



FOR SALE: ±20,000 SF Industrial Property on ±3.68 Acres

191 Clear Springs Ct

Greer, SC 29651





PROPERTY DESCRIPTION

Aline Capital is proud to announce the offering of a ±20,000 SF industrial property on ±3.68 acres in a prime Upstate SC industrial corridor. Strategically positioned just minutes from BMW's Spartanburg manufacturing plant, Greenville-Spartanburg International Airport (GSP), and only 5 miles from Inland Port Greer, this well-located property provides outstanding access to major transportation networks. Ideal for distribution, manufacturing, or light industrial users, the site offers flexible space and land for potential expansion or outdoor storage in one of the Southeast's strongest automotive and logistics markets. Perfect for owner-users or investors seeking a strategically positioned industrial asset.

Contact Broker for Pricing

Sam Faulkenberry
864.608.0143 | sfaulkenberry@alinecapital.com

PROPERTY HIGHLIGHTS

- Extremely Rare Purchase Opportunity
- Prime Upstate Location minutes from GSP Airport and BMW
- Excellent I-85 Access (Exit 58: Brockman-McClimon Rd)
- ±3.68 Acre Lot with Expansion Potential / IOS Capabilities
- Onsite Truck Weighing Station
- Potential to Convey with Sale: Two-Ram Wide Recycling Baler (Marathon Galaxy 2R)
- Located in Opportunity Zone

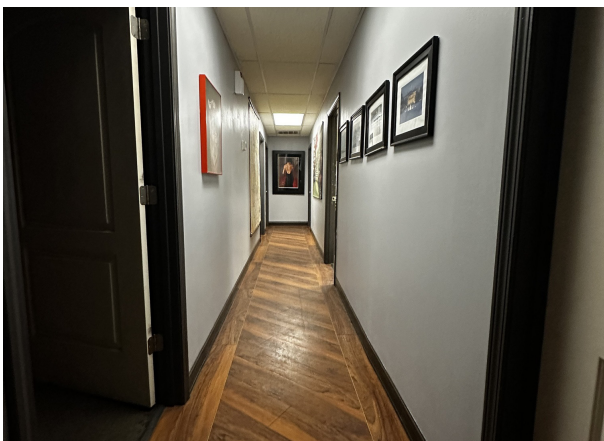
BUILDING INFORMATION

Building Size	±20,000 SF
Office Space	±2,400 SF
Lot Size	±3.68 Acres
Number of Grade Level Doors	2 (12' x 14')
Number of Dock High Doors	3 (10' x 10')
Clear Height	16 - 17.5 ft
Minimum Ceiling Height	16 ft
Power	3-Phase: 480 Volt / 800 Amp
Sprinklers	None
Construction Type	Metal
Year Built	1994

PROPERTY INFORMATION

Address	191 Clear Springs Ct
Property Type	Industrial / Manufacturing
Zoning	I-1
Lot Size	3.68 Acres
County	Spartanburg
APN #	5-28-00-016.00
Opportunity Zone	Yes









Exclusively Marketed By:

Marketed By:



Sam Faulkenberry
Senior Advisor
Industrial Division
864.608.0143

sfaulkenberry@alinecapital.com

The Aline Ecosuite™ | A Revolution in Commercial Real Estate

Aline Capital has developed a revolutionary Commercial Real Estate ecosystem that sets us apart from traditional brokerages. With Aline, you get so much more than just a broker. On top of our industry-leading brokerage services, we offer cutting-edge capital markets services, professional advisory, experienced insurance services, full-spectrum property development, and project management, all under one roof. Our ecosystem is designed to advocate on the side of real estate investors or sellers, and provide them with a trust-worthy and even-handed resource to ensure that they receive service on a level that was previously impossible. Experience a new level of service in commercial real estate by contacting us at alinecapital.com.



Debt and Equity Options

As an independent advisor we look at the entire market to ensure you are getting the best solution to help you achieve your end goal.



Analyze



Advise



Negotiate



JD Lehman
Director
Capital Markets Division
843.473.9631
jdlehman@alinecapital.com

Insurance Options

With our investment expertise, our trusted Advisors are able to offer a unique insurance experience with each acquisition.



Risk Review



Annual Review



Customized Package



Sammy Lortz
Managing Dir. of Operations
Insurance Division
864.238.3127
slortz@alinecapital.com