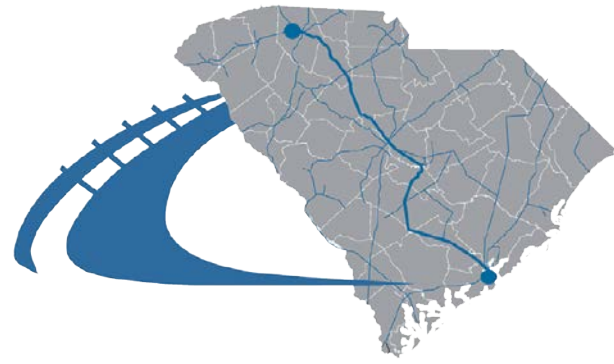


# Inland Distribution Center

GILLIAM ROAD, GREER, SC



CLICK HERE  
DRONE VIDEO



**Grice Hunt, SIOR**

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**NAI Earle Furman**



# Inland Distribution Center

GILLIAM ROAD, GREER, SC



## Executive Summary

The Inland Distribution Center is strategically located a few miles off Interstate 85 and neighbors the SC Ports Authority's Inland Port. The park is positioned to serve a wide variety of uses from warehouse distribution to light manufacturing. Under recent new ownership, our goal is to provide a turnkey experience, cost-effective and highly functional space.

## Overall Park Summary

- Total SF: 294,590/SF
- Ability to accommodate 47,045 SF - 147,045 SF
- Total Dock Doors: 28
- Total Drive-In Doors: 4
- Total Car parking ±150 spots
- Rail Served by Norfolk Southern (covered rail dock)
- Water and Power Available
- Zoned I-1
- 100% Sprinkled

**NAL** Earle Furman



# BUILDING

570-572 GILLIAM ROAD

LEASE RATE | ~~\$3.50/SF NNN~~

±100,500 SF SUBDIVIDABLE



**Reduced \$3.25/SF NNN**



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CEILING HEIGHT  
16'-21'



8 DOCK DOORS &  
1 DRIVE IN DOOR



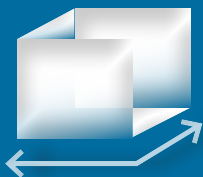
CLOSE PROXIMITY  
TO GSP AIRPORT,  
SC INLAND PORT  
& I-85



T-5, T-8 & T-12  
LIGHTING



WET SYSTEM  
SPRINKLER



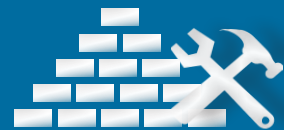
±100,500 SF  
INDUSTRIAL  
BUILDING  
±3,000 SF OFFICE  
SPACE



WATER & POWER  
AVAILABLE



55' X 30'  
COLUMN  
SPACING



PRE-CAST  
CONCRETE &  
METAL



# BUILDING

564 GILLIAM ROAD

LEASE RATE | ~~\$3.95/SF NNN~~

±100,000 SF SUBDIVIDABLE



**Reduced \$3.60/SF NNN**



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CEILING HEIGHT  
21'-29'



14 DOCK DOORS  
2 DRIVE-IN  
DOORS



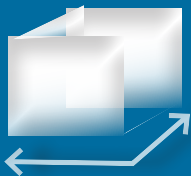
CLOSE PROXIMITY  
TO GSP AIRPORT,  
SC INLAND PORT &  
I-85



T-5  
LIGHTING



ESFR  
SPRINKLER



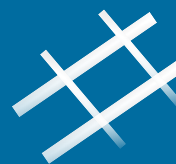
NEW CONSTRUCTION  
±100,000 SF  
INDUSTRIAL  
SPEC BUILDING  
±1500 SF OFFICE SPACE



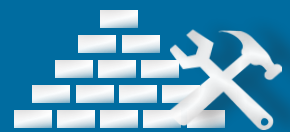
WATER &  
POWER  
AVAILABLE



50' X 30'  
COLUMN  
SPACING



RAIL SERVED  
NORFOLK  
SOUTHERN

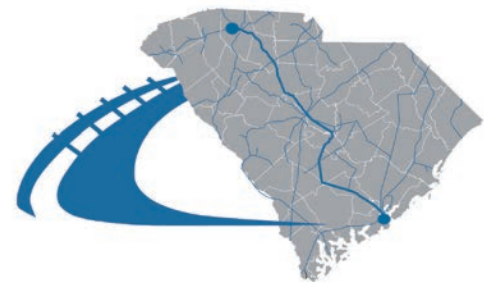


METAL  
CONSTRUCTION



# INLAND PORT

## NUMBERS



Information provided by South Carolina Ports / Inland Port Greer

“ Proven and preferred by some of the most demanding global brands...BMW, Michelin, Adidas, Eastman, and many more. ”

**24/7**  
GATES

11 MINUTE AVG.  
TRUCK TURN TIME

**4**  
MODAL

CONNECTIVITY  
MERGING OCEAN, RAIL,  
TRUCK & AIR

**180**  
PERCENT

INTERMODAL  
VOLUME INCREASE  
SINCE 2011

**2.2**  
MILLION

TEU IN  
CY2017

**\$53**  
BILLION

STATEWIDE ECONOMIC  
IMPACT

**9th**  
LARGEST

CONTAINER PORT  
IN THE U.S.

**90**  
MILLION

CONSUMERS WITHIN  
1-DAY DELIVERY

**+58%**  
GROWTH

FASTEST GROWING  
MAJOR PORT IN THE  
U.S. 2011 - 2017