

Blackstock Commerce Center

452 Casual Dr | Wellford, SC



Newly Delivered

- Class A Industrial Park
- ±72,900 SF Remains in Move-in Ready Facility
- ±3,200 feet of Frontage on I-85
- ±2,800-SF Spec Office



Leasing Contacts:

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Blackstock Commerce Center

Leasing Now | West Spartanburg (Wellford), SC

Blackstock Commerce Center is a new Class A industrial park in the Greenville-Spartanburg, SC market. This location offers unmatched visibility to more than ±88,900 travelers daily with ±3,200 feet of frontage on I-85. Tenants will benefit from the lowest drayage costs in-market with close proximity to the Inland Port in Greer and easy access to the industrial manufacturing base surrounding BMW and GSP International Airport.

Building A has been leased to Somnus Mattress. Building B has ±72,900 SF remaining for lease, is newly delivered and move-in ready. With dock packages installed, Building B is ideal for speed-to-market users.

Building B Specifications

Available space	±72,900 SF remaining in Building B	Drive-in doors	2
Subdivisible	Yes - based on tenant need	Fire protection	ESFR
Status	Newly delivered	Lighting	LED, 25FC
Orientation	Rear-load	Office	±2,800-SF spec office
Truck court	185' depth	Amenities	Warehouse restrooms
Column spacing	52.5' x 54'	Slab	7" unreinforced
Clear height	32'	Water	SJWD 12" line (2" meter, 3" line to building)
Parking	55 auto / 18 trailer	Sewer	Spartanburg water 6"
Dock doors	13 (5 with pit levelers)	Power	Duke Energy 800amps
		Natural Gas	Piedmont Natural Gas

Blackstock Commerce Center

Building B Leasing Now | Spartanburg, SC

Office Specifications

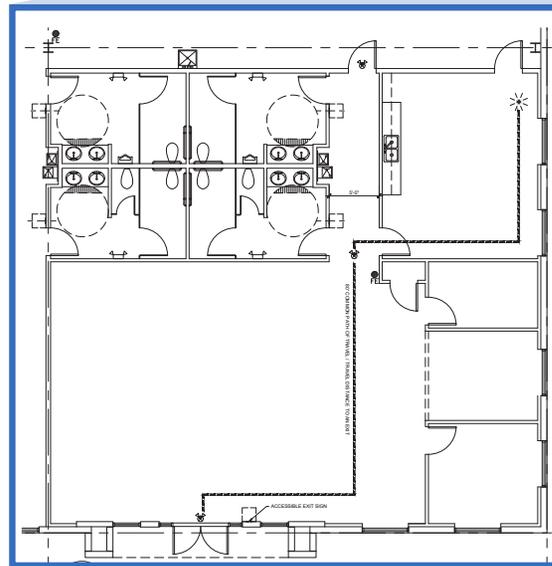
Total space ±2,800 SF

Dimensions 54' x 50'

Restrooms 4 total

Layout

Open office area,
private office(s),
conference room
option, I.T. room
and break room



±2,800-SF spec
office underway



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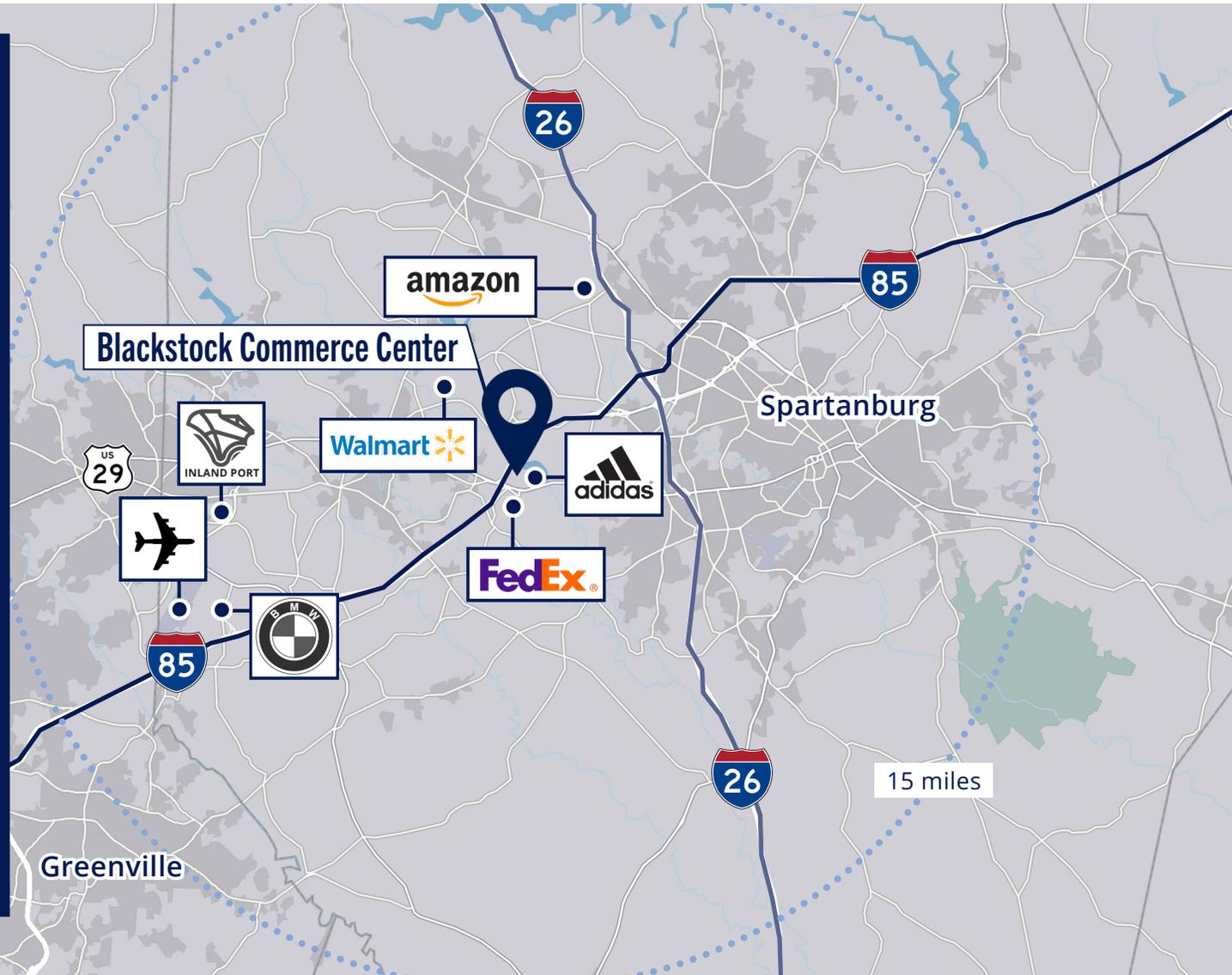
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Key Distances

I-85	0.4 miles
I-26	2.6 miles
Spartanburg, SC	8 miles
Greenville, SC	25 miles
Atlanta, GA	168 miles
Charlotte, NC	78 miles
Savannah, GA	250 miles
SC Inland Port	11 miles
Port of Charleston	207 miles
GSP Int'l Airport	11.4 miles
Charlotte Int'l Airport	71 miles
BMW	9.5 miles
FedEx Freight	10 miles
FedEx Air Freight	11 miles
FedEx Ground	0.6 miles
UPS Freight	18 miles



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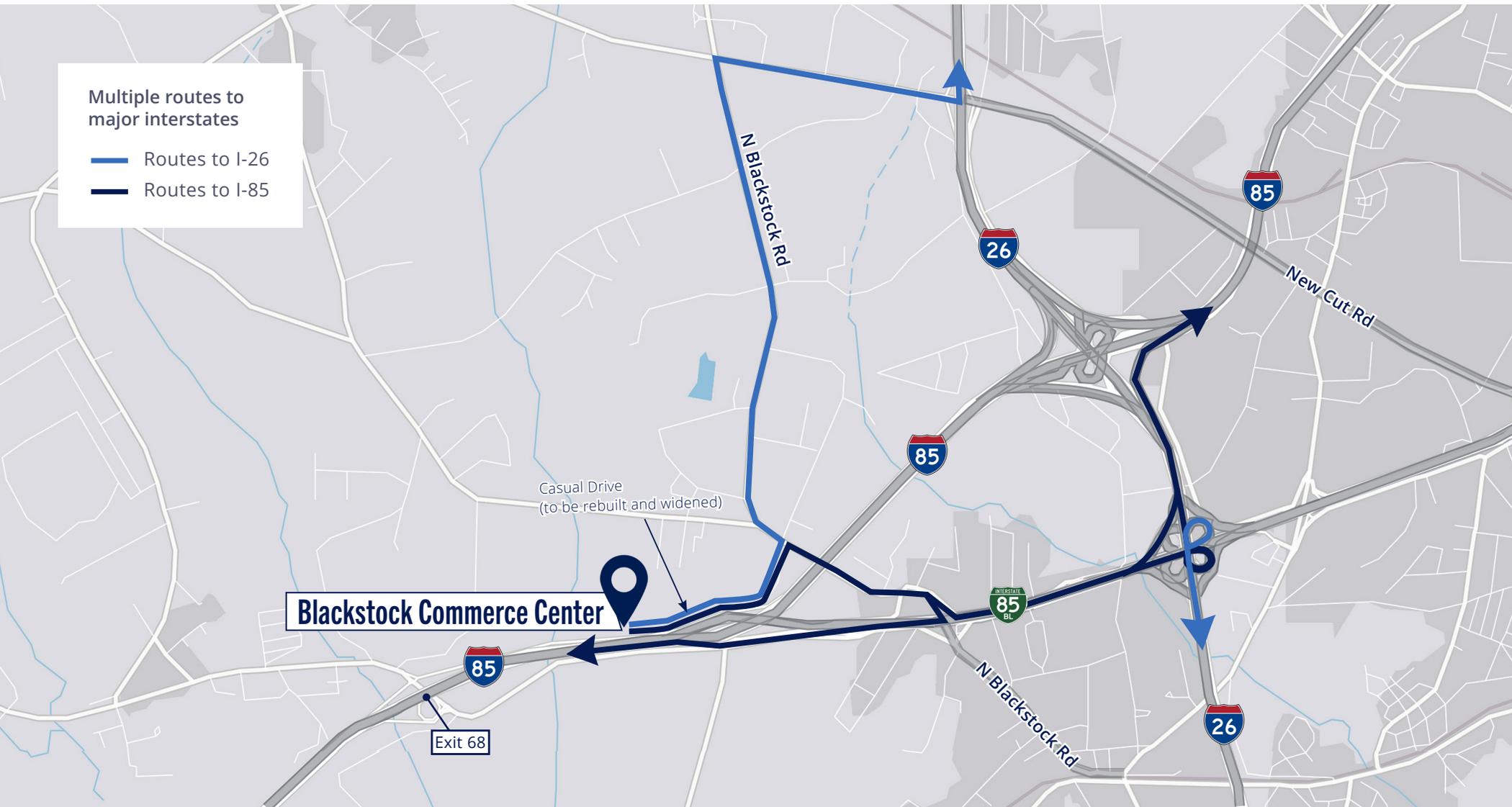
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