



VELOCITY II

915 VICTOR HILL RD



297,607 SF **AVAILABLE FOR LEASE Q2 2026** GREER, SC

LEASING BY:



Rob Williams
864 593 0928
rob.williams@streamrealty.com

Carter Keller
434 534 2060
carter.keller@streamrealty.com



Velocity II consists of 297,607 square feet of standalone class A industrial space in Greer, SC and will be available for lease in 2Q 2026. The building sits at the epicenter of industrial activity in Greenville-Spartanburg in Greer, South Carolina with proximity to major economic drivers such as:

- BMW Greer Manufacturing Plant (1 mile)
- Interstate 85 (2 miles)
- Inland Port Greer (5 miles)
- GSP International Airport (6 miles)

Future tenants will appreciate the established industrial area with a concentration of major manufacturing and distribution businesses as corporate neighbors. The building's ease of access and ability to tap into Upstate South Carolina's dynamic labor pool make Velocity II a practical location for companies looking to expand or relocate operations in the area.

LOGISTICAL INFRASTRUCTURE

INTERSTATES

I-85 spans the region

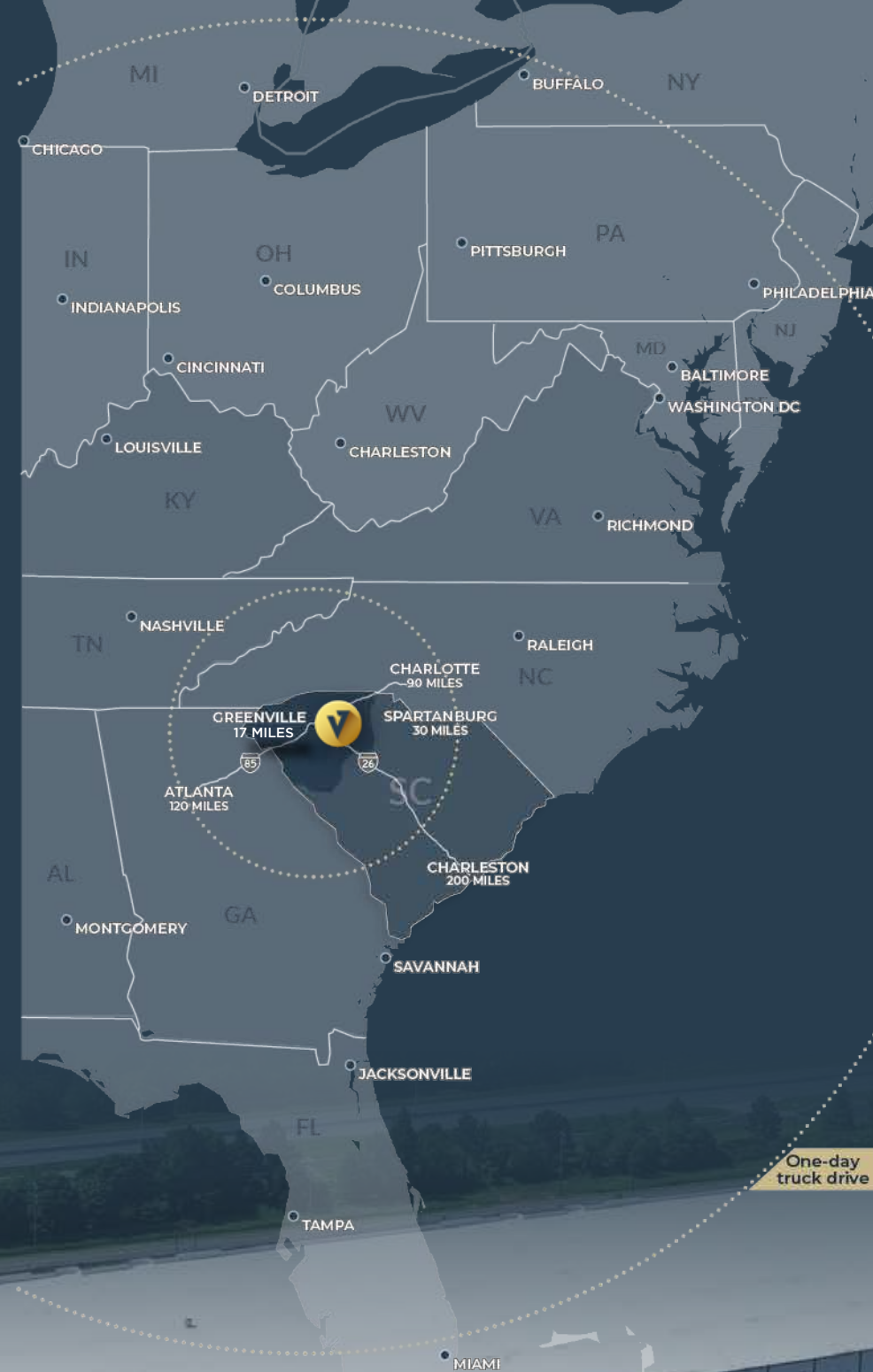
I-26 provides direct route to Port of Charleston

RAIL

Inland Port Greer provides 24 hour turnaround to Port of Charleston

AIR

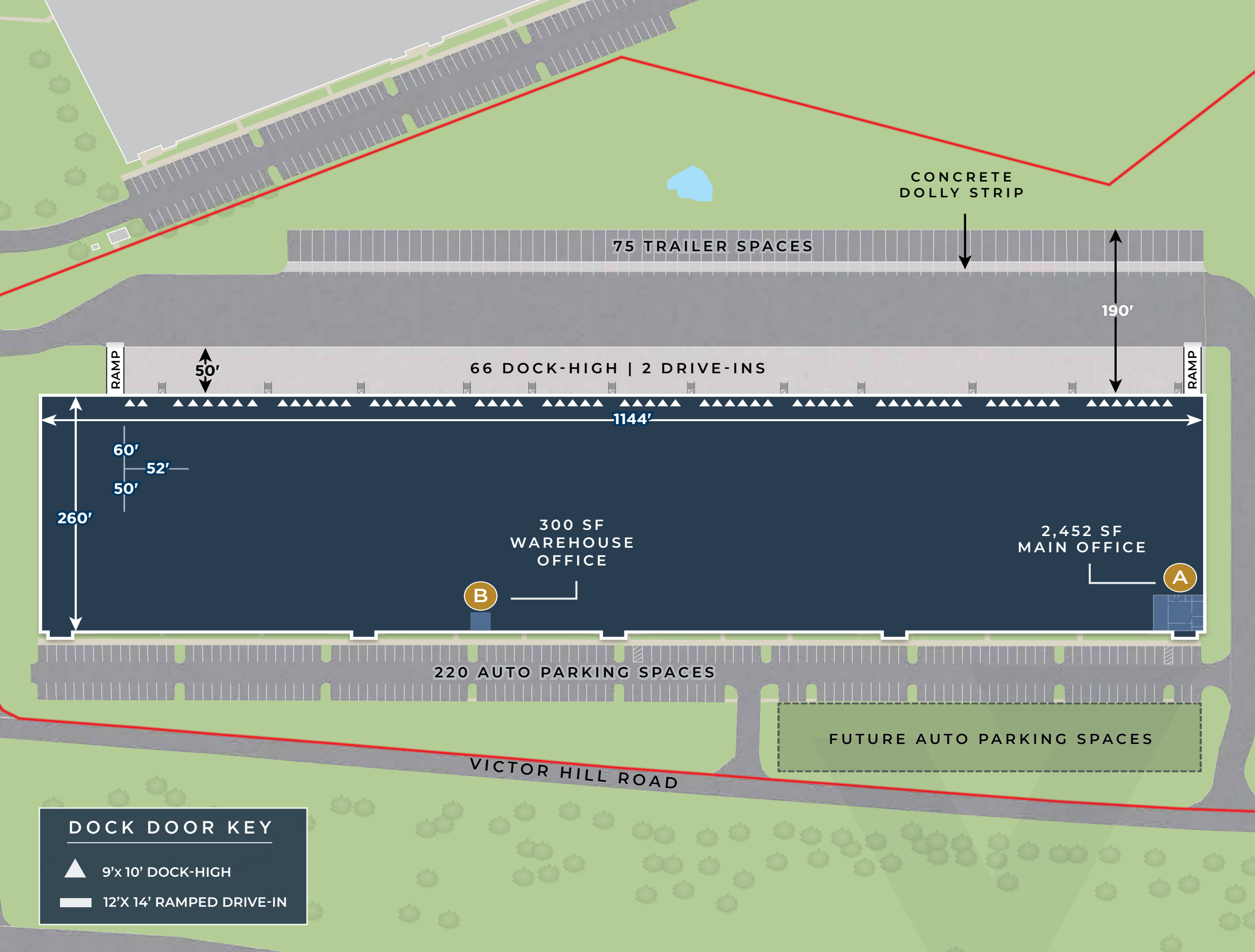
GSP International Airport offers direct flights to 24 major cities and includes international cargo operations.



BUILDING SPECS

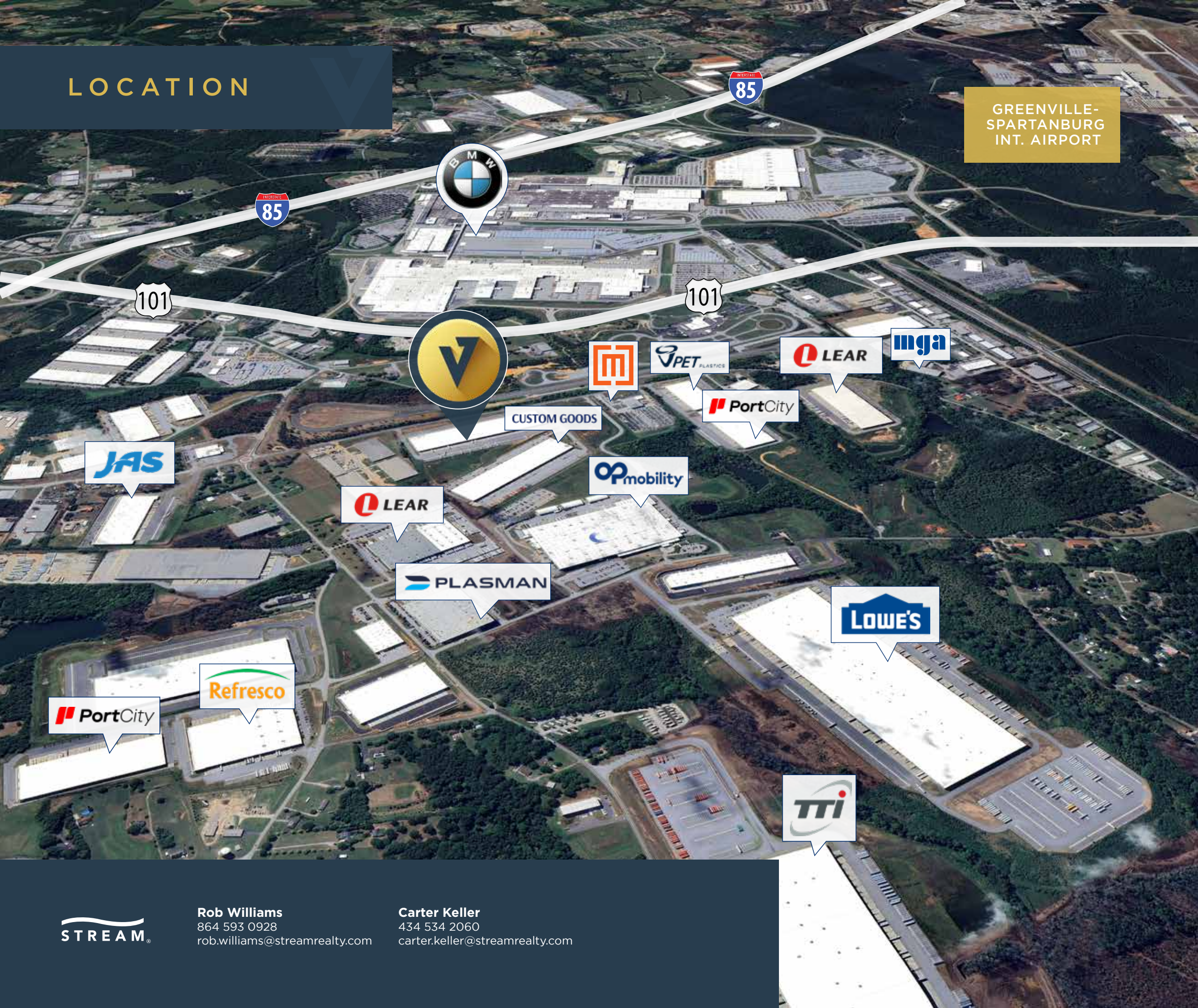
Size:	297,607 SF
Office:	2,452 SF (main) 300 SF (warehouse)
Configuration:	Rear-Load
Clear Height:	32'
Dock Doors:	66 (9' x 10')
Drive-In Doors:	2 (12' x 14')
Truck Court:	190' Depth Fully Fenced
Auto Parking:	220 spaces
Trailer Parking:	75 spaces
Floor Slab:	7" unreinforced
Column Spacing:	52' W x 50' D (60' speed bays)
Lighting:	LED
Power:	277/480V, 2,000 Amp
Sprinkler:	ESFR

AVAILABLE 2Q 2026





LOCATION



DRIVE TIMES

1.5 Miles

Interstate 101

2 Miles

I-85

5 Miles

Greenville - Spartanburg
International Airport



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