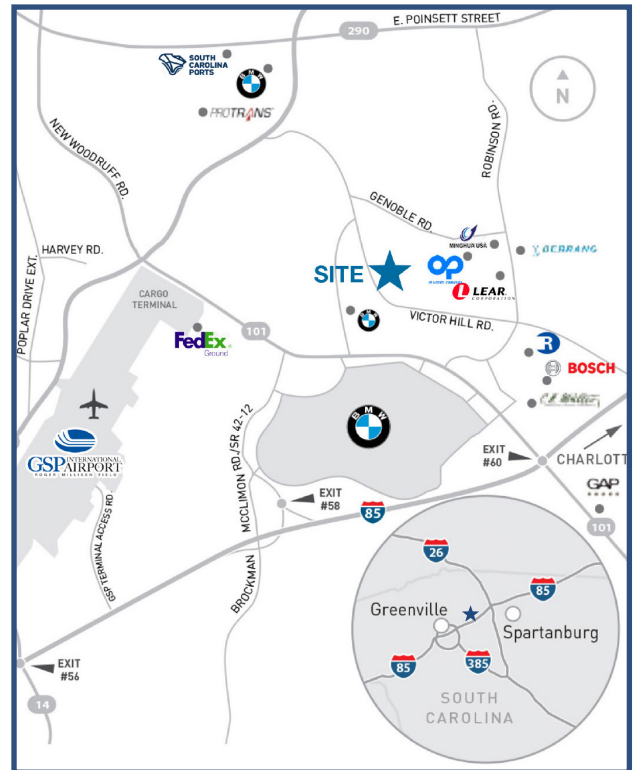


GSP INDUSTRIAL



785 VICTOR HILL ROAD | GREER, SC 29651

- Total SF Available: ±93,765 SF (310' depth)
- Office SF: ±2,276 SF spec (under construction)
- Clear Height: 32'
- Column Spacing: 50' x 50' (60' speed bay)
- Dock Doors: 11 (3 w/seals & 35,000 lbs mechanical levelers)
- Knockout Panels: 5
- Grade Level Doors: 1 (14' x 16')
- Trailer Parking: 17 Spaces
- Auto Parking: 53 Spaces (±124 expansion spaces)
- Sprinkler: ESFR
- Lighting: LED
- Roof: 45 Mil White TPO (R-20)
- Floors: 6" Unreinforced, 4,000 psi
- Walls: 8¾" Non-insulated tilt-up
- Clerestory Windows: 12 (5' x 10')
- Electrical: 277/480 Volt | 3 Phase | 2,000 AMPS



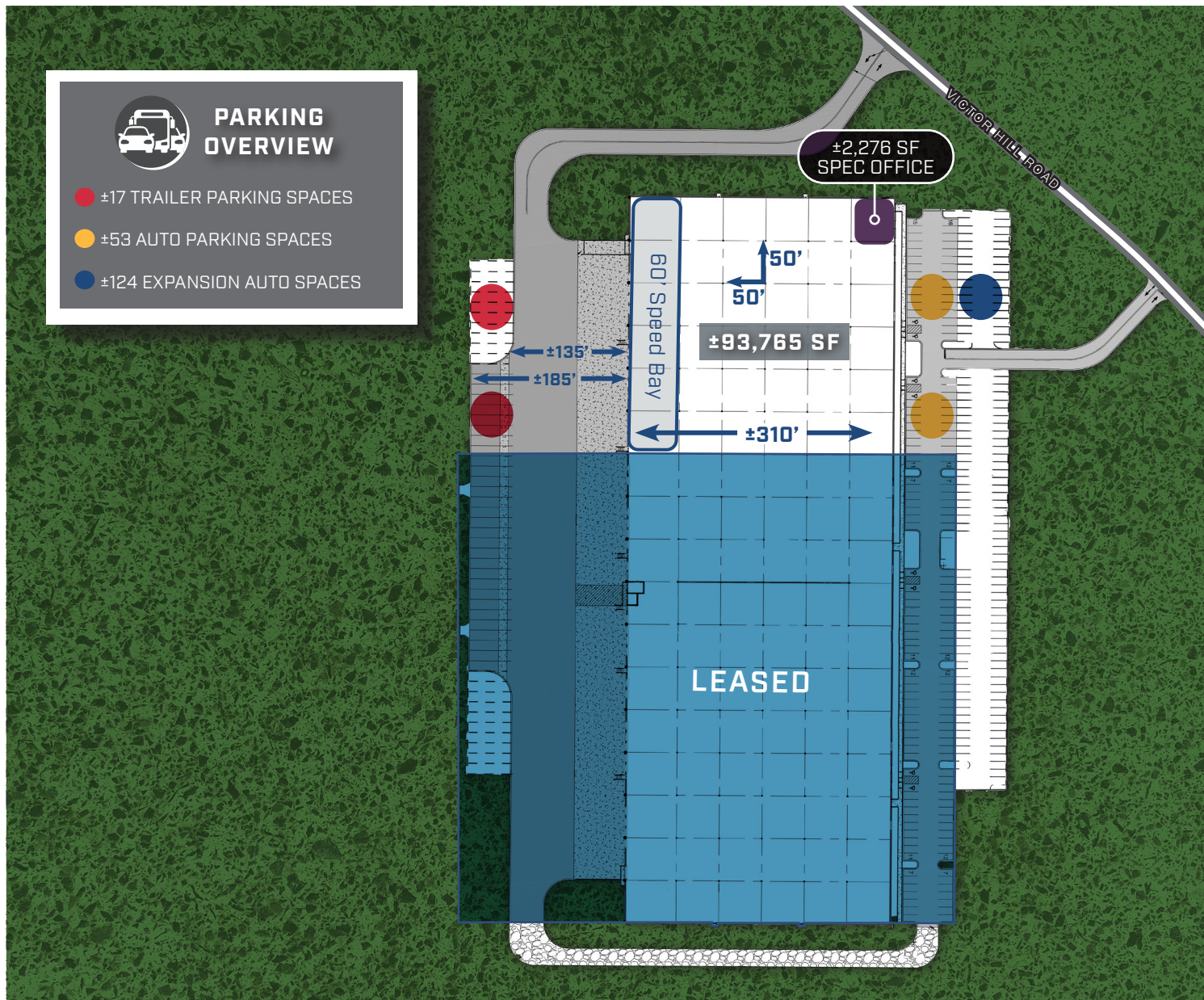
Contact Broker for Lease Rate



GSP Industrial is located in the Highway 101/Interstate 85 submarket, the heart of the fast-growing mega-region of the Southeast, which provides unparalleled logistical access to major U.S. metros and a direct connection to the Port of Charleston. Two of South Carolina's largest economic engines, BMW's North American Manufacturing Plant and SC Ports Authority's Inland Port Greer, are in close proximity to the site.

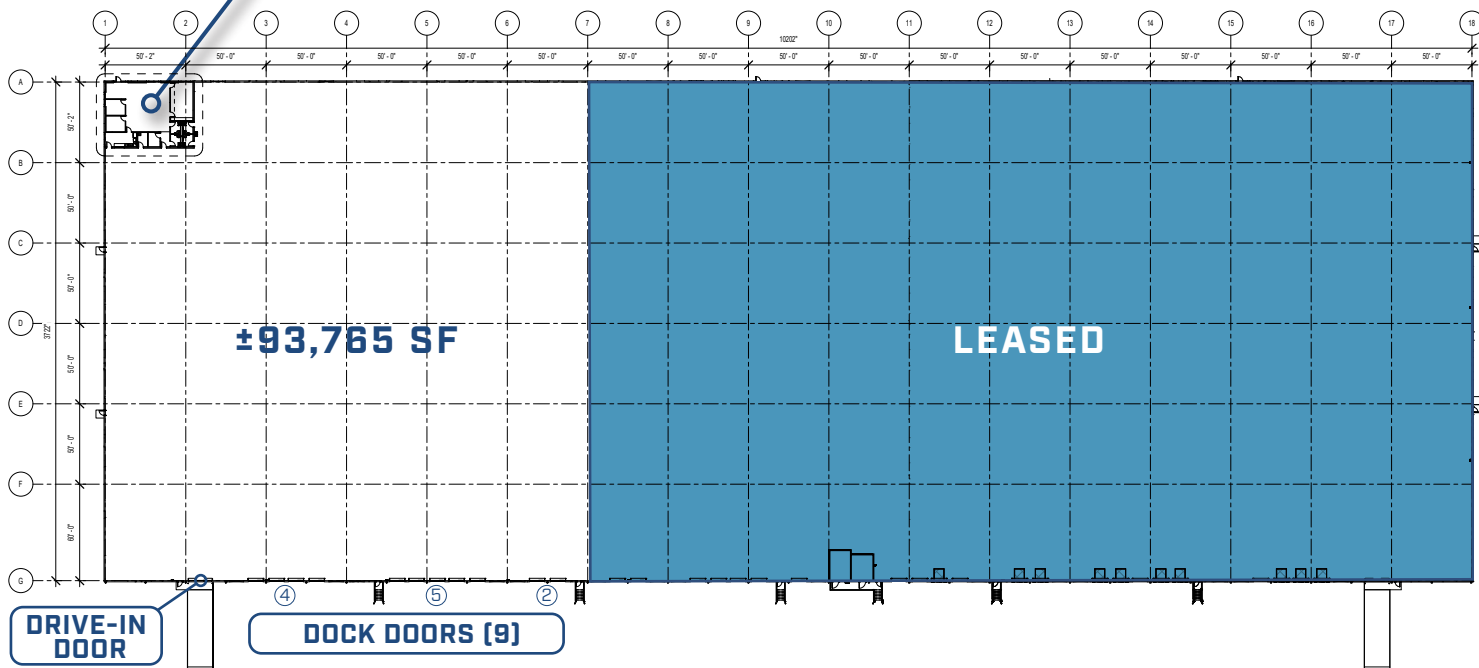
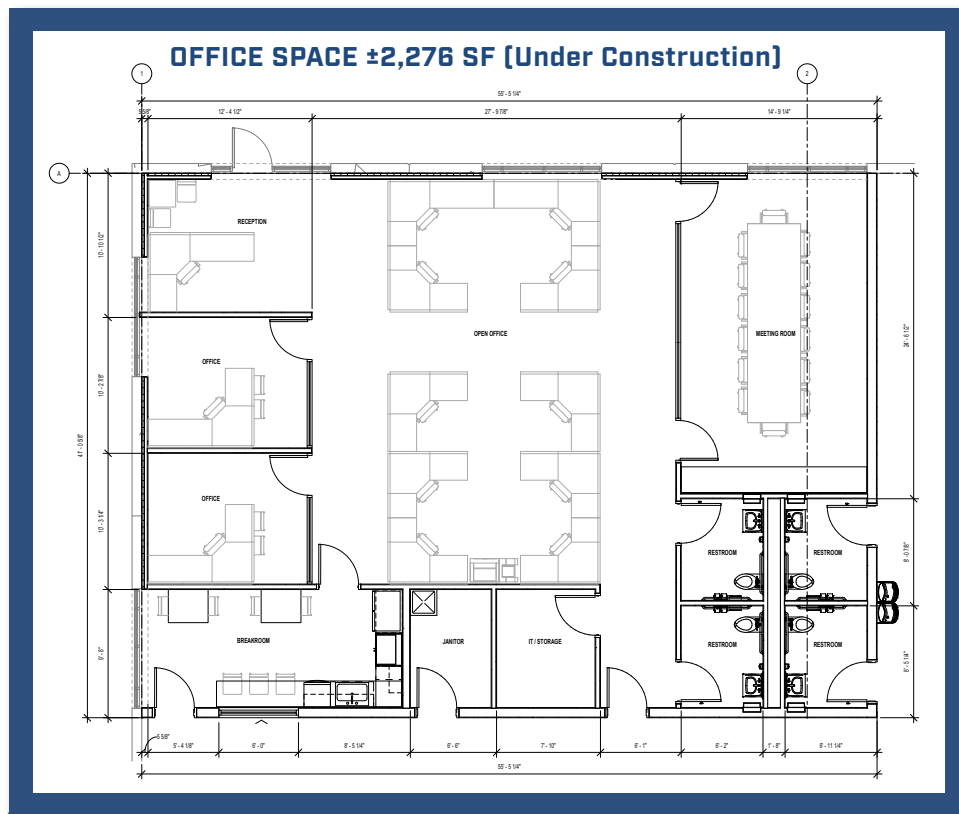
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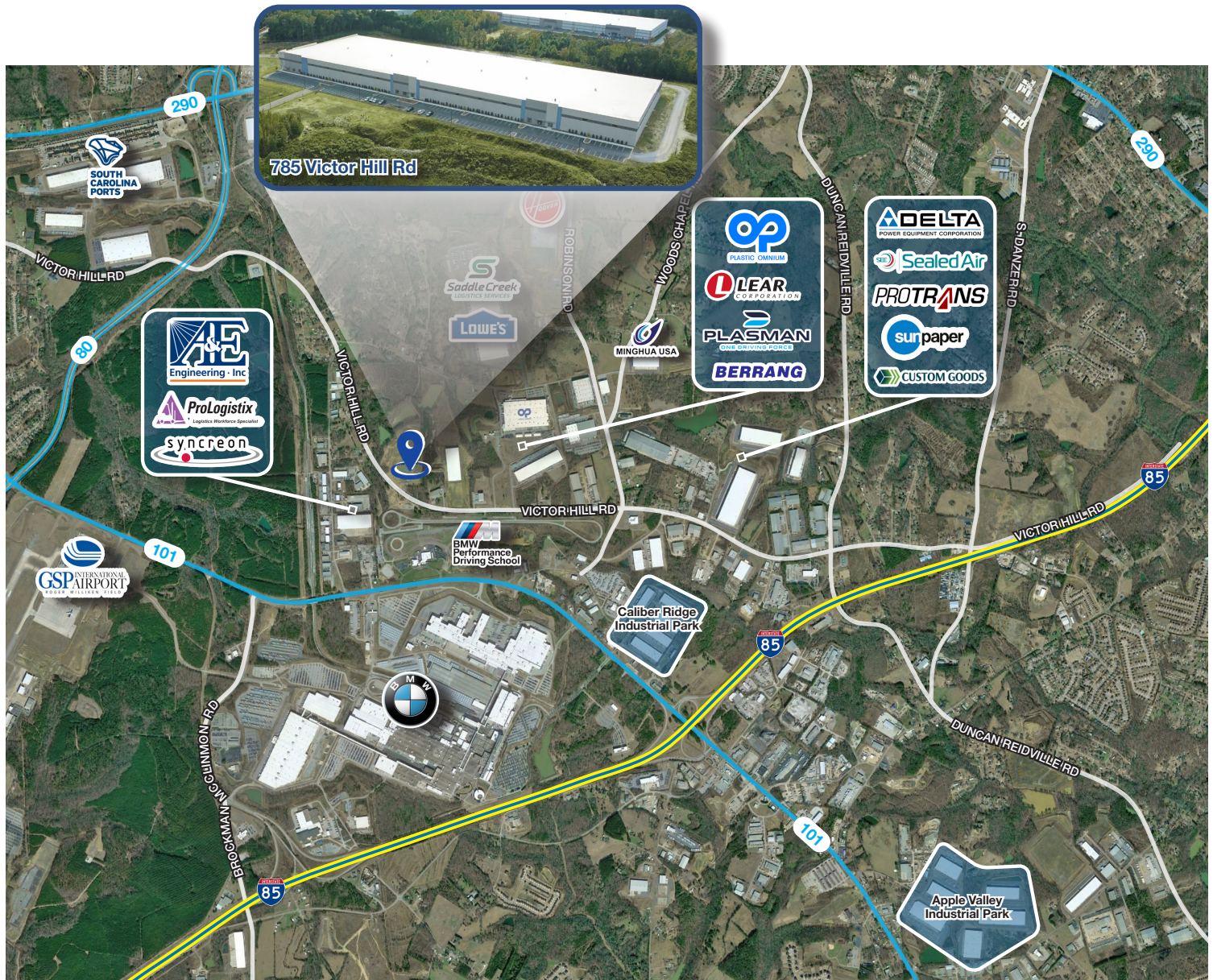
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DISTANCES

- ±2 Miles to Inland Port Greer, SC
- ±2.5 Miles to I-85 Interchange
- ±3.3 Miles to GSP International Airport
- ±89 Miles to Charlotte, NC
- ±159 Miles to Atlanta, GA
- ±210 Miles to Port of Charleston, SC

