

AVAILABLE FOR SUBLEASE

400

Park Commerce

GREENVILLE, SC 29611

SITE #2315

CBRE

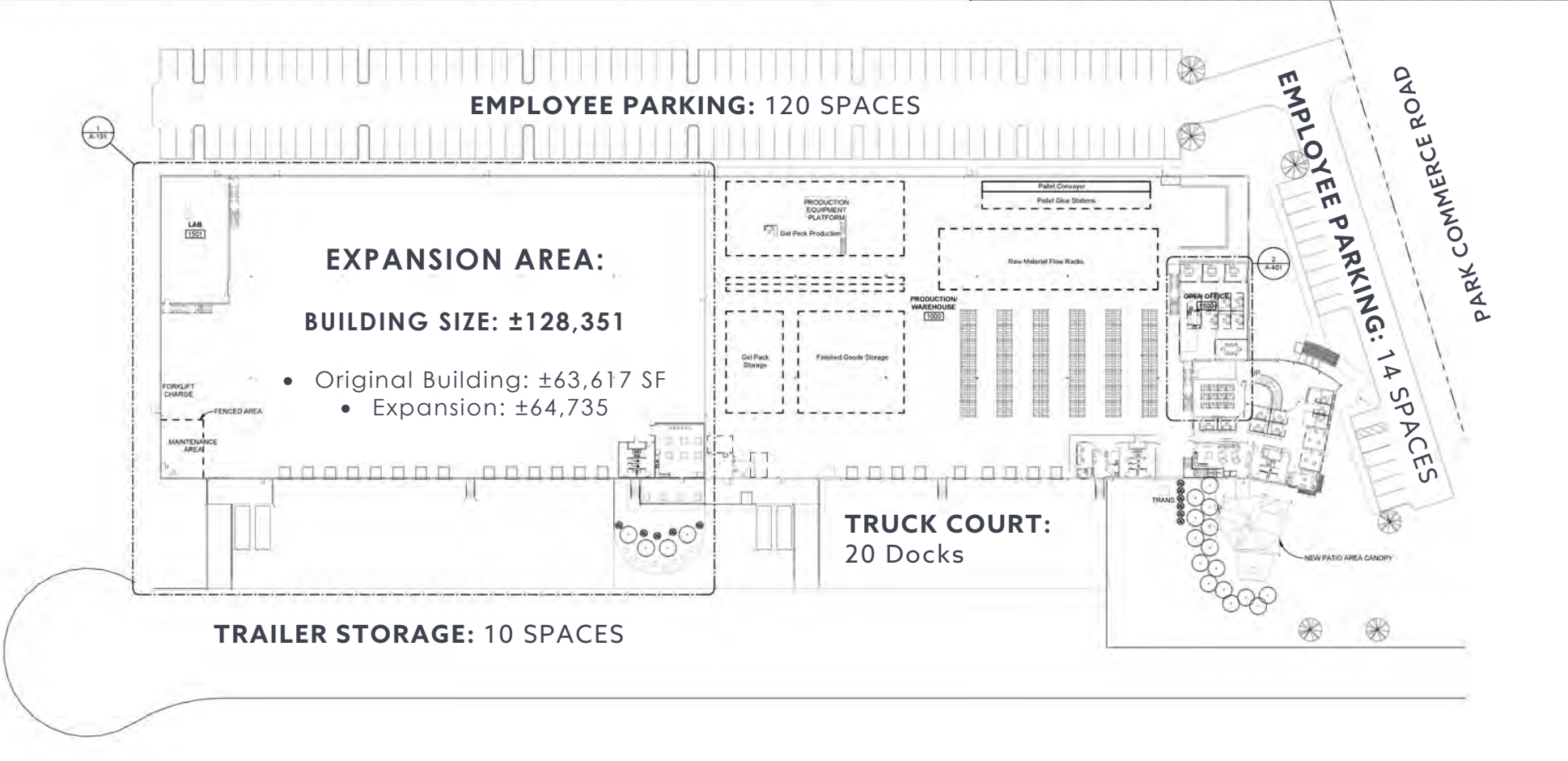
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# FLOOR PLAN



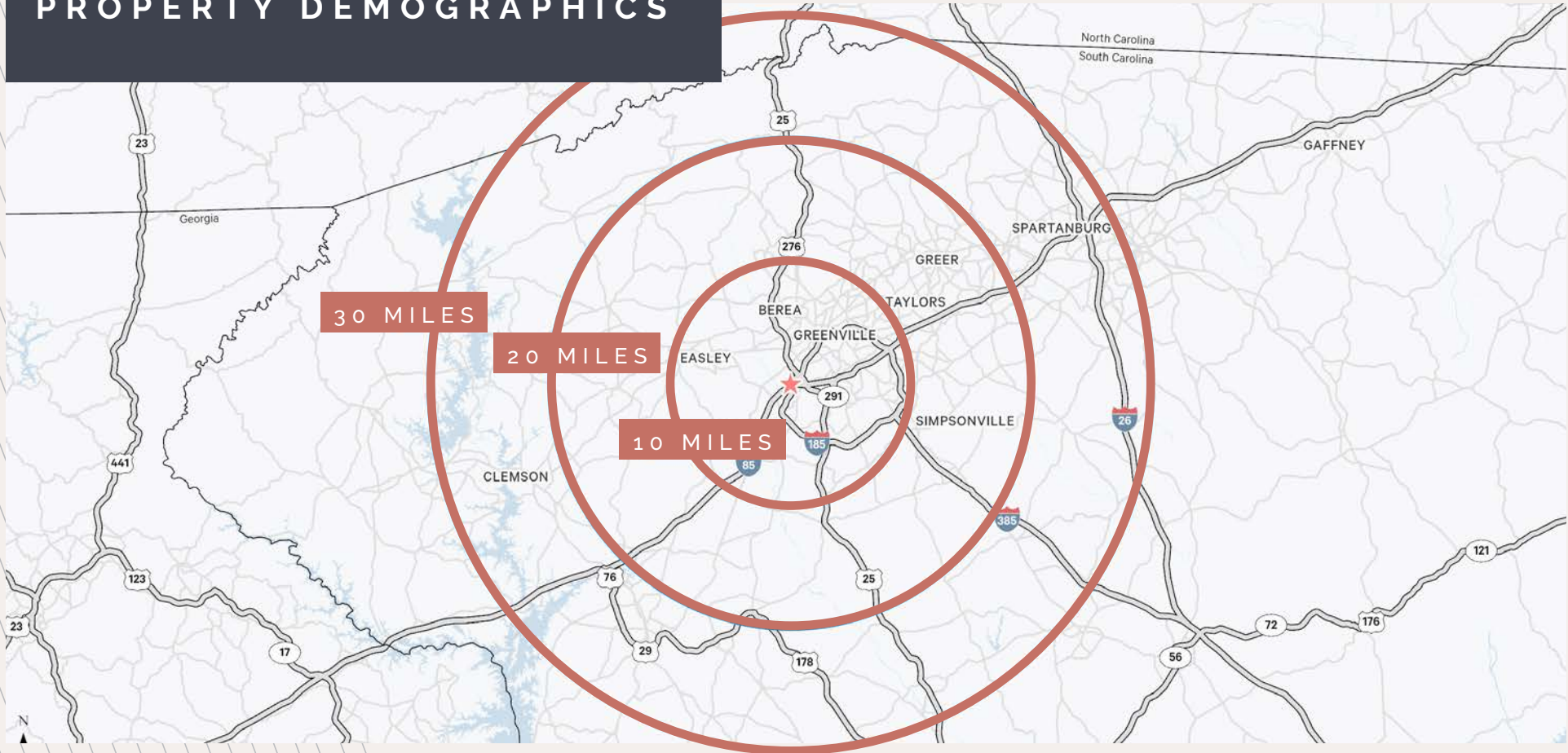
## PROPERTY FEATURES



**STRATEGICALLY LOCATED IN ONE OF THE TOP INDUSTRIAL MARKETS IN THE NATION**

- ◇ Built 2018 | Renovated 2022
- ◇ Class A facility used to manufacture pharma-grade packaging
- ◇ Building Size: ±128,351 SF
  - Original Building: ±63,617 SF
  - Expansion: ±64,734 SF
- ◇ Total Office Space: ±22,333 SF
- ◇ Research Lab: ±2,277 SF
- ◇ Clear Height:
  - Original Building: 30'5" - 34'2"
  - Expansion: 38'5" - 42'2"
- ◇ Loading Dock: 20 Total Dock Doors
  - ◇ Original Building: 9 loading doors with pneumatic airbag levelers & truck restraints
  - ◇ Expansion: 11 loading doors with pneumatic airbag levelers and truck restraints
- ◇ 6 Lab Chambers for temperature controlled testing
- ◇ Sprinkler: ESFR
- ◇ Power: 480Y/277 V, 1600 A
- ◇ HVAC: Plenum air system for conditioning in offices, natural gas & electric heating
- ◇ HVAC in warehouse with quality air control
- ◇ Outdoor employee area with amphitheater
- ◇ Two onsite cafeterias, training rooms, two trucker lounges, employee lounge, and several soft seating areas.
- ◇ Construction: Concrete tilt-up
- ◇ Roof: Mechanically fastened white 45 mil TPO
- ◇ Zoning: S-1, Light Industrial | Greenville County

# PROPERTY DEMOGRAPHICS

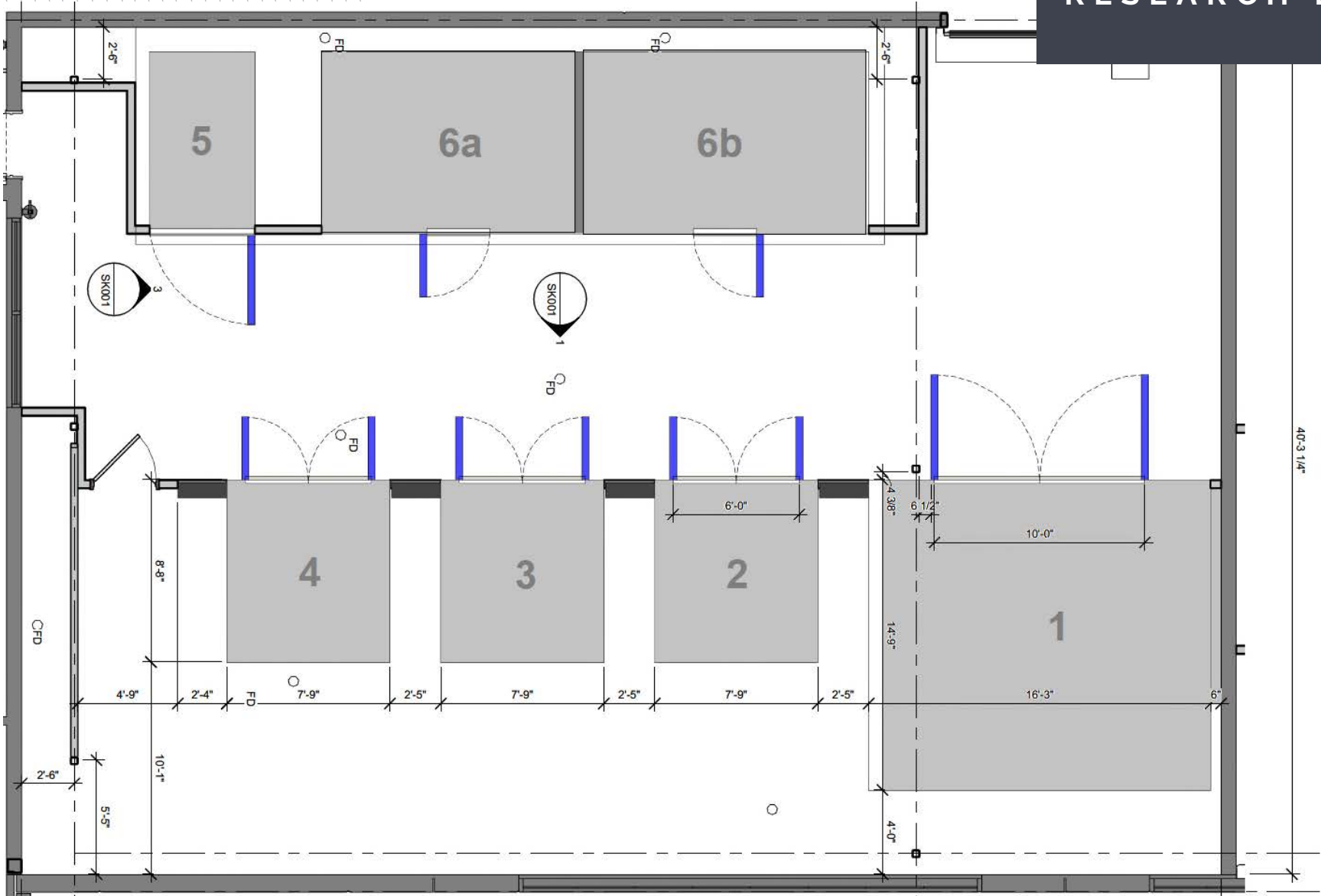


	Population	Labor Force	Bachelor's Degree or Higher	Average HH Income	Daytime Population	Businesses
<b>10 Miles</b>	348,656	174,353	53,001	\$93,102	407,246	15,436
<b>20 Miles</b>	757,638	376,087	116,681	\$97,916	772,343	25,238
<b>30 Miles</b>	1,136,382	556,760	159,159	\$92,110	1,131,831	35,813





# RESEARCH LAB



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