

FOR LEASE



2125 Airport Rd.
Greer, SC 29651



EXECUTIVE SUMMARY

Direct access via Exits 57–60 puts the property on the heart of I-85, the primary freight artery linking Atlanta and Charlotte. Notable landmarks include Michelin's North American HQ at Exit 54 and BMW's manufacturing plant at Exit 60. Positioned 0.5 miles from GSP Airport—the third-busiest airport in SC—this allows for efficient air cargo handling, with +/-2.9 million annual passengers and nearly 79,000 tons of freight. The property is +/- 1.5 miles from the rail-linked Inland Port via Norfolk Southern enhancing logistics speed and reliability.

Key Highlights:

- Multi-modal access: Trucking (I-85), rail (Inland Port), air (GSP), and deep-sea (via Port of Charleston)
- Supply chain efficiency: Immediate access to BMW's and Michelin's logistics hubs
- Industry cluster benefits: Being amidst automotive and manufacturing giants enhances labor pools, supplier networks, and regional prestige



PROPERTY SUMMARY

Lease Rate	\$11.50/SF/NNN
Lot Size	±1.5 Acres
Space Available	±15,600 SF
Zoning	C-2



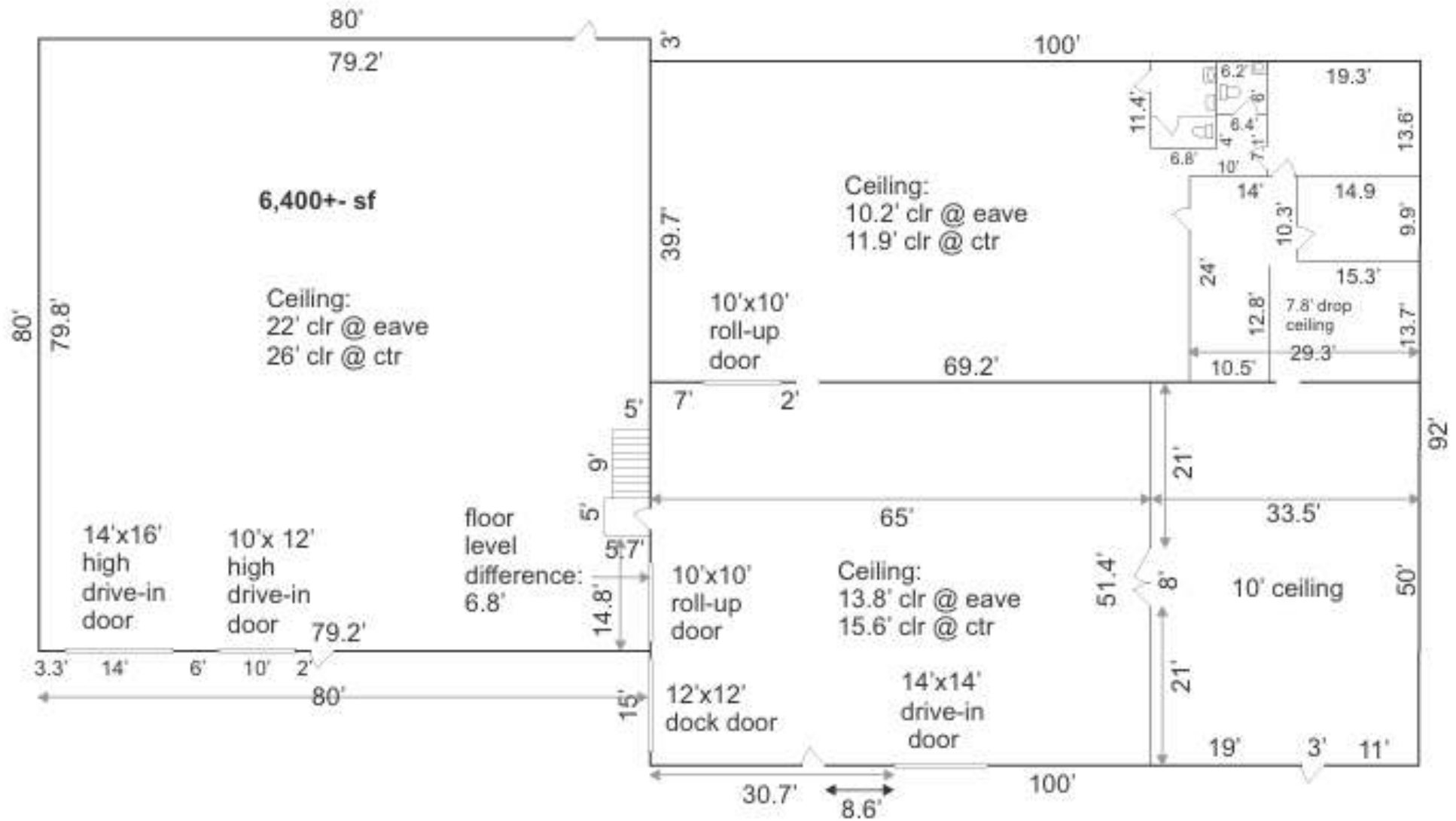
ADDITIONAL PHOTOS



AERIAL OVERVIEW



SITE PLAN



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2024)	±32,058	±108,844	±392,662
Projected Growth (2029)	+5.3%	+3.9%	+4.4%
Average HH Income	\$136,233	\$120,924	\$111,923
Daytime Employees	±17,010	±47,262	±175,896
Average Age	40.9	40.8	40.4
Median Home Value	\$584,242	\$499,824	\$459,049

Source: Site Seer Retail Data



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Greenville, SC 29615



INVESTMENTS - RETAIL - SELF STORAGE - OFFICE - DEVELOPMENT - PROPERTY MANAGEMENT



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