



# UPSTATE TRADE CENTER

**±42,120 SF | Move-In Ready**  
Class A Industrial

1172 Bracken Road | Piedmont, SC 29673

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**Leasing Team:**

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# Set Your Business Up For Success at Upstate Trade Center

**Class A Industrial | Move-In Ready | New Construction**

Upstate Trade Center consists of multiple newly constructed industrial buildings located in the SCTAC submarket in Greenville, South Carolina.

The park consists of two buildings. Building 2 has  $\pm 42,120$  SF available for lease. The facility features modern specifications for industrial distribution or light manufacturing in a prime infill location.

Building Two is ideal for tenants looking to locate or expand into Greenville to take advantage of the area's highly sought after quality of life while capitalizing on characteristics that make it an ideal location for industrial operations including:

- Easy access to major Southeast interstate corridor I-85 via multiple routes
- Capable and efficient Inland Port in Greer extends your reach to/from the Port of Charleston and throughout the Southeast
- Short drive to GSP International Airport
- Large population centers like Atlanta and Charlotte within just a few hours
- One of the highest population growth rates in the country
- Access to 100 million consumers within a one-day drive
- Excellent labor profile with an active and available workforce in a pro-business state

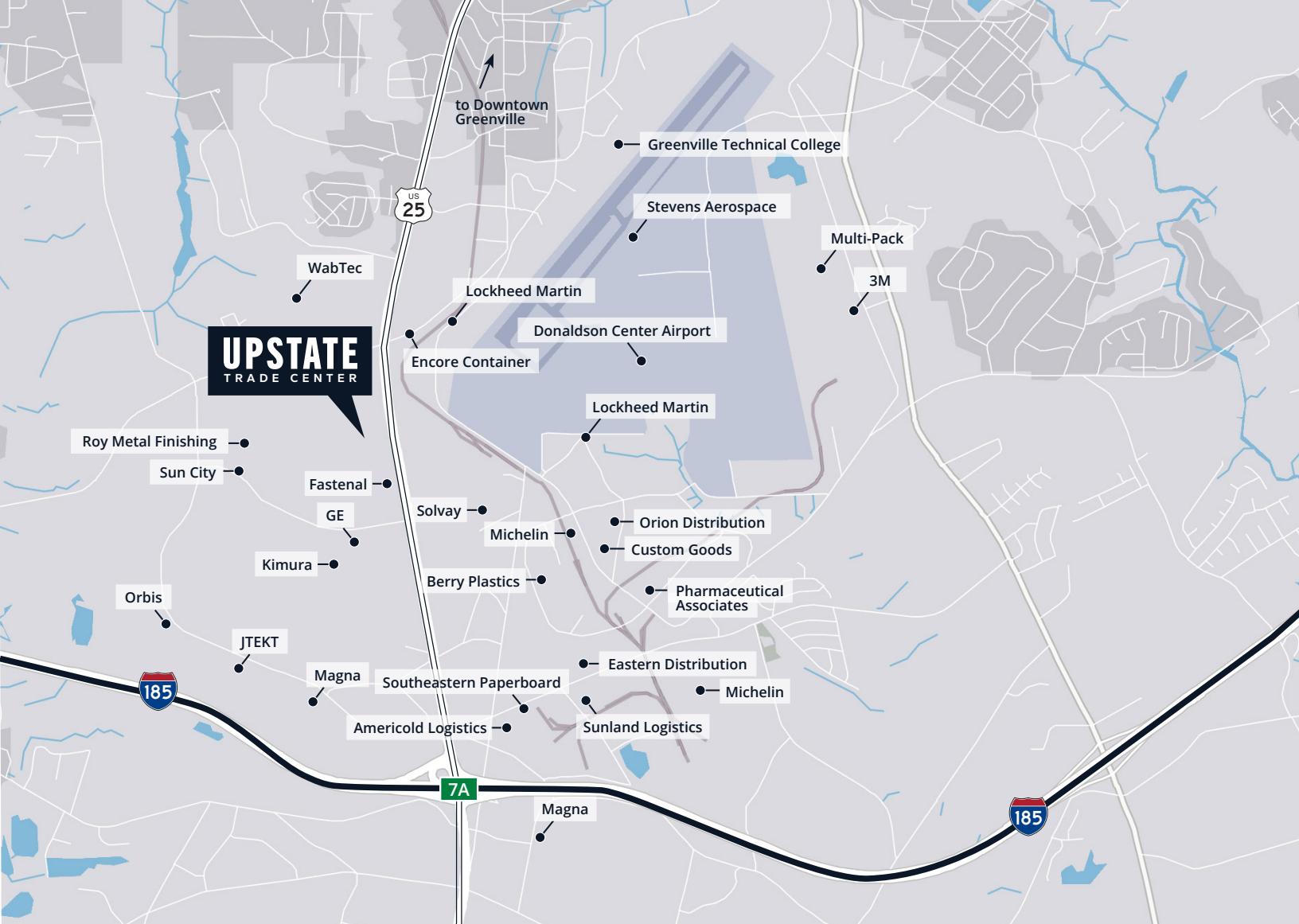
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## SCTAC submarket: Greenville's epicenter of industrial activity

**8 miles**

Greenville, SC

**1.5 miles**

I-185 connector to I-85

**20 miles**

Inland Port Greer

**15 miles**

GSP Airport

**17 miles**

BMW Headquarters

**30 miles**

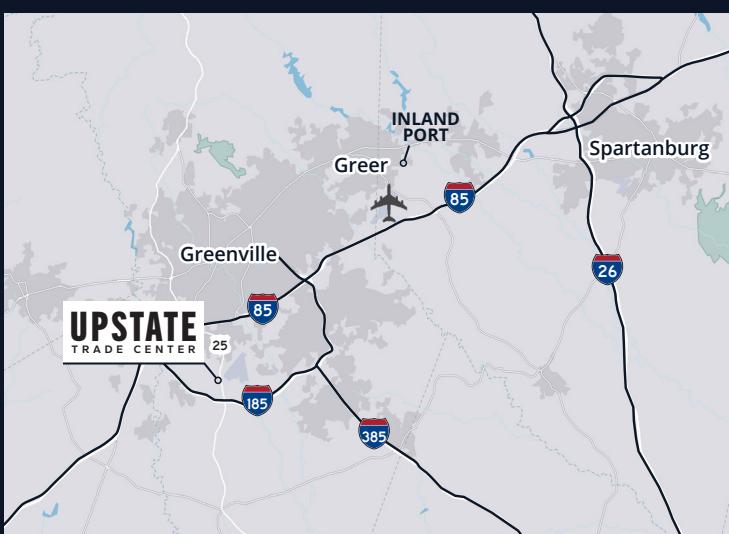
Spartanburg, SC

**100 miles**

Charlotte, NC

**135 miles**

Atlanta, GA



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TRADE CENTER

## Building 2 Layout + Availability



**±42,120 SF  
Available**

**±42,120 SF  
Available**

3 bays  
Class A industrial space

### Dock Packages

Includes 8 dock doors  
Has 4, 45k lb mechanical  
pit levelers installed  
and ready for service

### Move-In Ready

New construction  
Roof age is 2022 with a  
20-year warranty

## Key Details

Building size	±42,120 SF
Roof Age	22-year warranty (Exp. 2042)
Orientation	Rear load
Parking	.85/1,000 SF auto 11 trailer spots
Zoning	I-2 Industrial
Floor slab	7" unreinforced w/ dowel baskets in speed bays over 4" stone base and 10mil polyethylene vapor barrier

Truck court	185' w/ 60' concrete aprons
Clear height	32'
Column spacing	54' x 50' (60' speed bays)
Dock doors	(8) 9' x 10' dock doors, (4) w/ pit levelers
Roof	60mil TPO w/ 3.5" R-20 insulation
Lighting	LED w/ motion sensors
Electrical	1,000amp main service

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