

PROPOSED

BUILDING IV

570
COMMERCE PARK DRIVE

**±182,000 SF
MULTI-TENANT
SPEC BUILDING
FOR LEASE**



BUILDING IV
Now Pre-Leasing

201 W. McBee Ave, Suite 400
Greenville, SC 29601

864.704.1040

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

320 East Main Street, Suite 430
Spartanburg, SC 29302

LeeUpstate.com



Building IV Spec Details

Building SF	±182,000 SF
Spec Office	±2,124 SF
Clear Height	32'
Column Spacing	51' x 50' (Speed Bay 60')
Dimensions	260' x 700'
Load Type	Rear Load
Bay Size	13,260 SF
Docks	35
Dock Doors	9' x 10'
Lighting	LED Motion Sensored
Sprinkler System	ESFR
Roof	TPO 60 mil.
Truck Court	195' (Shared)
Loading Dock Apron	53'
Auto Parking	130 (0.71/1000)
Trailer Parking - Common	12
Power	Greer CPW
Sewer	Greer CPW
Water	Greer CPW
Gas	Greer CPW

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Park Overview

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.



GLOBAL COMMERCE
INDUSTRIAL PARK

BUILDING IV
570 Commerce Park Drive
Greer, SC 29651

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PARK SITE PLAN

GLOBAL COMMERCE INDUSTRIAL PARK



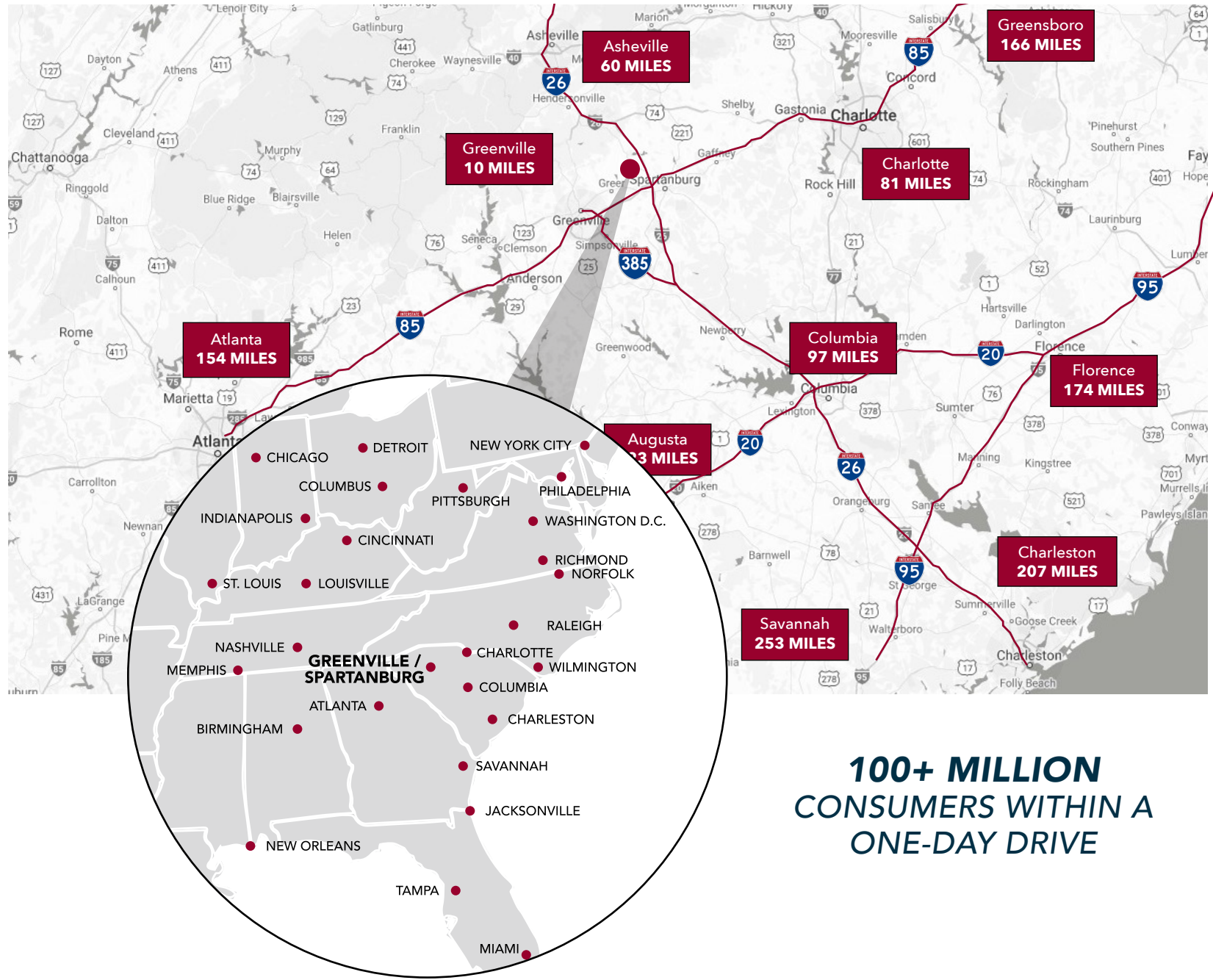
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**100+ MILLION
CONSUMERS WITHIN A
ONE-DAY DRIVE**

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