

NOW LEASING | BUILDING III - MULTI-TENANT BUILDING | LESS THAN 1 MILE TO I-85

**±86,317 SF
AVAILABLE**

**COMMERCE
PARK DRIVE**
GREER, SC 29651



Building III Details

Building SF	±140,639 SF
Spec Office	±2,100 SF
Clear Height	32'
Column Spacing	51' x 50' (Speed Bay 60')
Dimensions	210' x 650'
Load Type	Rear Load
Bay Size	±10,828 SF
Docks	27
Dock Doors	9' x 10'
Knock-Outs (KO)	4
Lighting	LED Motion Sensor

Sprinkler System	ESFR
Roof	TPO 60 mil.
Truck Court	195' (Shared)
Loading Dock Apron	53'
Auto Parking	139 Spaces (1.01 / 1,000)
Trailer Parking	23 Spaces
Power	Duke Energy
Sewer	Greer CPW
Water	Greer CPW
Gas	Greer CPW



Park & Area Overview

Global Commerce Park is an industrial development adjacent to the I-85 Brockman McClimon interchange, which is across the interstate from BMW Manufacturing and GSP International Airport, in the heart of Upstate South Carolina's industrial hub. The Park will include multiple Class-A industrial buildings totaling $\pm 600,000$ sq. ft. Global Commerce Park is designated as an Opportunity Zone.

The Upstate of South Carolina is well positioned to meet the needs of a multitude of industrial businesses thanks to an extensive transportation infrastructure, a convenient location, favorable labor costs, and many other advantages unique to the area. BMW Manufacturing Co. and Michelin North America anchor a cluster of manufacturers that benefit from proximity to the area's strong multi-modal transportation networks featuring the I-85 and I-26 corridors, the South Carolina Inland Port and nearby Port of Charleston, three airport facilities and two major commercial rail lines that solidify the region's global connectivity.



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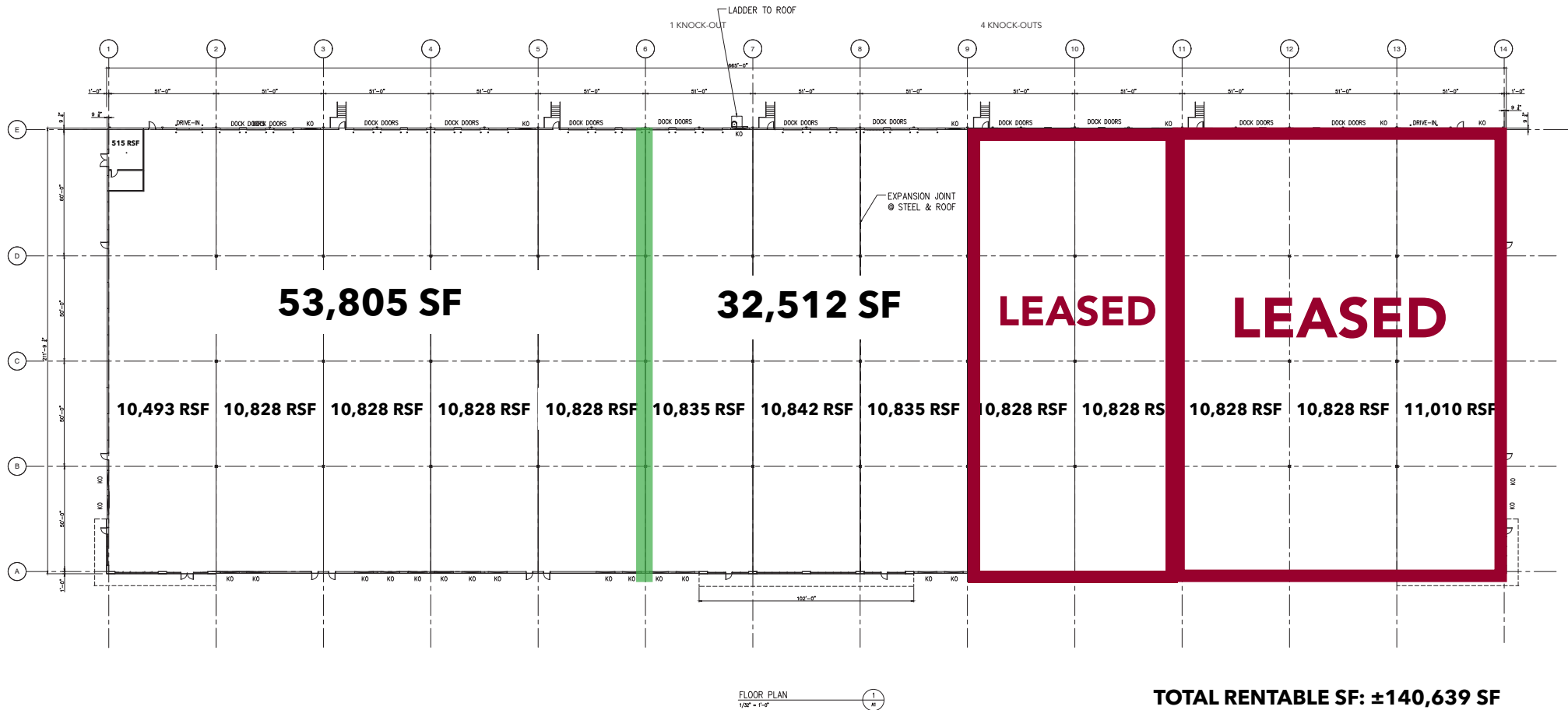
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BUILDING III LAYOUT

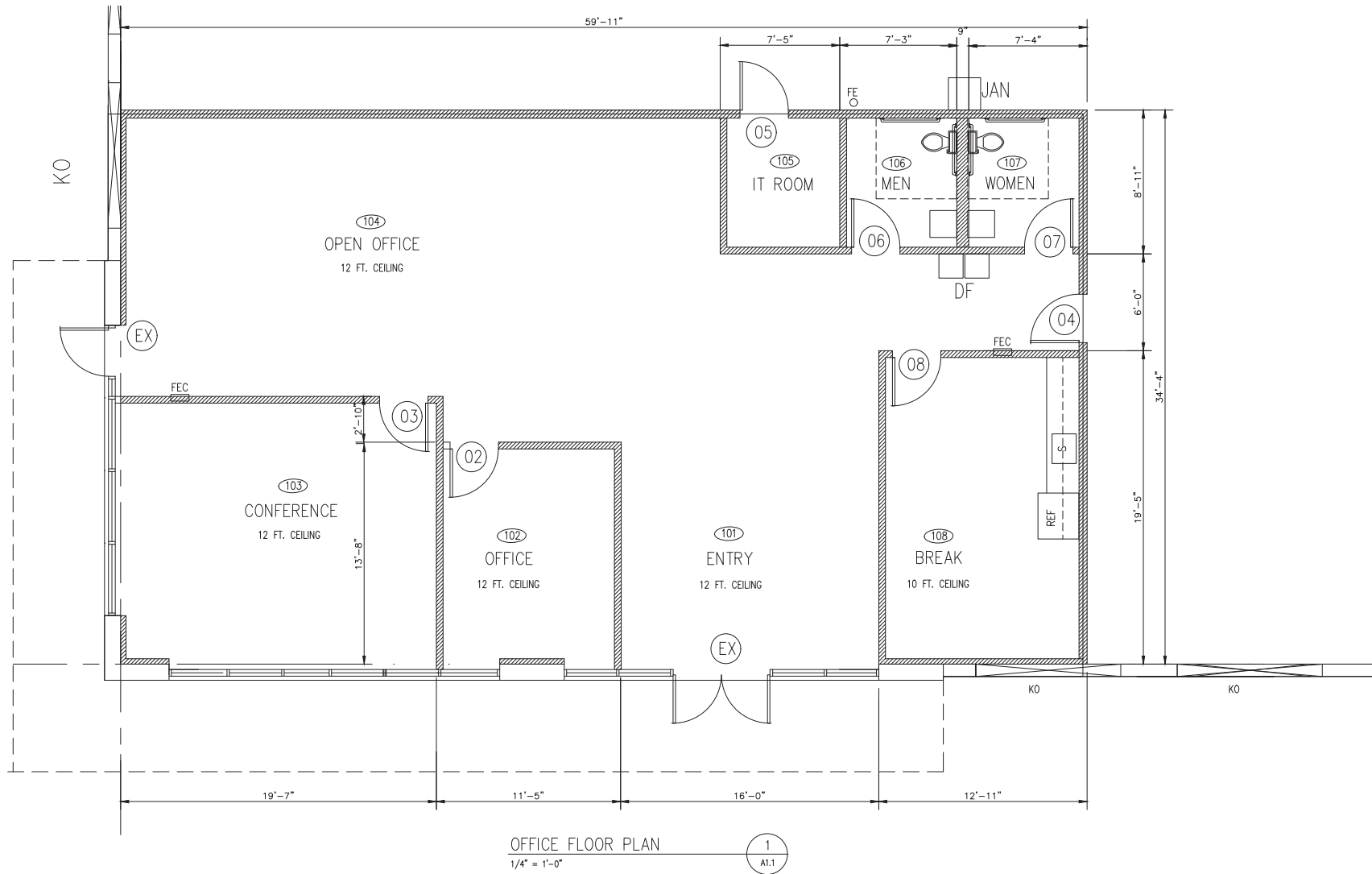
560 COMMERCE PARK DRIVE

**±86,317 TOTAL SF
AVAILABLE**



SPEC OFFICE - 2,124 SF

560 COMMERCE PARK DRIVE



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560 COMMERCE PARK DRIVE
BUILDING III



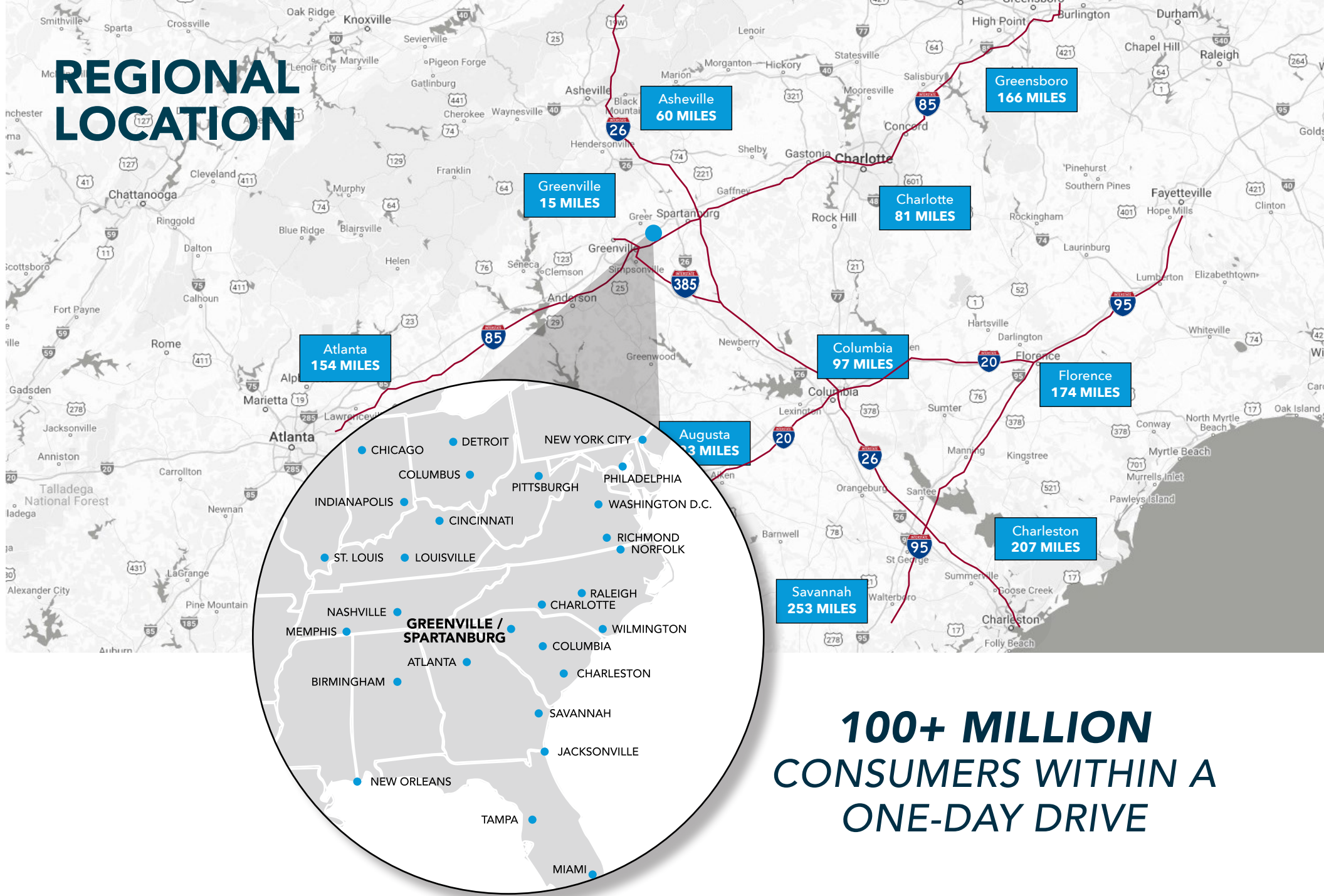
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REGIONAL LOCATION



**100+ MILLION
CONSUMERS WITHIN A
ONE-DAY DRIVE**



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