



**41,096 SF OF SPACE AVAILABLE**



**CLASS-A MULTI-TENANT  
INDUSTRIAL PARK**

**TOTAL BUILDING SIZE: 165,062 SF**



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



+/-165,062 SF multi-tenant building situated in Spartanburg County



Located less than 0.5 miles to I-85 via Brockman McClimon Road Interchange, providing easy interstate access and visibility



## 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.

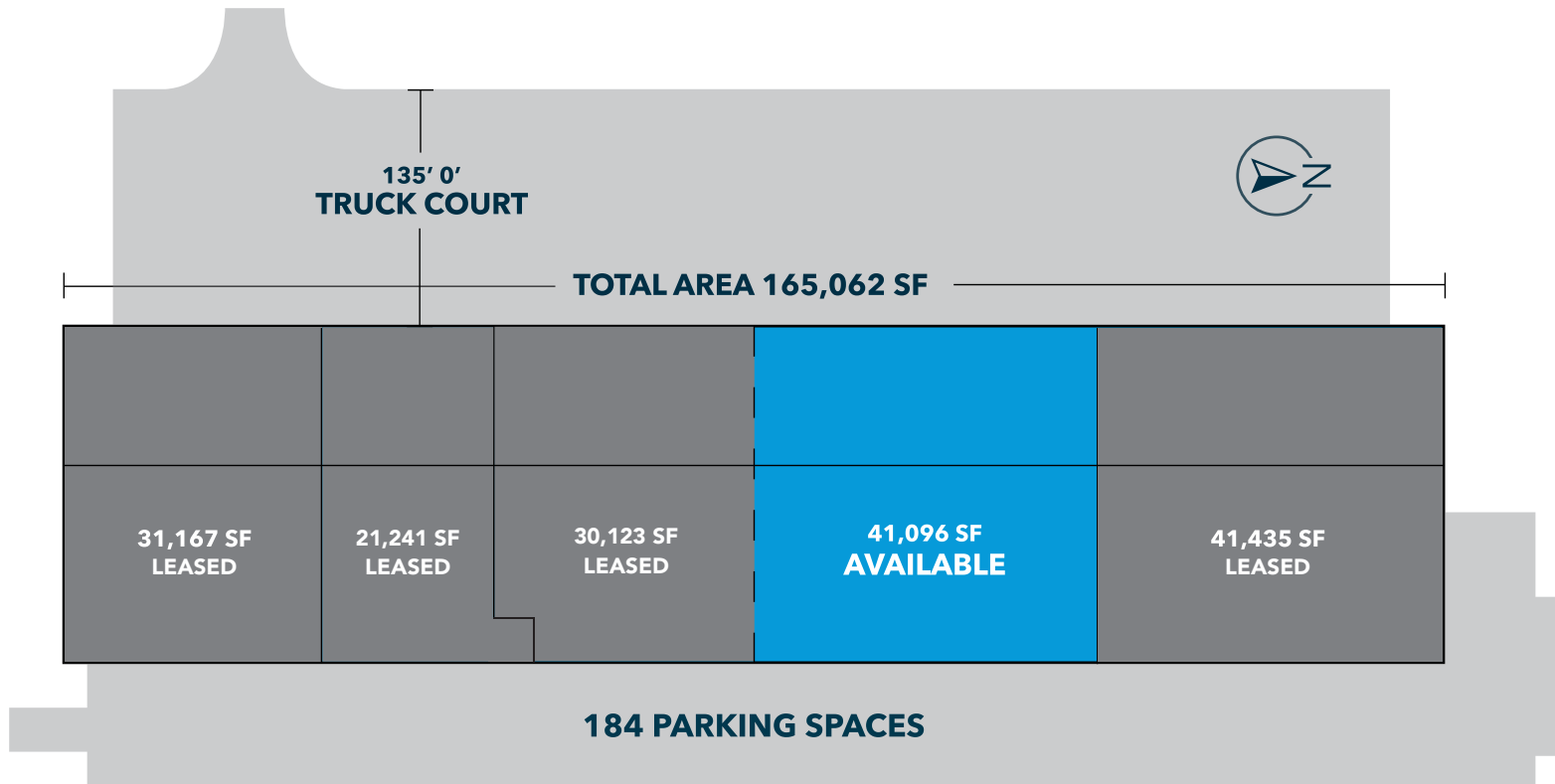


## Building Details

- Clear Height: 28'
- (3) Docks per Bay
- Column Spacing: 51' x 50'
- Trailer Parking Available
- 135' Truck Court
- 184 Parking Spaces on-site (1.11/1000)
- Minimum Unit Size: 30,123 SF
- ESFR Sprinkler System
- Bay Sizes: 51' x 200'
- New Tilt-up Concrete Construction

# TENANT MIX

GLOBAL COMMERCE INDUSTRIAL PARK



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# AVAILABLE SPACE

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