

LEASING FAST!

OVER 50% OCCUPIED

311 Genoble Rd. | Greer, SC
OPPORTUNITY ZONE

atlasIPG.com

TURN-KEY BUILDOUTS AVAILABLE



8,394 – 50,364 SF CLASS A INDUSTRIAL SPACE

For more information, contact:

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**AVISON
YOUNG**

PROPERTY **HIGHLIGHTS**

Atlas at Inland Port Greer is the Upstate's first class A multi-tenant industrial park that is specifically designed to accommodate both small and large users. By offering amenities typically found in buildings reserved for much larger users, Atlas provides the highest quality and value that a user can find in the upstate market. At 150,006 sq ft, Atlas is designed to be subdivided to users as small as 8,394 square feet without compromising on functionality. Atlas' focus on curb appeal for both tenants and their customers is evident in the lushly landscaped 15 acres with over 1,500 feet of unobstructed visibility on Genoble Road.

Atlas is centrally located just minutes from Inland Port Greer, BMW, I-85 and Greenville Spartanburg International Airport. With large truck courtyards, wide driveways, ample parking, and an abundance of dock doors, Atlas offers unrivaled site access and convenience.



Total square feet: 150,006

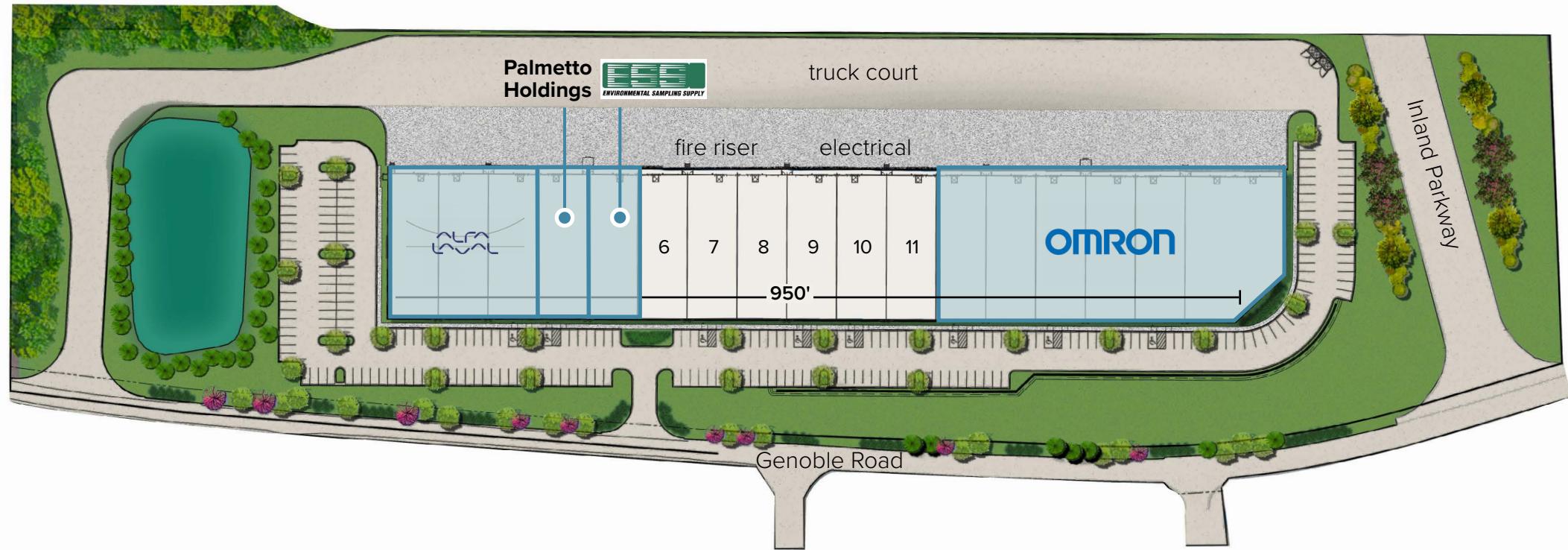
Class: A

Availability: Immediately

Base rent: \$9.48 - \$11.26/sf, NNN

Primary use: Distribution, warehouse

SITE PLAN



Suite sf ±8,394: suites 6-11



Parking ratio ±1.5 / 1,000 sf



Zoning I-1



Truck court 135 ft



Acreage 15



Fee in Lieu of Taxes

**8,394 – 50,364 SF
AVAILABLE**

**SPEC OFFICE
AVAILABLE**

BUILDING HIGHLIGHTS

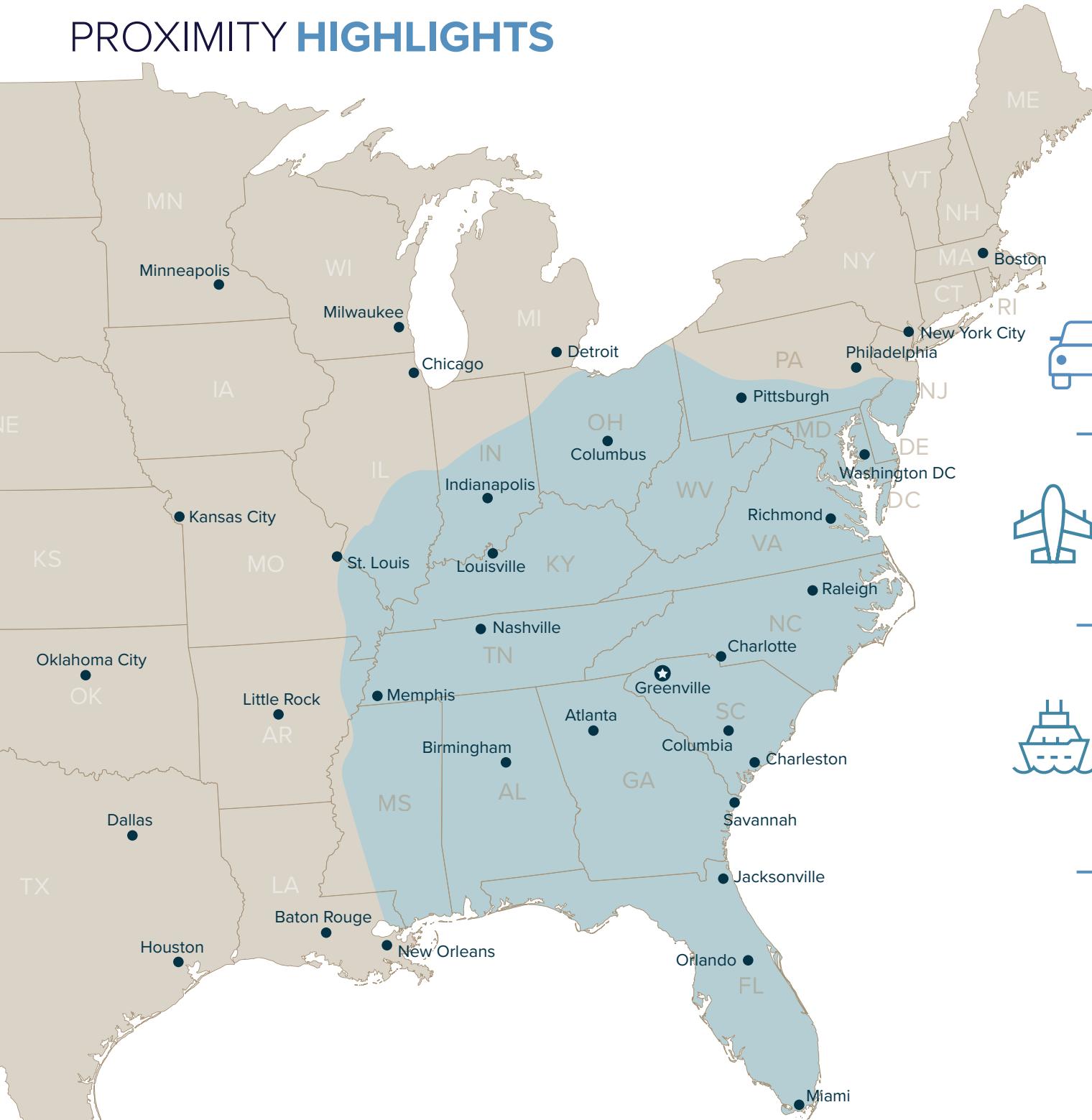
Total SF	150,006 160' x 950'
Clear height	32'
Column spacing	52' x 50' 60' speed bay
Dock doors	3 / bay
Truck apron	65' concrete
Fire suppression	ESFR sprinkler
Lighting	natural; windows above bay doors
Electrical	200 A / bay upgradable
Roof	60 mil TPO
Walls	Tilt-up concrete
Floors	6" reinforced slab



CUSTOM TENANT BUILD-OUTS



PROXIMITY HIGHLIGHTS



Drive Times



1 day	96.5M population
2 day	244M population



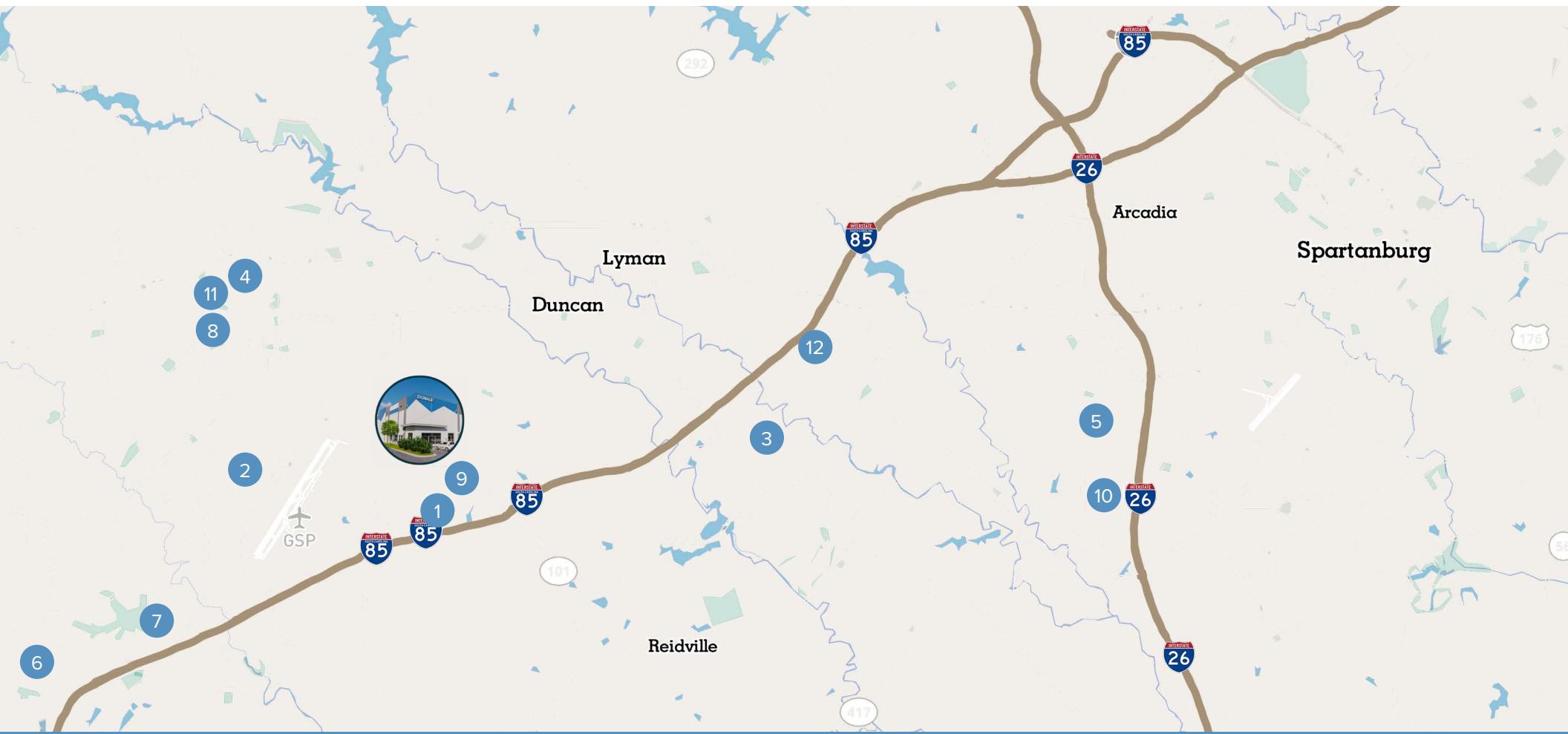
GSP International	4 miles
ATL International	168 miles
CLT International	82.3 miles



Inland Port Greer	2.5 miles
NE Georgia Inland Port (planned)	100 miles
SC Port Authority	211 miles
Port of Savannah	251 miles

Interstate 85	5.7 miles
Interstate 26	11.9 miles

AMENITIES **HIGHLIGHTS**



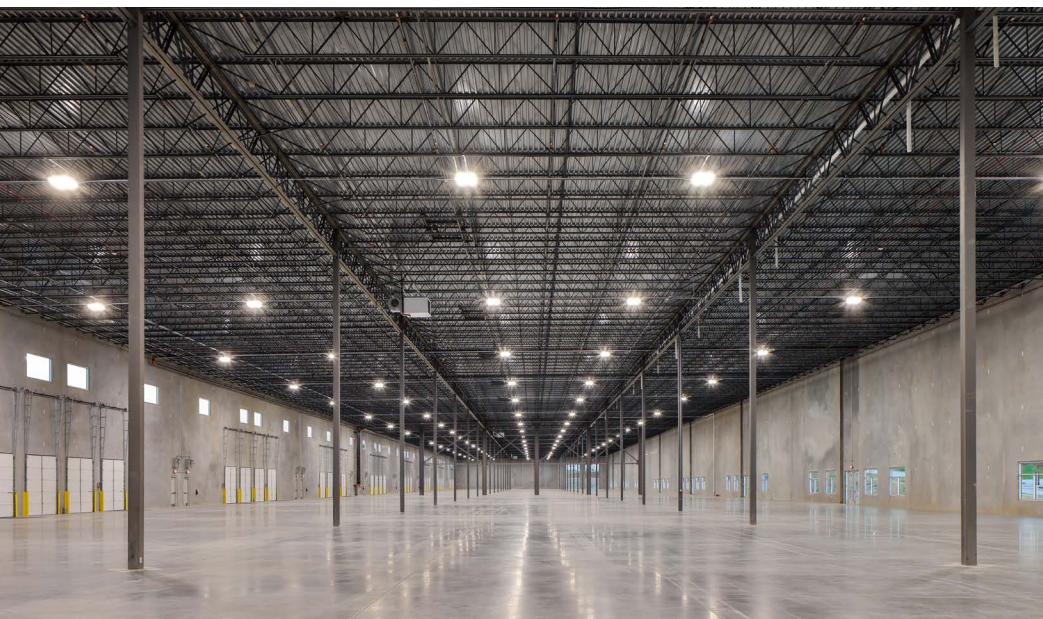
IN THE HEART OF THE
**MANUFACTURING
AND DISTRIBUTION
CORRIDOR**

1	4	7	10
2	5	8	11
3	6	9	12

YOUR NEIGHBORHOOD



CURRENT PHOTOS





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