



PELHAM CROSSING FLEX INDUSTRIAL

2740-2750 SC-14 | Greer, SC 29650

Make a home for your business at Pelham Crossing, offering Class A light industrial space and office in a mixed-use park setting with retail amenities



GREENBERG GIBBONS





PELHAM CROSSING
FLEX INDUSTRIAL

PELHAM CROSSING
FLEX INDUSTRIAL

Pelham Medical Center

Medical Campus Daily
Visitor Count = ±1,500

PELHAM CROSSING

Up to ±6,525 SF Industrial | Leasing Now

Pelham Crossing, located in Greer, SC, is currently leasing with build-to-suit options for tenants. Crossing Two has remaining availability for lease, while Crossing One is fully leased. The facility is within Pelham Crossing business park on SC Hwy 14 with retail and restaurant amenities currently under development.

“Crossings One” and “Crossings Two” offer tenants flexibility and convenience in a Class A setting near main transportation routes and the rapidly growing industrial epicenter of Greenville-Spartanburg.



Dillon Swayngim, SIOR
Vice President
+1 864 527 5456
dillon.swayngim@colliers.com

Brockton Hall, SIOR
Vice President
+1 864 527 5441
brockton.hall@colliers.com

Drake Scott
Brokerage Associate
+1 864 527 5452
drake.scott@colliers.com

Contact broker for pricing



Class A office with industrial manufacturing or warehouse space



On-site amenities coming soon: retail, dining

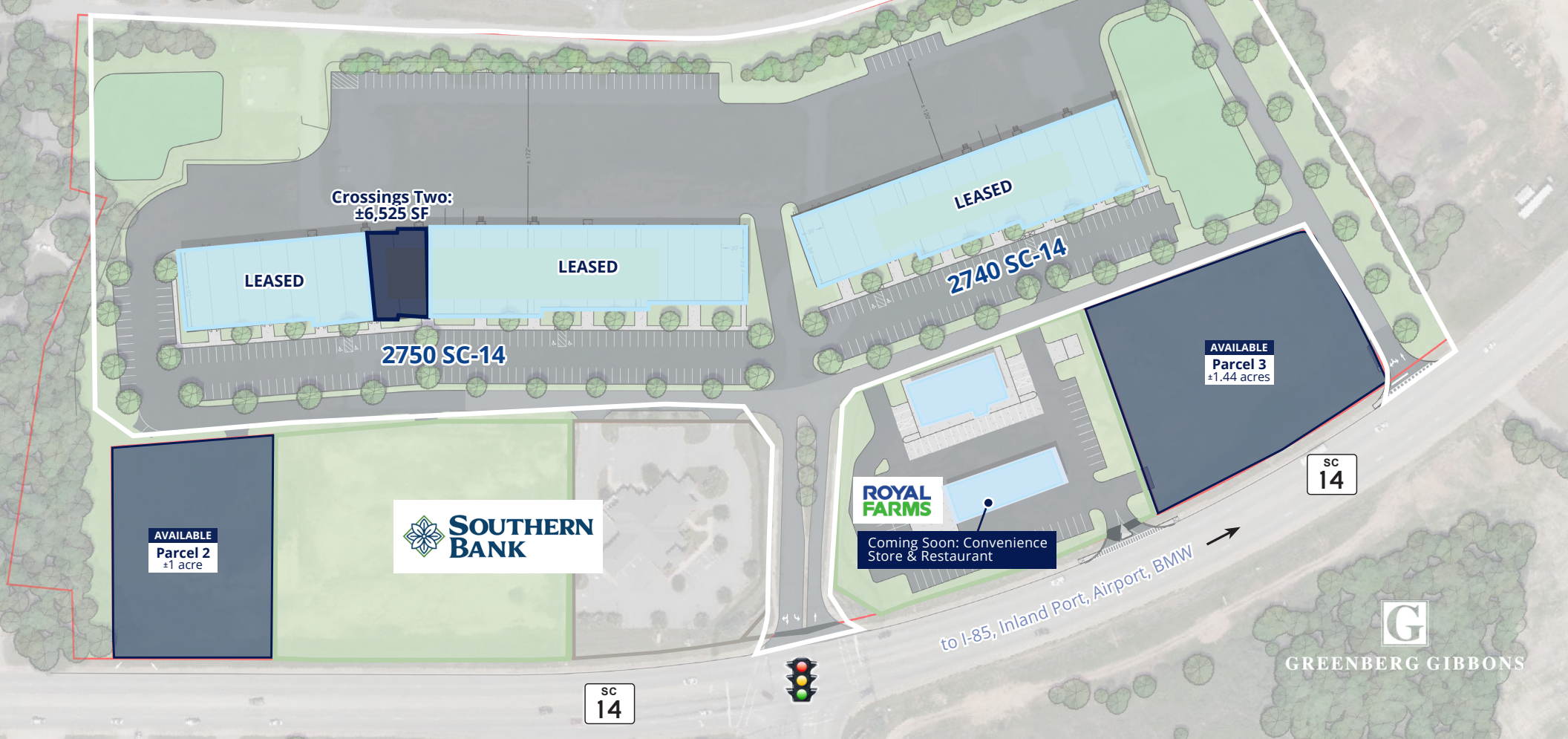


Proximity to industrial epicenter of Greenville-Spartanburg



One-minute drive to I-85 North/South on-ramp

Address	2720 SC-14, Greer, SC 29650
Total availability	±6,525 SF
Status	Buildings delivered August 2023; Leasing available now
Move-in date	Immediate Availability
Office	Layout and finishes to suit for pre-leasing tenants
Access	Signalized intersection with turn lane on SC Hwy 14 + rear access
Subdividable	±2,500 SF - 6,525 SF



Crossings Two: 2750 SC-14

Building size	±58,920 SF; rear-load orientation
Dock doors	6 drive-in docks; 15 typ. dock doors
Column spacing	30 x 84 / 30 x 92 / 30 x 100
Auto parking	±132 employee/client parking w/ potential for ±36 additional rear spaces
Trailer parking	120' rear truck court
Clear Height	18' clear height
Windows	8' ribbon glass across front
Subdividable	±2,500 SF - ±6,525 SF

Crossings One: 2740 SC-14 (Fully Leased)

Building size	±36,120 SF; rear-load orientation
Dock doors	6 drive-in docks; 7 typ. dock doors
Column spacing	30 x 84 / 30 x 92 / 30 x 100
Auto parking	±83 employee/client parking w/ potential for ±36 additional rear spaces
Trailer parking	120' rear truck court
Clear Height	18' clear height
Windows	8' ribbon glass across front
Availability	Fully leased



PELHAM CROSSING
FLEX INDUSTRIAL



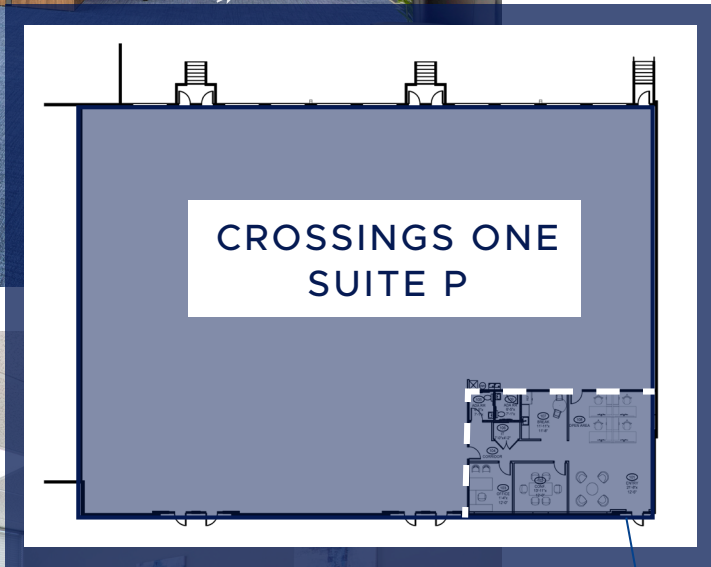
COMMON SPACE

COMMON SPACE



PRIVATE OFFICE

PRIVATE OFFICE



CROSSINGS ONE
SUITE P

SPEC OFFICE

SPEC OFFICE LAYOUT

±1,500 SF | Under Construction

Located within "Crossings Two" - Suite P is a proposed spec office that is currently under construction and can be modified based on tenant preferences. Expected delivery for this project is Q4 2024.

The space is estimated to be ±1,500 SF and include a community office space, at least three individual offices, restrooms and storages areas.



±1,500 SF of Class A office space, in addition to the flex industrial suite



Located within Crossings Two, Suite P



Community and individual work spaces



Under construction, expected Delivery Q4 2024

PELHAM CROSSING FLEX INDUSTRIAL

100 mil

Consumers within a one-day truck drive

735,557

Total Upstate, SC labor force

1.6%

Unionization rate (lowest in country)

4.75%

5-year projected population growth rate in Upstate, SC

26+

Colleges and Universities, (21,448 college graduates in 2019)

#2

Business climate in the US (Site Selection executives)

#1

For business incentive programs, area development

#2

Fastest-growing state in the Eastern US



AREA STATS AND INFO

*Upstate SC Alliance/ESRI



Key distances

I-85 North/South	±0.4 miles	Spartanburg, SC	± 20 miles
GSP Int'l Airport	±1.4 miles	Port of Charleston	±212 miles
SC Inland Port	±6 miles	Charlotte, NC	±91 miles
BMW Plant Spartanburg	±3.5 miles	Charlotte Douglas Airport	±84 miles
Greenville, SC	±12 miles	Atlanta, GA	±150 miles



GREENBERG GIBBONS

54
years in
business

15 million SF
ground-up
development history

2.8 million SF
currently under
development

45
properties

500+
clients/tenants

About the Developer

Greenberg Gibbons is a best-in-class mixed-use developer, owner, operator and investor of Class A flex industrial, mixed-use, retail and town centers of more than 50 years that prides itself on being the undisputed best landlord in the market.

The company has acquired, developed, and managed over 15 million square feet of mixed-use projects with institutional partners which include award-winning development and revitalization projects such as Hunt Valley Towne Centre, Annapolis Towne Centre, The Village at Waugh Chapel, Waugh Chapel Towne Centre, Towne Centre at Laurel, Foundry Row, and Towson Row.

GGC also acquired, developed, and operates successful neighborhood shopping centers including Edgewater Village Center, Reisterstown Shopping Center, and Turf Valley Towne Square.

Greenberg Gibbons remains bullish on strategic growth through its four platforms: Retail, Mixed-use, Fund Acquisition, and Class A Flex.

Greenberg Gibbons began developing flexible commercial buildings in 2020 and has recently opened two new offices in the Carolinas to accommodate rapid growth in this region.



PELHAM CROSSING FLEX INDUSTRIAL

“ *Make a home for your business* ”

Contacts

Dillon Swayngim, SIOR

Vice President
+1 864 527 5456
dillon.swayngim@colliers.com

Brockton Hall, SIOR

Vice President
+1 864 527 5441
brockton.hall@colliers.com

Drake Scott

Brokerage Associate
+1 864 527 5452
drake.scott@colliers.com



Accelerating success.

145 W. Main St, Suite 300
Spartanburg, SC 29306
P: +1 864 297 4950
colliers.com

