



*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

Leasing Contacts:

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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

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Exterior Building Photos

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Building Footprint



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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

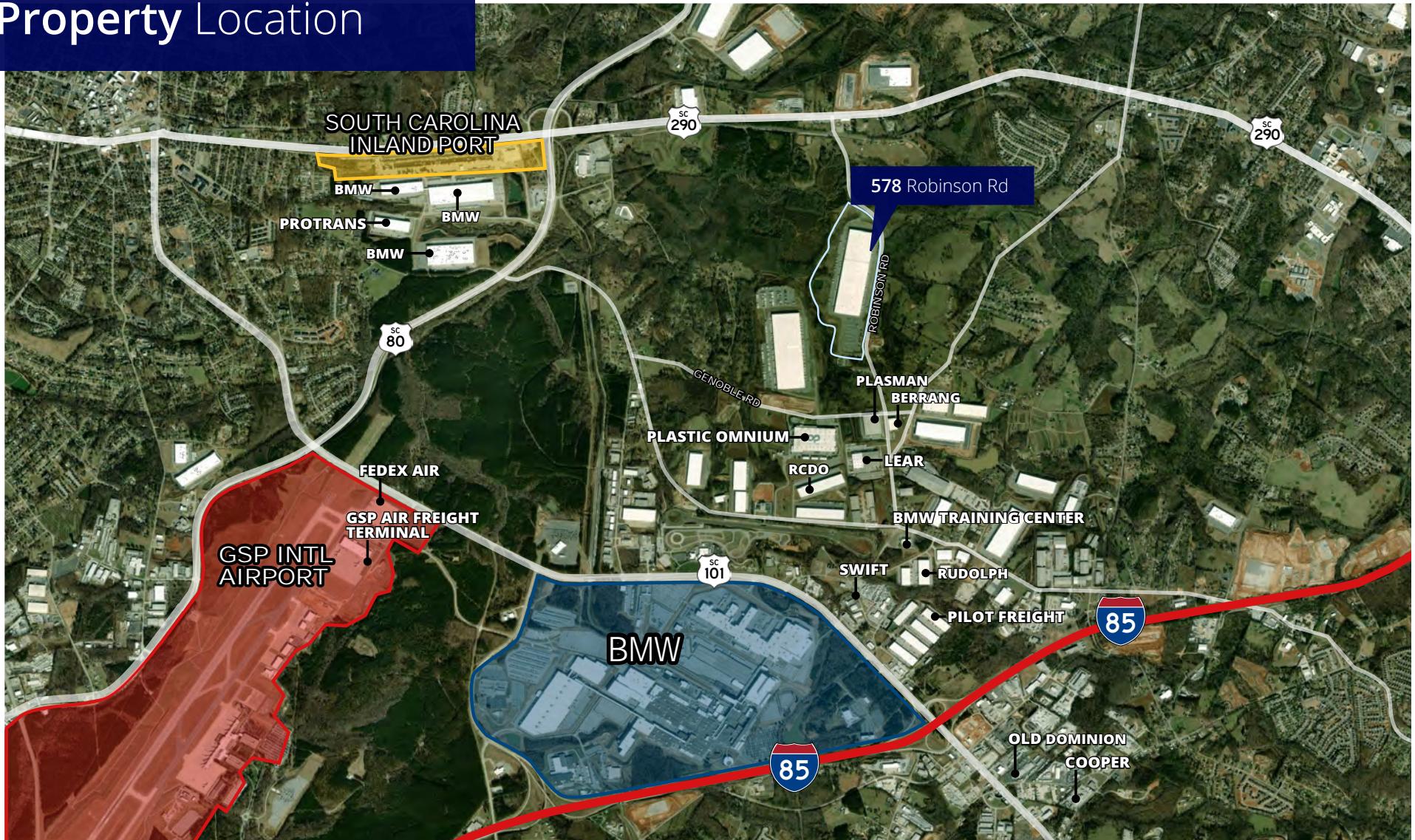


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Property Location



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

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