

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

**±86,317 SF  
AVAILABLE**

**GLOBAL COMMERCE  
560 PARK DRIVE  
GREER, SC 29651**



 **GLOBAL COMMERCE**  
INDUSTRIAL PARK

 **LEE &  
ASSOCIATES**



## Building III Details

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

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



## Park & Area Overview

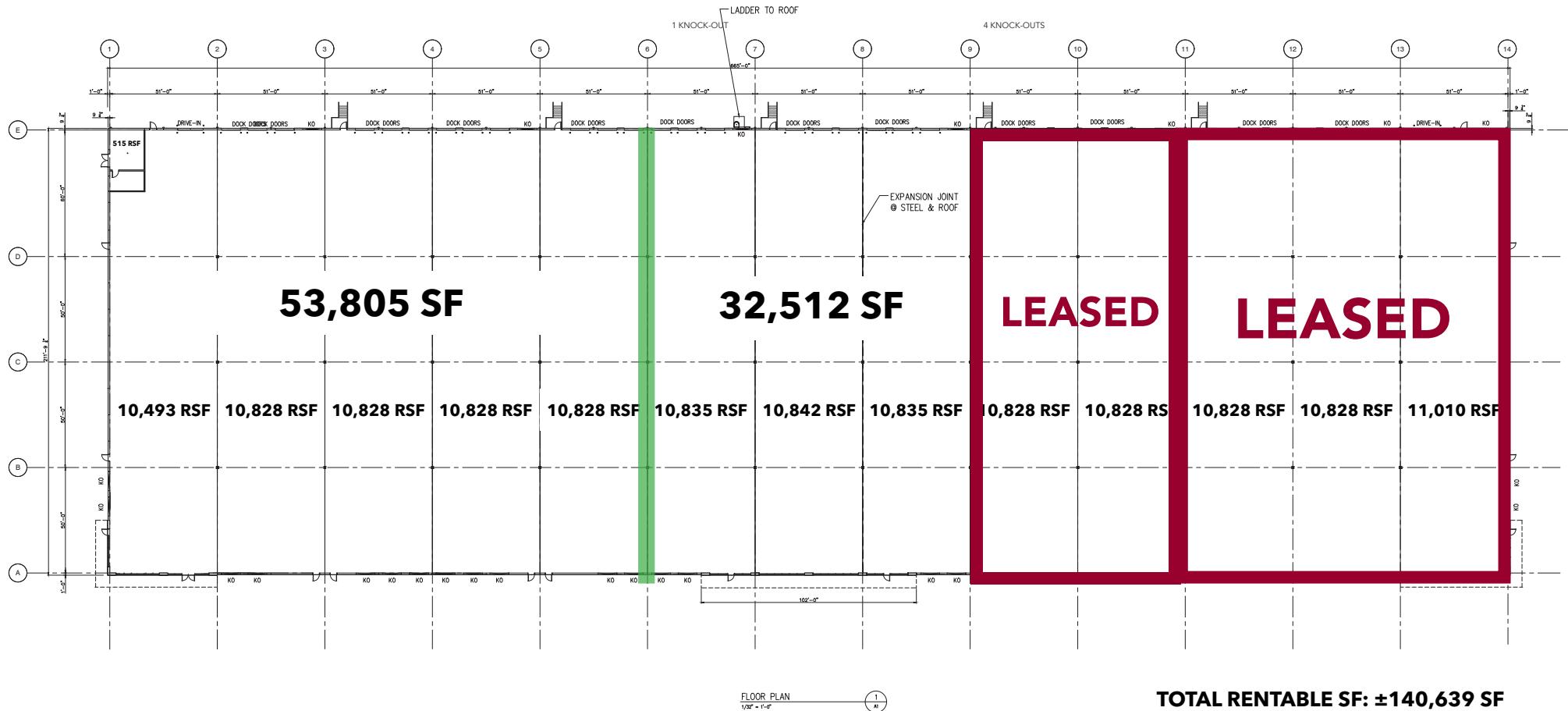
Global Commerce Park is an industrial development adjacent to the I-85 Brockman McClimon interchange, which is across the interstate from BMW Manufacturing and GSP International Airport, in the heart of Upstate South Carolina's industrial hub. The Park will include multiple Class-A industrial buildings 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.

# BUILDING III LAYOUT

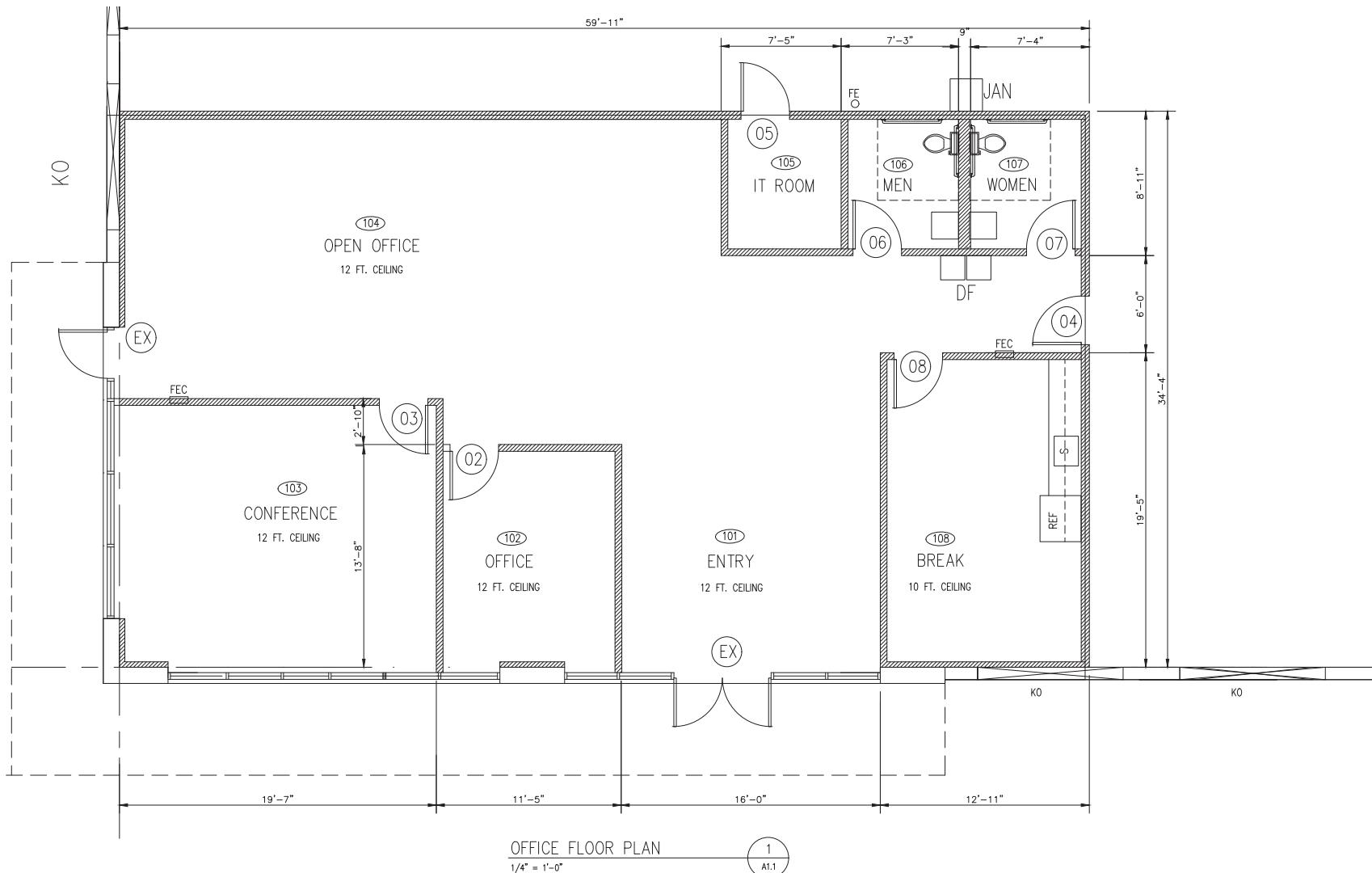
560 COMMERCE PARK DRIVE

**±86,317 TOTAL SF  
AVAILABLE**



# SPEC OFFICE - 2,124 SF

560 COMMERCE PARK DRIVE



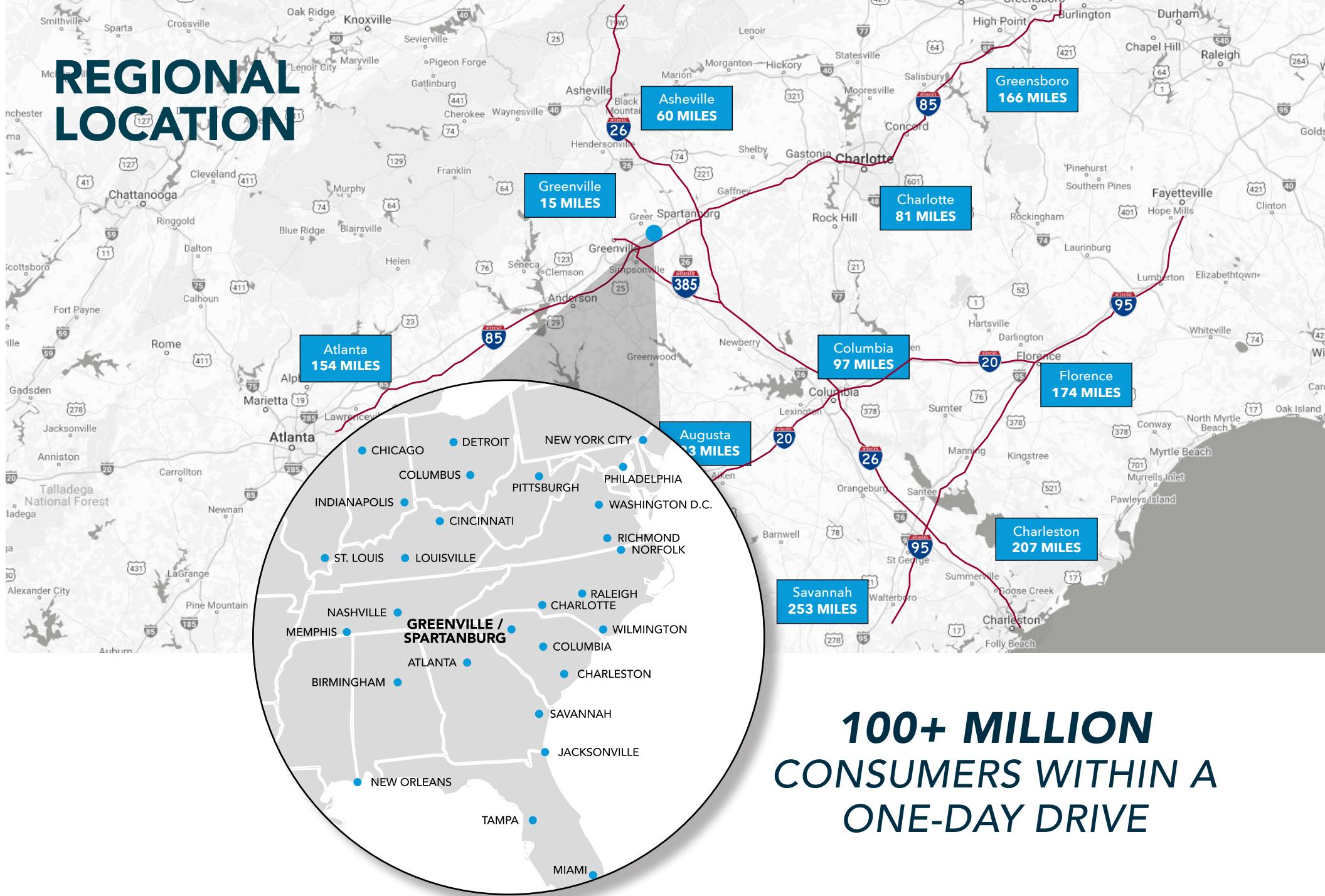
# PARK SITE PLAN

560 COMMERCE PARK DRIVE

560 COMMERCE PARK DRIVE  
BUILDING III



# REGIONAL LOCATION



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



Randall Bentley, SIOR, CCIM  
rbentley@lee-associates.com  
864.444.2842

Jordan Skellie, SIOR  
jskellie@lee-associates.com  
864.238.2188

Micah Williams  
mwilliams@lee-associates.com  
864.477.0455





**Randall Bentley, SIOR, CCIM**  
President/ Managing Principal  
864.444.2842  
[rbentley@lee-associates.com](mailto:rbentley@lee-associates.com)



**Jordan Skellie, SIOR**  
EVP/Principal  
864.238.2188  
[jskellie@lee-associates.com](mailto:jskellie@lee-associates.com)



**Micah Williams**  
Senior Associate  
864.477.0455  
[mwilliams@lee-associates.com](mailto:mwilliams@lee-associates.com)