



*Represents below market pricing.

Rate: \$4.29/SF NNN*

±1,400,580-SF Move-In Ready Industrial Distribution Center **Available for Sublease**



Watch Aerial Video

578 Robinson Road | Greer (Spartanburg County), SC

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Property Overview

578 Robinson Road | Greer, SC

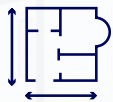
This industrial facility offers an opportunity for immediate occupancy at an existing facility for distribution center space in a sweet spot for industrial, equidistant between Greenville and Spartanburg in the Upstate South Carolina market.

This property presents a unique opportunity to employ a pre-existing distribution setup and begin operations with little to no ramp-up time.

Lease includes $\pm 1,400,580$ -SF warehouse building with 36-ft clear heights, $\pm 10,248$ -SF main

office area, $\pm 2,283$ -SF shipping and receiving office, and $\pm 4,527$ -SF warehouse breakroom. Employee amenities include vending machine hookups, restrooms, storage spaces and dedicated trucker areas.

An industrial user at this location will benefit from a central location with an established workforce for manufacturing, assembly or distribution. The surrounding corridor consists of many large industrial users including BMW, Swift, Plastic Omnium, Pilot and many more.



Big-box footprint with multiple fully operational offices



Immediate occupancy and operation



Located in the industrial epicenter of GSP near the Inland Port and BMW



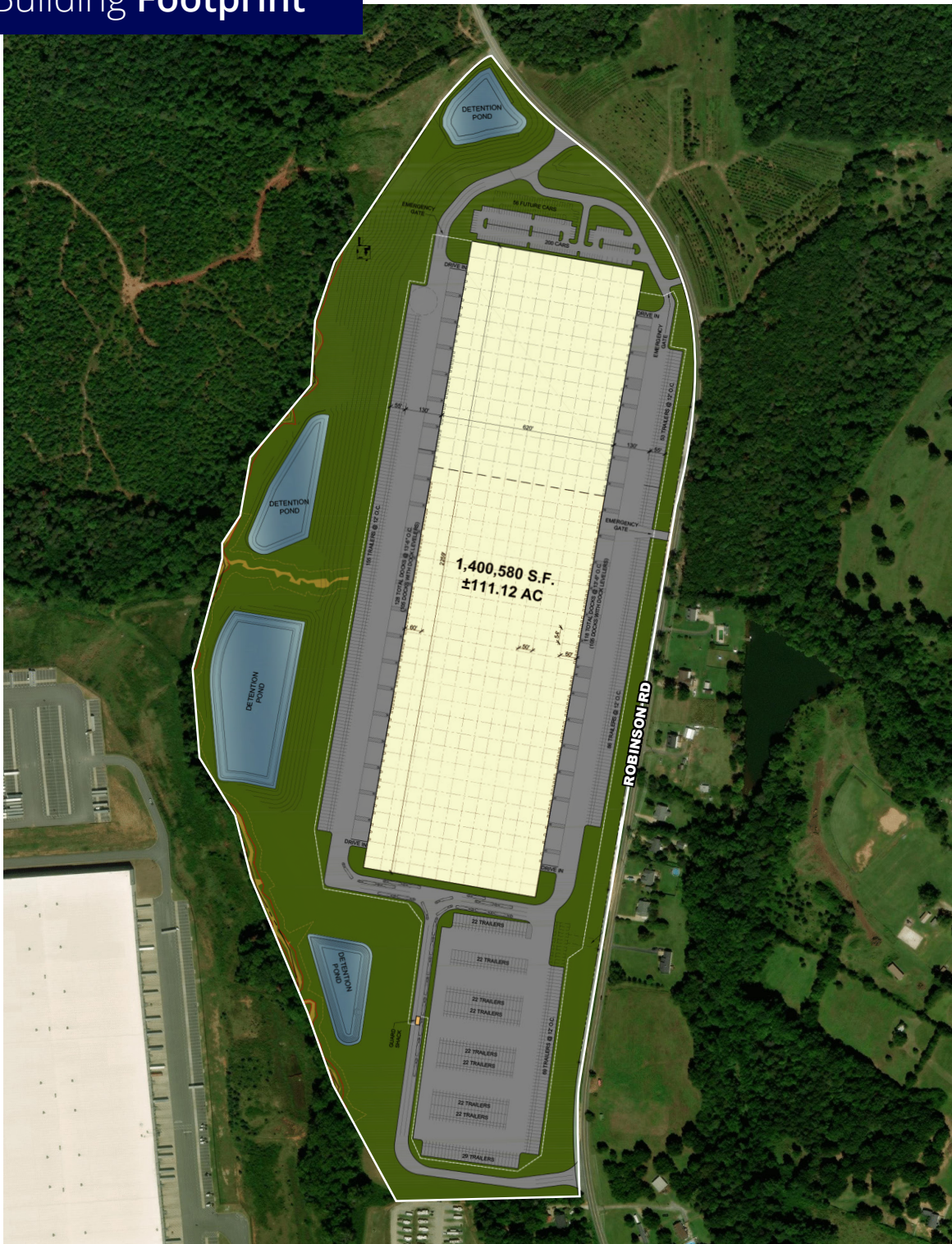
Extended lot for additional trailer parking and storage

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Exterior Building Photos





Full Specifications

Building Size	±1,400,580 SF (620' x 2,259')
Office Space	±10,248-SF main office area, ±2,283-SF shipping/receiving office ±4,527-SF breakroom
Configuration	Cross-dock orientation
Clear Height	Minimum of 36'
Column Spacing	54' x 50' typ. (60' speed bays)
Power	480V, 3-phase, 4,000 amps
Parking	±200 employee spaces ±568 trailer spaces
Truck Court	185' including opposing trailer storage
Dock Doors	246 dock doors w/ packages: 40K lb automatic levelers, canopies, seals, locks and bumpers
Drive-In Doors	4 drive-in doors (14' x 16')
Fire Protection	ESFR fire suppression
Lighting	LED
HVAC	(16) High Velocity Fans (Big Ass Fans) spaced out along dock wall Heating for min of 60 degrees F
Slab	7" slab over 6" gravel aggregate base
Roof	45 mil white TPO roof
Circulation	Minimum one and one half (1.5) air changes per hour

Property Gallery



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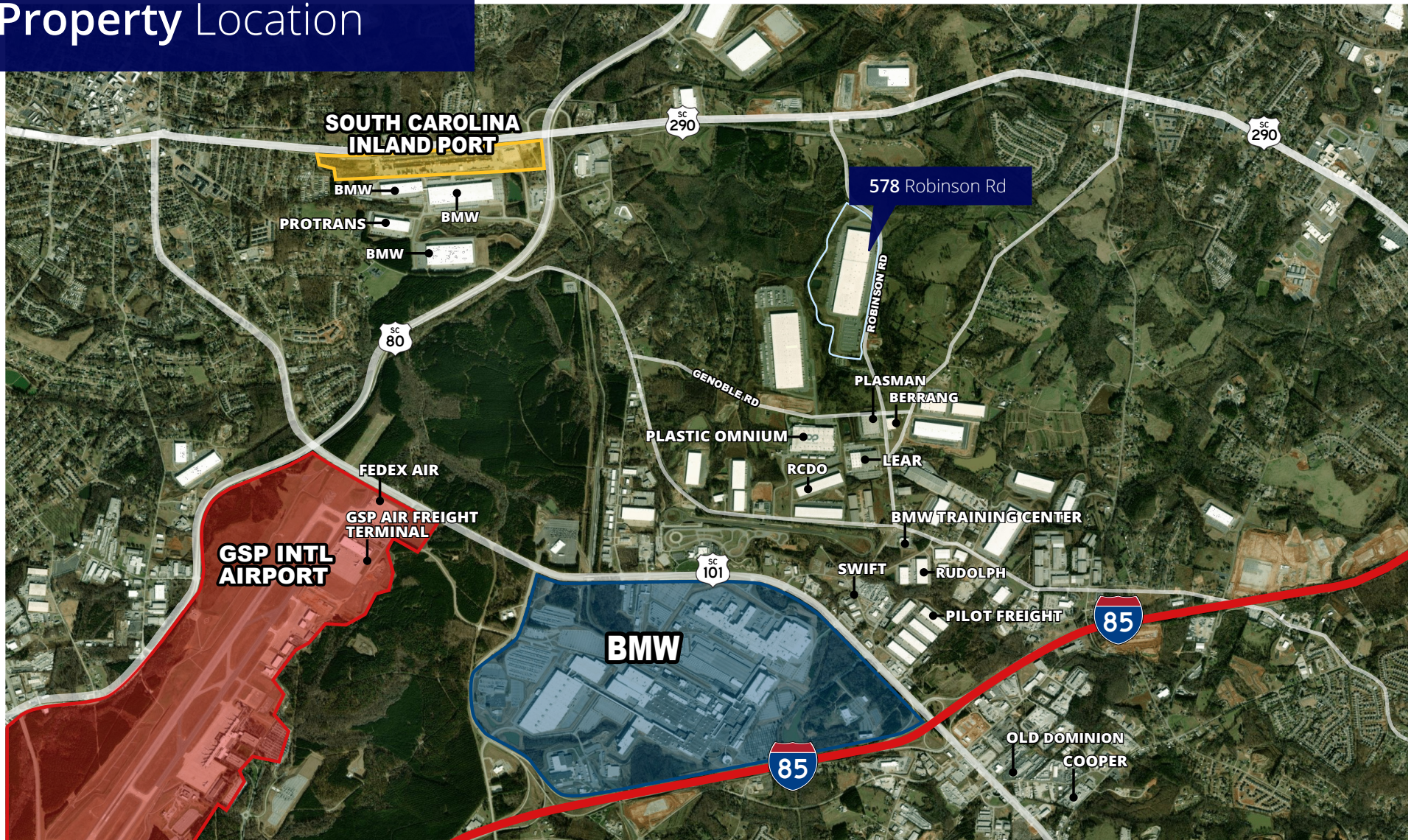
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Property Location



Key Distances

Inland Port Greer	±4 miles
BMW Headquarters	±3 miles
GSP Int'l Airport	±7.5 miles
I-85	±3.5 miles
I-26	±11 miles
Greenville, SC	±18.8 miles

Spartanburg, SC	±16.5 miles
Charlotte, NC	±86 miles
Atlanta, GA	±161 miles
FedEx Freight	±5.4 miles
FedEx Air Freight	±4 miles
UPS Freight	±10 miles