

**901 VICTOR HILL ROAD,  
GREER, SOUTH CAROLINA**

**CK**  
Childress  
Klein

**JLL**

# VELOCITY 1

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**± 100,000 - 297,607 SF FOR LEASE**

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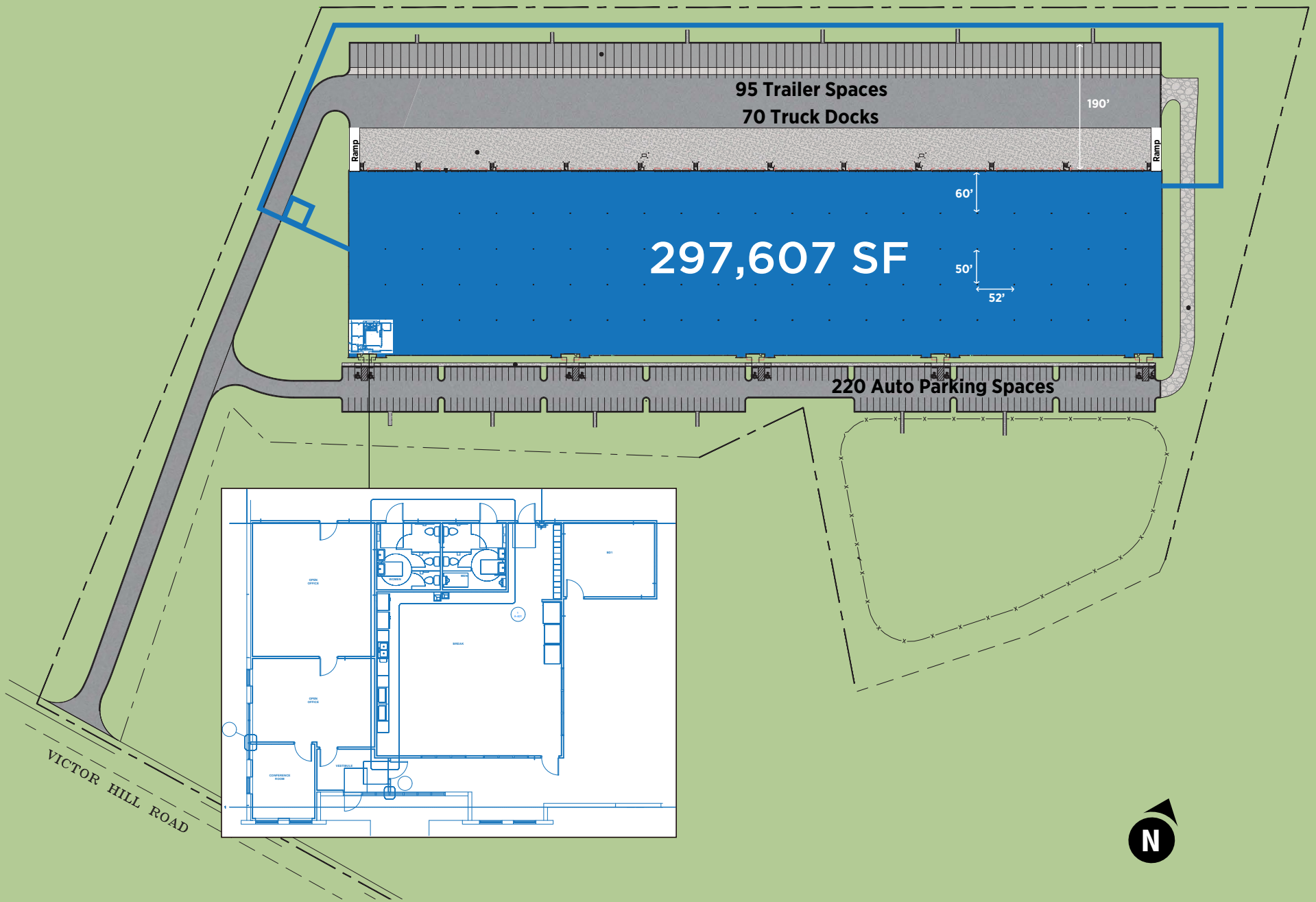
## BUILDING SPECS



## PROPERTY INFORMATION

TOTAL SF	±297,607 SF
AVAILABLE SF	±100,000 - 297,607 SF
MAIN OFFICE SF	±2,652 SF
SHIPPING & RECEIVING OFFICE SF	±297 SF
REMOTE RESTROOMS	Per Code
BUILDING DEPTH	260'
BAY SIZE	± 13,520 SF
CLEAR HEIGHT	32'
DOCK DOORS	70 with bull nose canopy
DOCK EQUIPMENT	(44) Dock Packages (35K Pit Levelers, Restraints, Lights, Seals Dock/Fan Combo)
DRIVE-IN DOORS	Two (2) (12' X 14')
COLUMN SPACING	52' X 50' (60' Speed Bays)
FLOOR SLAB	6" unreinforced
LIGHTING	Motion Sensor 30 FC LED's
SPRINKLER SYSTEM	ESFR
ELECTRICAL	277/480v, 1,200-amp existing service with 2,400-amp capacity
FORK LIFT CHARGING STATIONS	22
HVLS FANS	Four (4) 24'
VENTILATION	1.5 ACH
SECURITY	Guard House with Fully Fenced Truck Court and Electronic Gate
IT	(2) 13' X 16' rooms with 15,000 BTU cooling
AUTO PARKING	220 positions
TRAILER PARKING	95 positions
TRUCK COURT DEPTH	180'
UTILITIES	Power: Duke Energy Sewer: City Of Greer Gas: Greer CPW Telecom: AT&T & Spectrum

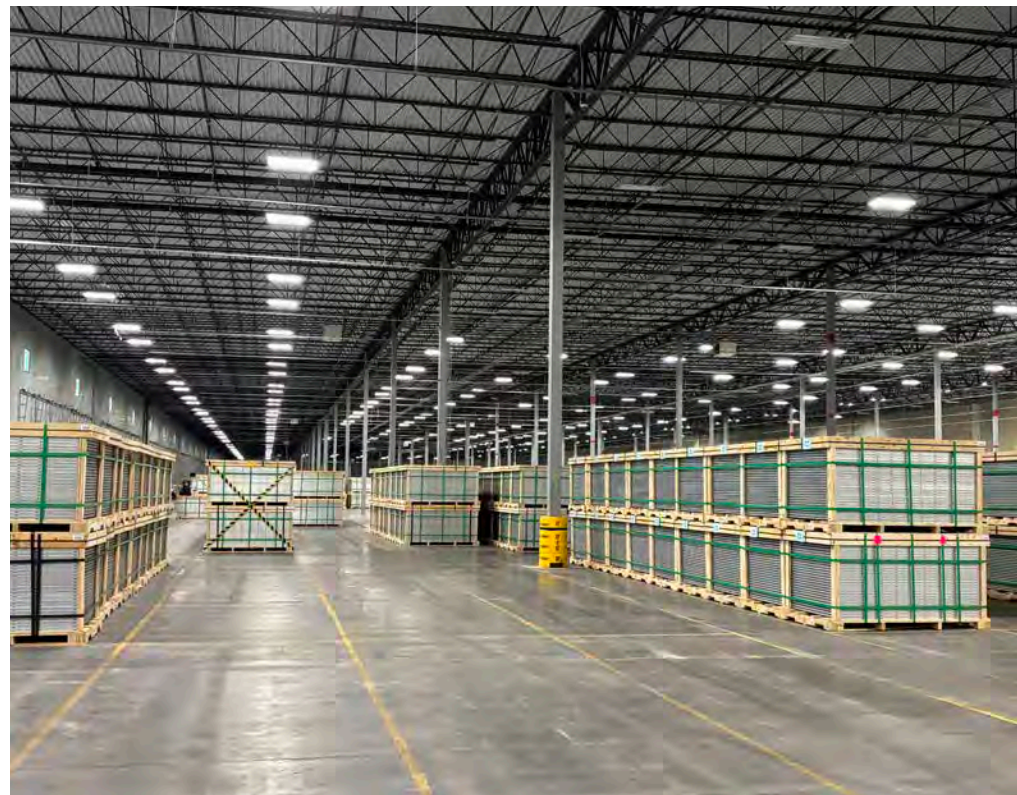
# SITE PLAN



**OFFICE KEY**  
2,500 SF



## BUILDING IMAGES

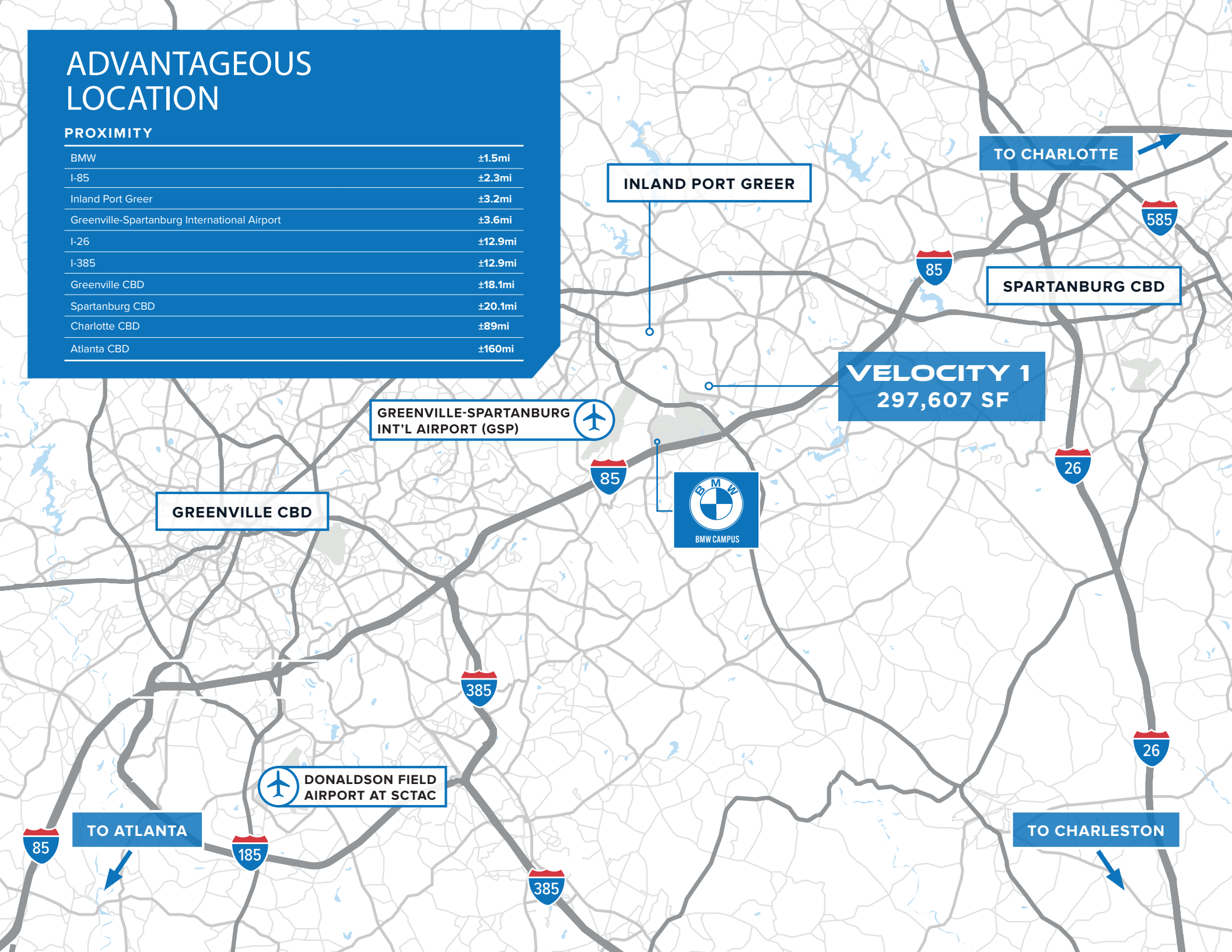




# ADVANTAGEOUS LOCATION

## PROXIMITY

BMW	±1.5mi
I-85	±2.3mi
Inland Port Greer	±3.2mi
Greenville-Spartanburg International Airport	±3.6mi
I-26	±12.9mi
I-385	±12.9mi
Greenville CBD	±18.1mi
Spartanburg CBD	±20.1mi
Charlotte CBD	±89mi
Atlanta CBD	±160mi



INLAND PORT GREER

TO CHARLOTTE

SPARTANBURG CBD

VELOCITY 1  
297,607 SF

GREENVILLE-SPARTANBURG  
INT'L AIRPORT (GSP)

GREENVILLE CBD



BMW CAMPUS



DONALDSON FIELD  
AIRPORT AT SCTAC

TO ATLANTA

TO CHARLESTON



# AERIAL OVERVIEW







# INLAND PORT GREER

## OPERATED BY SC PORTS AUTHORITY

Inland Port Greer has solidified its role as a central pillar of Upstate South Carolina's global commerce presence. The port's critical rail service, provided by Norfolk Southern, continues to offer an efficient one-day transit to the Port of Charleston, one of the deepest harbors on the East Coast. This seamless connection, combined with strong integration with overland logistics carriers, provides unparalleled distribution opportunities. Ideally located within the vital I-85 corridor, Inland Port Greer remains a strategic gateway, positioned within 500 miles of over 94 million U.S. consumers and the Southeast's most important economic centers.

Demonstrating significant momentum, Inland Port Greer has driven a strong rebound in cargo volumes throughout 2024. For Fiscal Year 2024, the port handled 141,657 rail moves, marking a nearly 12% increase over the previous year. This growth is directly supported by the port's completed expansion, which added a third rail track and expanded container capacity to handle renewed demand. Fueled by a rebound in retail imports and sustained strength from South Carolina's world-class automotive sector, these impressive figures reaffirm Inland Port Greer's critical role in the state's supply chain and its capacity to support regional economic growth.

**\$34.6B**

TOTAL SOUTH CAROLINA  
EXPORTS IN 2021

**NO. 1**

FASTEST GROWING  
STATE IN EASTERN U.S.





## VELOCITY 1

### CONTACT

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