Greer handled over 9,301 rail moves alone, with a total of 77,345 rail moves thus far in fiscal year 2022

### PORT ACCESSIBILITY

- Three (3) hours from the Port of Charleston, the 9th-largest port in the country in terms of dollar volume of international shipments
- Four (4) hours from the Port of Savannah, the 4th-busiest port in the nation
- Six (6) hours from North Carolina's two largest ports, the Ports of Wilmington and Morehead City