

CLASS-A INDUSTRIAL
IMMEDIATELY ADJACENT TO GREER INLAND PORT



CONCEPTUAL RENDERING

build-to-suit: GLOBAL COMMERCE DRIVE, GREER . SC 29651
±80,000 SF to ±165,000 SF

USAGE: ASSEMBLY, DISTRIBUTION, LOGISTICS, INDUSTRIAL OPERATIONS, LIGHT MANUFACTURING

KEY DETAILS

- **±80,000 to ±165,000 SF**
- Class-A Industrial Building
- 54'-50' Column Width
- Clear Height: 32'-40' (tailored to tenant)
- On-site trailer parking; flexible transportation or Warehouse-on-Wheels usage
- Located within Inland Port Greer; intermodal efficiency
- Inland Port has direct rail to Port of Charleston; reduced drayage, faster delivery
- Immediate I-85 access; proximity to manufacturing + GSP cargo
- Ideal for just-in-time operations, high-velocity distribution
- Potential of additional building packages upgrades (ex: natural light, energy efficient, carbon-neutral)



STRATEGIC LOCATION + LOGISTICS HUB

- Direct access to major interstates: I-85, I-385, I-26, and I-185
- Immediate adjacency to the SC Inland Port Greer with direct rail connection to the Port of Charleston
- Greenville Spartanburg International Airport (GSP) supports cargo and passenger transport less than 5 miles from the site
- Central Southeast location with convenient reach to Atlanta, Charlotte and Charleston
- 70%+ of the U.S. population is within a one-day drive



STRONG + GROWING INDUSTRIAL MARKET

- Among the most active industrial submarkets in the Southeast
- High demand for warehouse, logistics, and manufacturing space along the I-85 corridor
- Continued investment from major industrial users and third-party logistics providers
- Inland port Greer handles record container volumes, driving sustained demand for proximate warehouse and distribution space



ROBUST WORKFORCE + TRAINING PIPELINE

- Deep manufacturing and logistics labor pool across Greenville and Spartanburg counties
- Strong technical college and university research partnerships, including Clemson, USC Upstate and Spartanburg Community College
- Industry-aligned curriculum supporting workforce readiness in automotive, aerospace, advanced materials and logistics
- Home to BMW + Michelin US HQ and a dense network of tier-one suppliers



BUSINESS CLIMATE + INVESTMENT DYNAMICS

- Competitive operating costs with favorable lease economics on the last remaining parcel within the park
- Business-friendly tax environment with potential fee-in-lieu and job development credit incentives
- Significant population and economic growth across the Greenville-Spartanburg MSA
- Over \$1B in recent industrial investment along the GSP corridor



Your Tailored Solution at Market Lease Rates

PROPERTY OVERVIEW

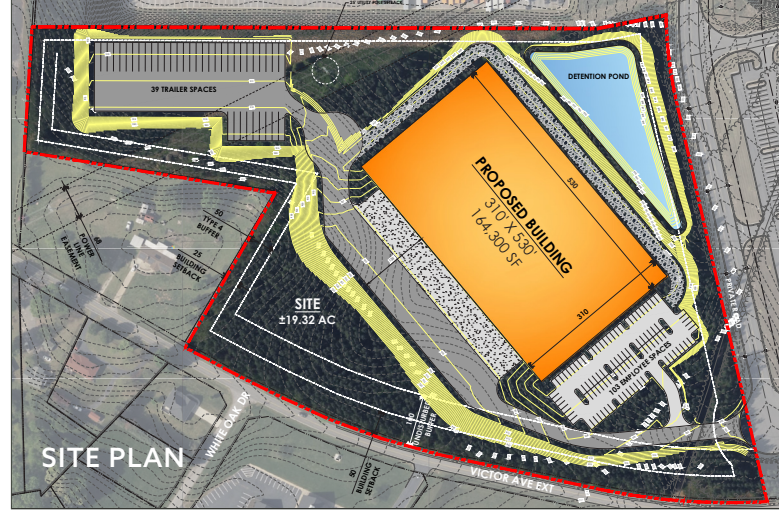
| | |
|------------------------|---------------------------------------|
| <i>Building Type</i> | Class-A Industrial |
| <i>Construction</i> | Concrete tilt-up |
| <i>Inland Port</i> | Direct access |
| <i>Trailer/Laydown</i> | Ample space available (~39 spaces) |
| <i>Dock Doors</i> | Tailored to tenant |
| <i>Drive-In Doors</i> | Tailored to tenant |
| <i>Slab Thickness</i> | 6-7", 4,000 PSI |
| <i>Sprinkler</i> | ESFR K-17 system |
| <i>Office</i> | Tailored to tenant |
| <i>Equipment</i> | Hydraulic Pit Levelers |

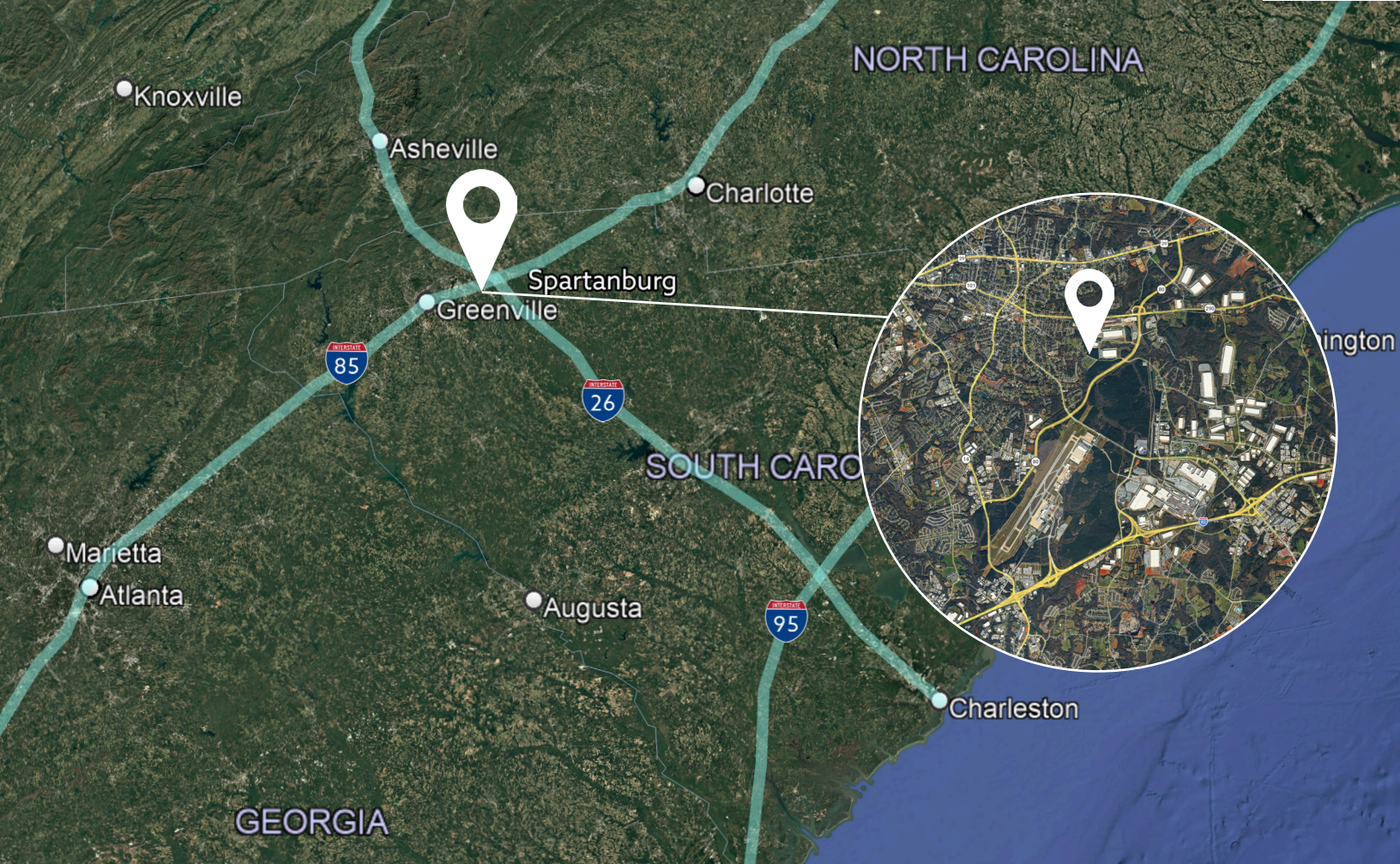
Power: 480V / 3-Phase / 60Hz Service
(3,000-4,000 A Capacity)

Water: 75-100 GPM

Sewer: 6,000-8,000 GPD

Gas: 2,000-3,000 MCFD





STRATEGIC TRANSPORTATION HUB + LOGISTICS INFRASTRUCTURE

GSP Logistics Park sits at the epicenter of the Southeast's most connected logistics corridor, with immediate adjacency to the SC Inland Port of Greer which has direct rail services to the Port of Charleston, delivering a structural drayage advantage that competing submarkets cannot match. On-site interstate access via I-85 provides unobstructed truck lanes to Atlanta, Charlotte, and the broader Eastern Seaboard, while GSP Airport, less than five miles from the site, supports time-sensitive cargo operations. With over 70% of the U.S. population reachable within a single truck day and multimodal infrastructure already in place, this last remaining build-to-suit parcel within the park represents a logistics platform purpose-built to meet the demands of modern supply chain operations.

KEY DISTANCES

5 miles to GSP
19 miles to Greenville
90 miles to Charlotte
161 miles to Atlanta



contact broker for pricing guidance:

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