



DISTANCE

1 MILE TO I-85 (EXIT 58)
3.6 MILES TO HWY 101 (EXIT 60)

±82,050 SF & EXPECTED TO DELIVER Q2 2022



±82,050 SF multi-tenant building situated in Spartanburg County



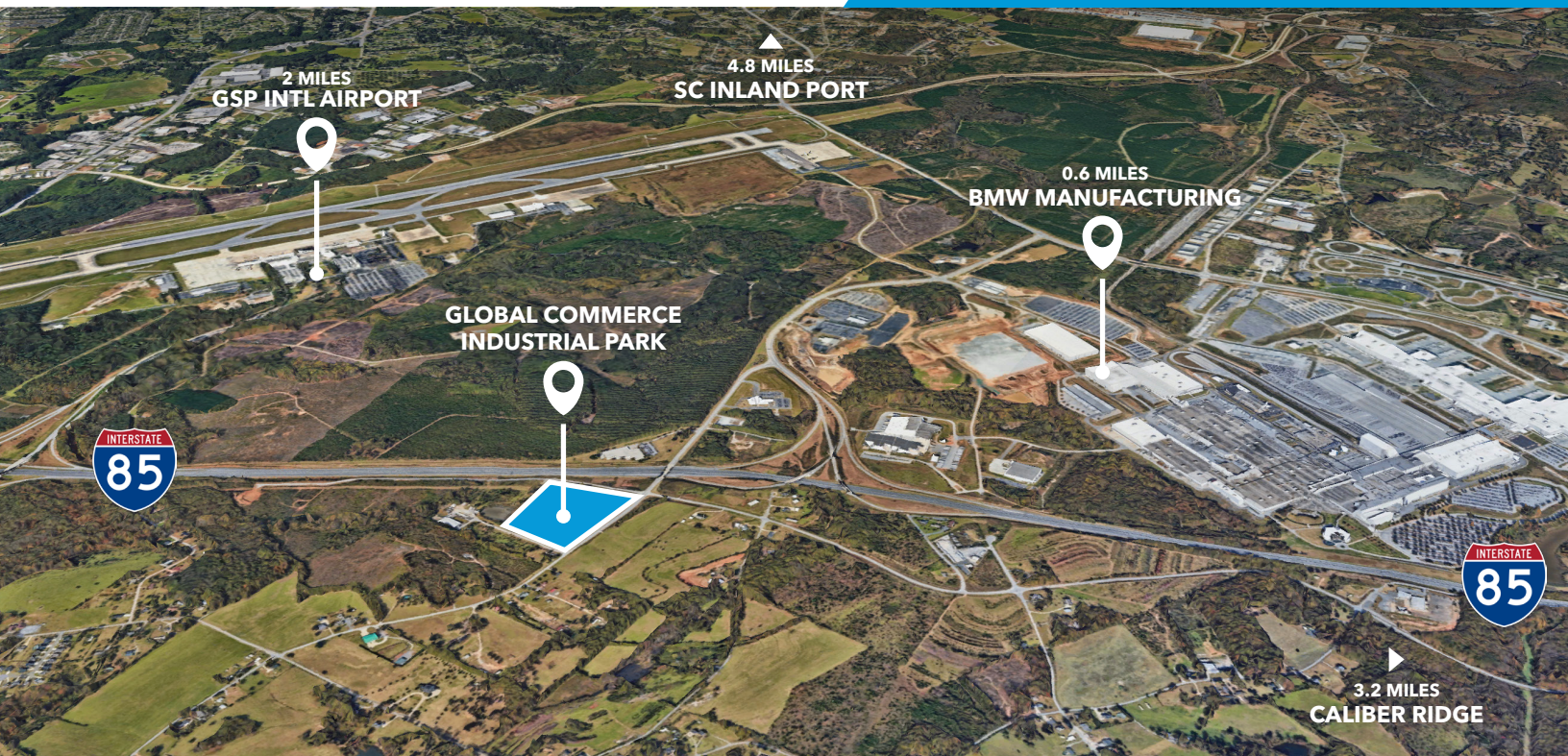
Now leasing space in one of the newest Class-A Industrial Parks in the Greenville/Spartanburg area



Located less than 1 mile to I-85 via Brockman McClimon Road Interchange, providing easy interstate access and visibility



Less than 5 miles away from the SC Inland Port



Location Overview

The Upstate of South Carolina is well positioned to meet the needs of a multitude of industrial businesses thanks to an extensive transportation infrastructure, a convenient location, favorable labor costs, and many other advantages unique to the area. BMW Manufacturing Co. and Michelin North America anchor a cluster of manufacturers that benefit from proximity to the area's strong multi-modal transportation networks featuring the I-85 and I-26 corridors, the South Carolina Inland Port and nearby Port of Charleston, three airport facilities and two major commercial rail lines that solidify the region's global connectivity.



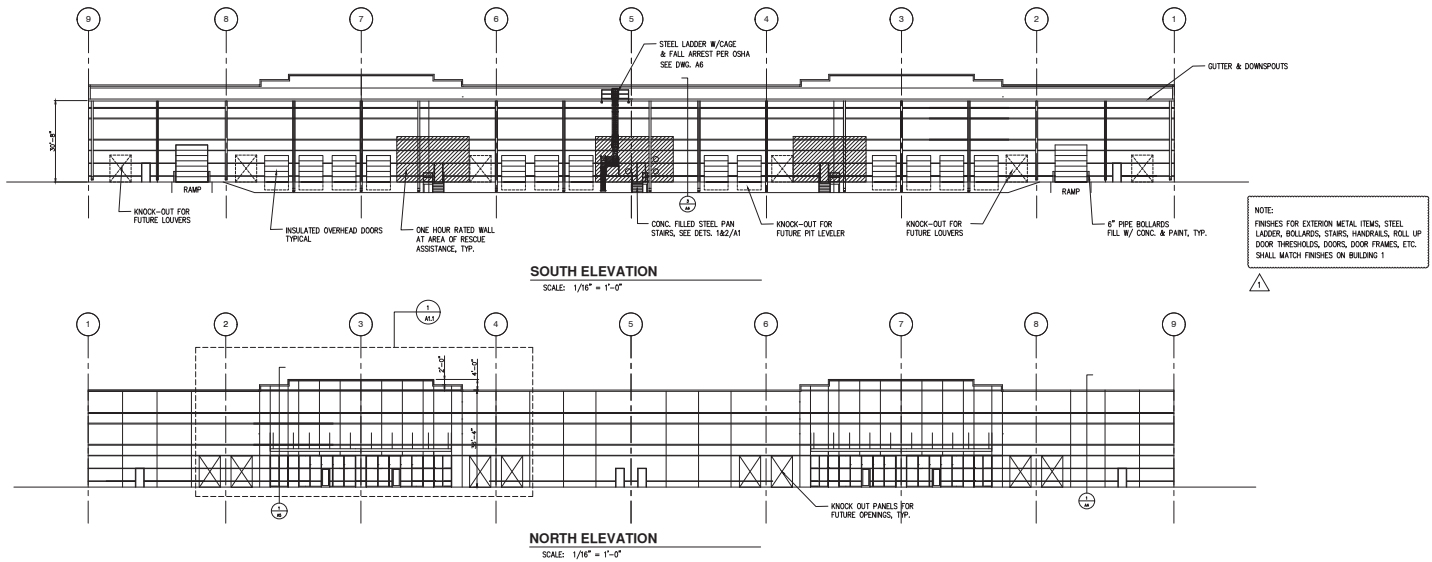
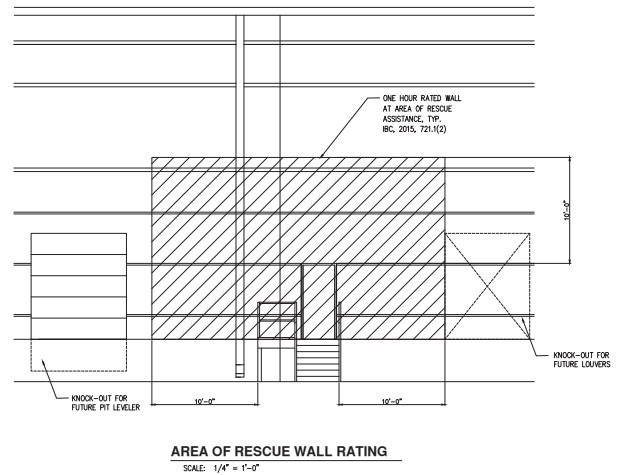
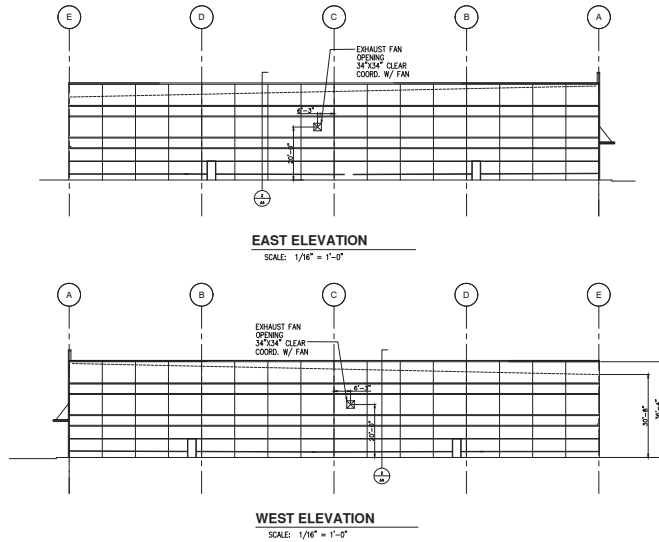
BUILDING II RENDERING

Building II Details

- Clear Height: 28'
- Docks per Bay: 3
- Column Spacing: 51'x 50'
- Trailer Parking: 11 Spaces
- 135' Truck Court
- Parking Spaces: (.85 / 1000)
- Minimum Unit Size: 20,400 SF
- ESFR Sprinkler System
- Bay Sizes: 51' x 200'
- New Tilt-up Concrete Construction

BUILDING II ELEVATION

GLOBAL COMMERCE INDUSTRIAL PARK

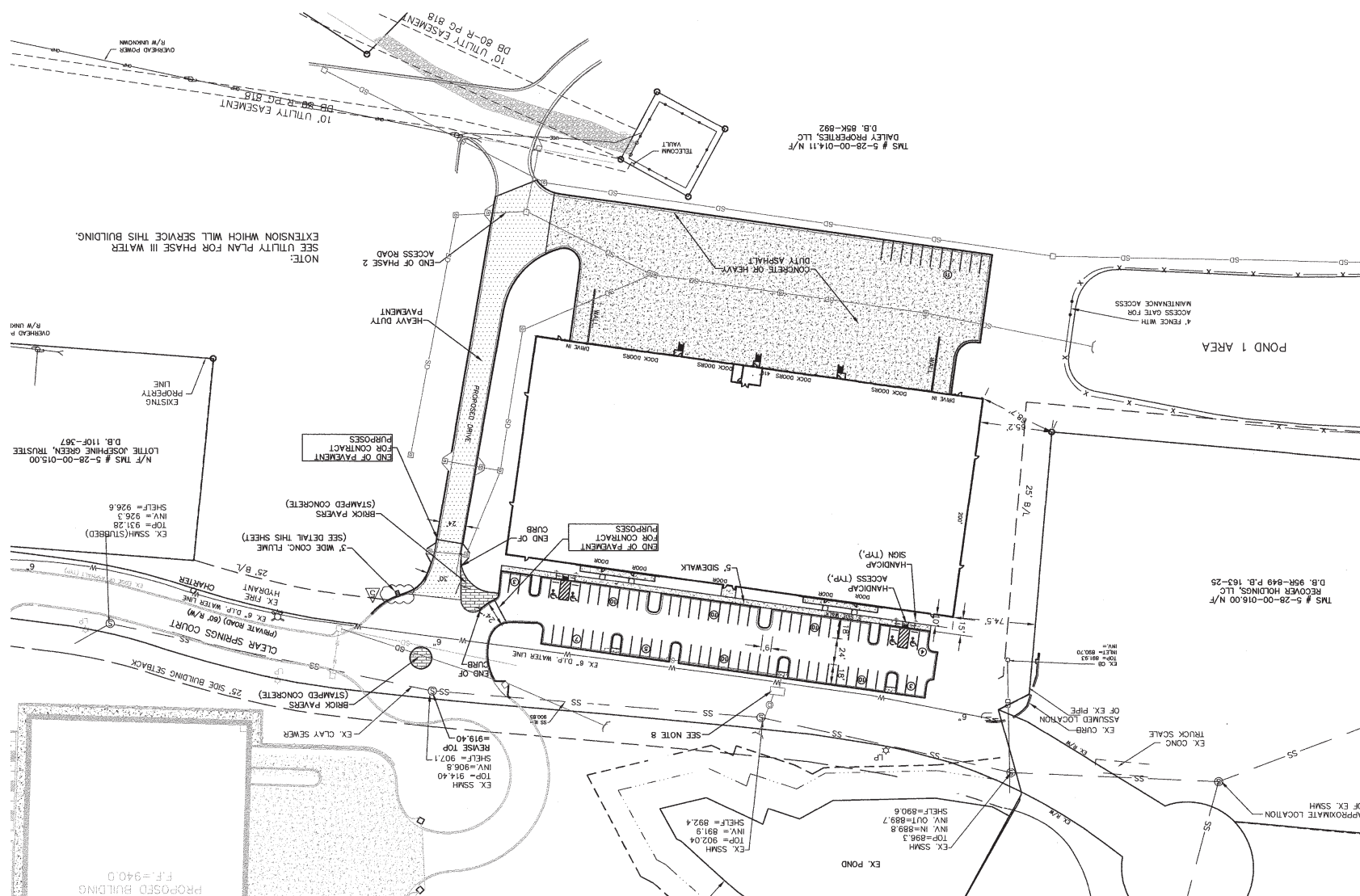


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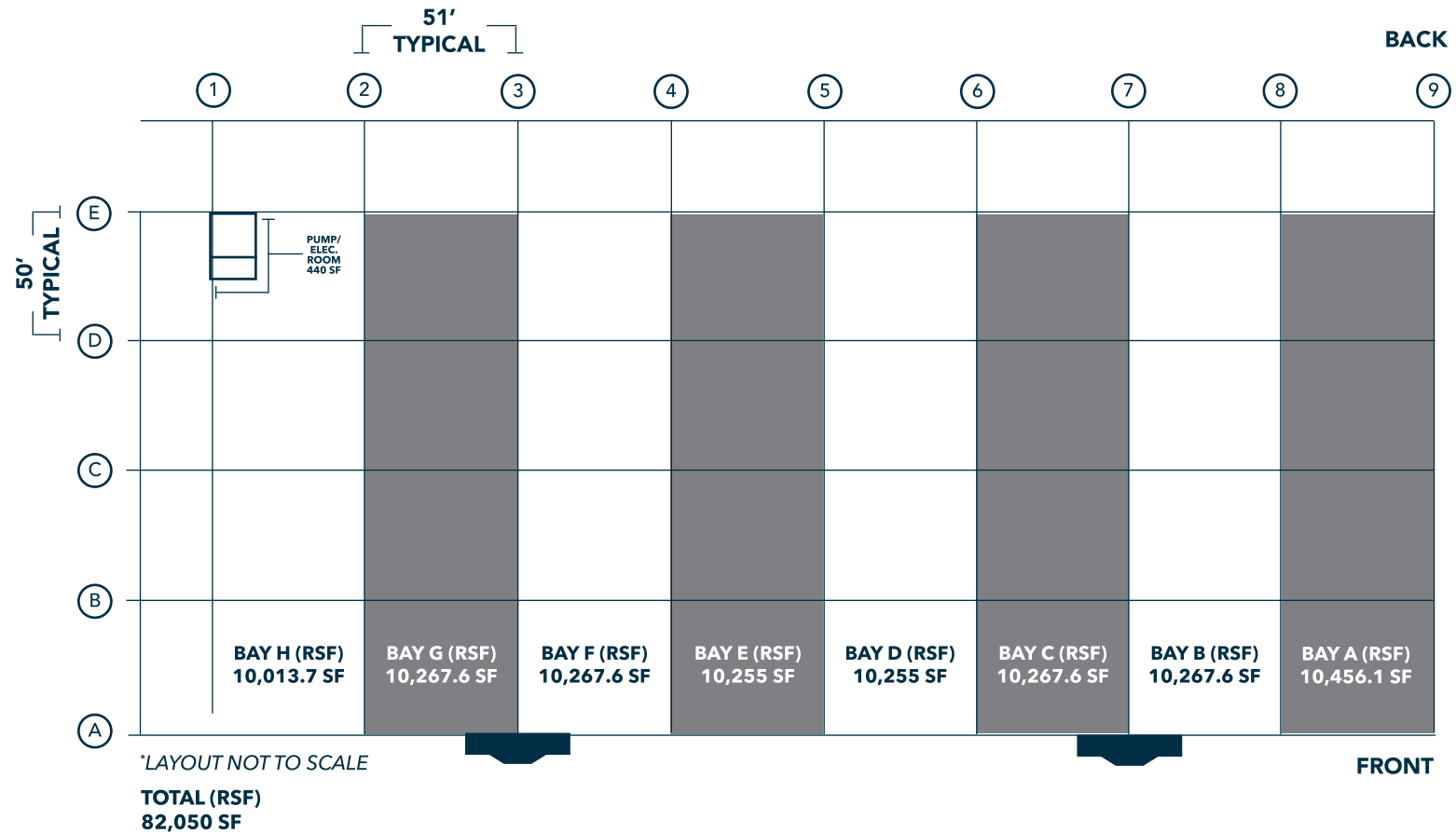
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GLOBAL COMMERCE INDUSTRIAL PARK



BUILDING II LAYOUT

GLOBAL COMMERCE INDUSTRIAL PARK



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