

NOW LEASING | BUILDING III - MULTI-TENANT BUILDING | LESS THAN 1 MILE TO I-85

**107,973 SF
AVAILABLE**

**COMMERCE
PARK DRIVE
GREER, SC 29651**





Building III Details

Building SF	140,639 SF
Spec Office	2,100 SF
Clear Height	32'
Column Spacing	51' x 50' (Speed Bay 60')
Dimensions	210' x 650'
Load Type	Rear Load
Bay Size	10,710 SF
Docks	27
Dock Doors	9' x 10'
Knock-Outs (KO)	4
Lighting	LED Motion Sensor

Sprinkler System	ESFR
Roof	TPO 60 mil.
Truck Court	195' (Shared)
Loading Dock Apron	53'
Auto Parking	139 Spaces (1.01 / 1,000)
Trailer Parking	23 Spaces
Power	Duke Energy
Sewer	Greer CPW
Water	Greer CPW
Gas	Greer CPW



Park & Area Overview

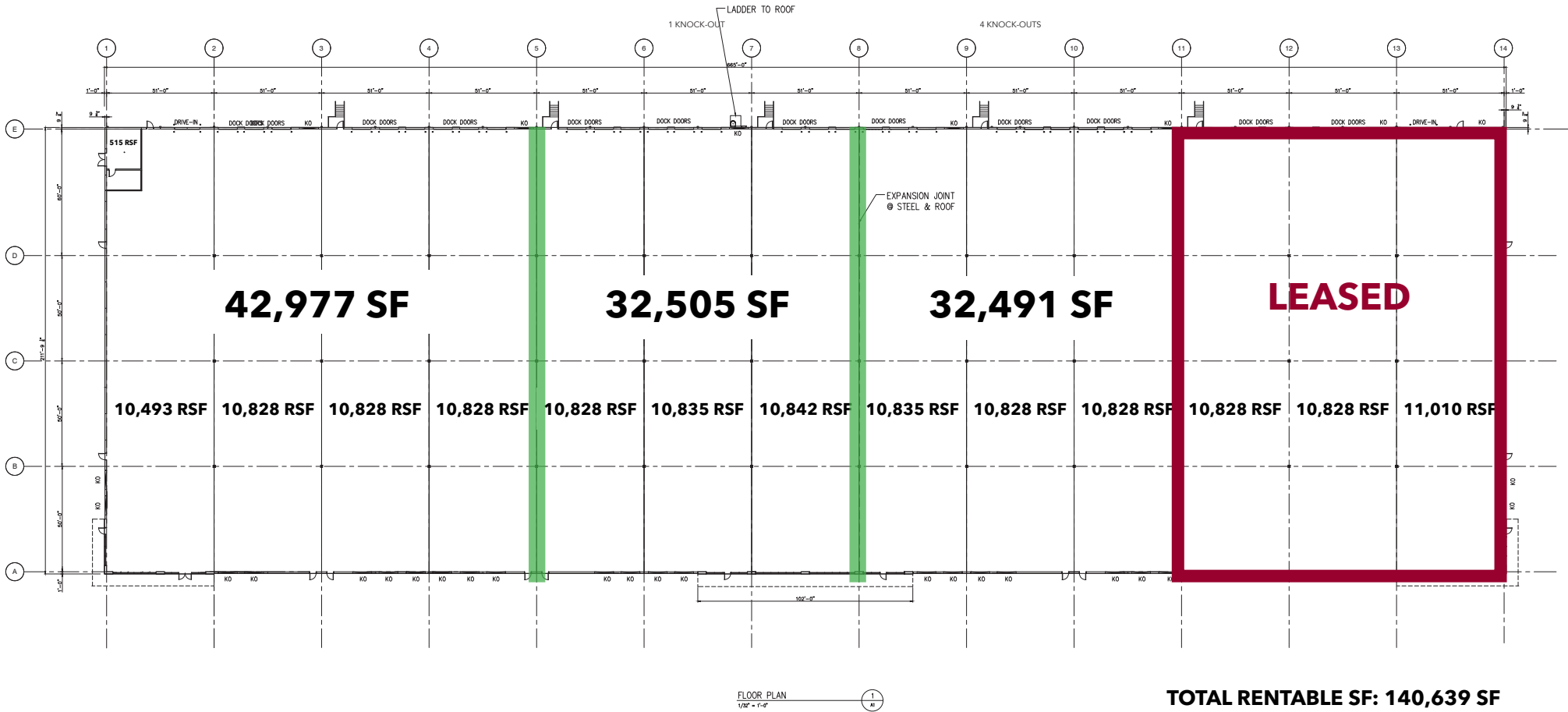
The Upstate of South Carolina is well positioned to meet the needs of a multitude of industrial businesses thanks to an extensive transportation infrastructure, a convenient location, favorable labor costs, and many other advantages unique to the area. BMW Manufacturing Co. and Michelin North America 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.

The Global Commerce Park is an industrial development adjacent to the I-85 Brockman McClimon interchange, which is across the interstate from BMW Manufacturing and GSP International Airport, in the heart of Upstate South Carolina's industrial hub. The Park will include multiple Class-A industrial buildings totaling ±600,000 sq. ft. Global Commerce Park is designated as an Opportunity Zone.

BUILDING III LAYOUT

560 COMMERCE PARK DRIVE

107,973 TOTAL SF AVAILABLE



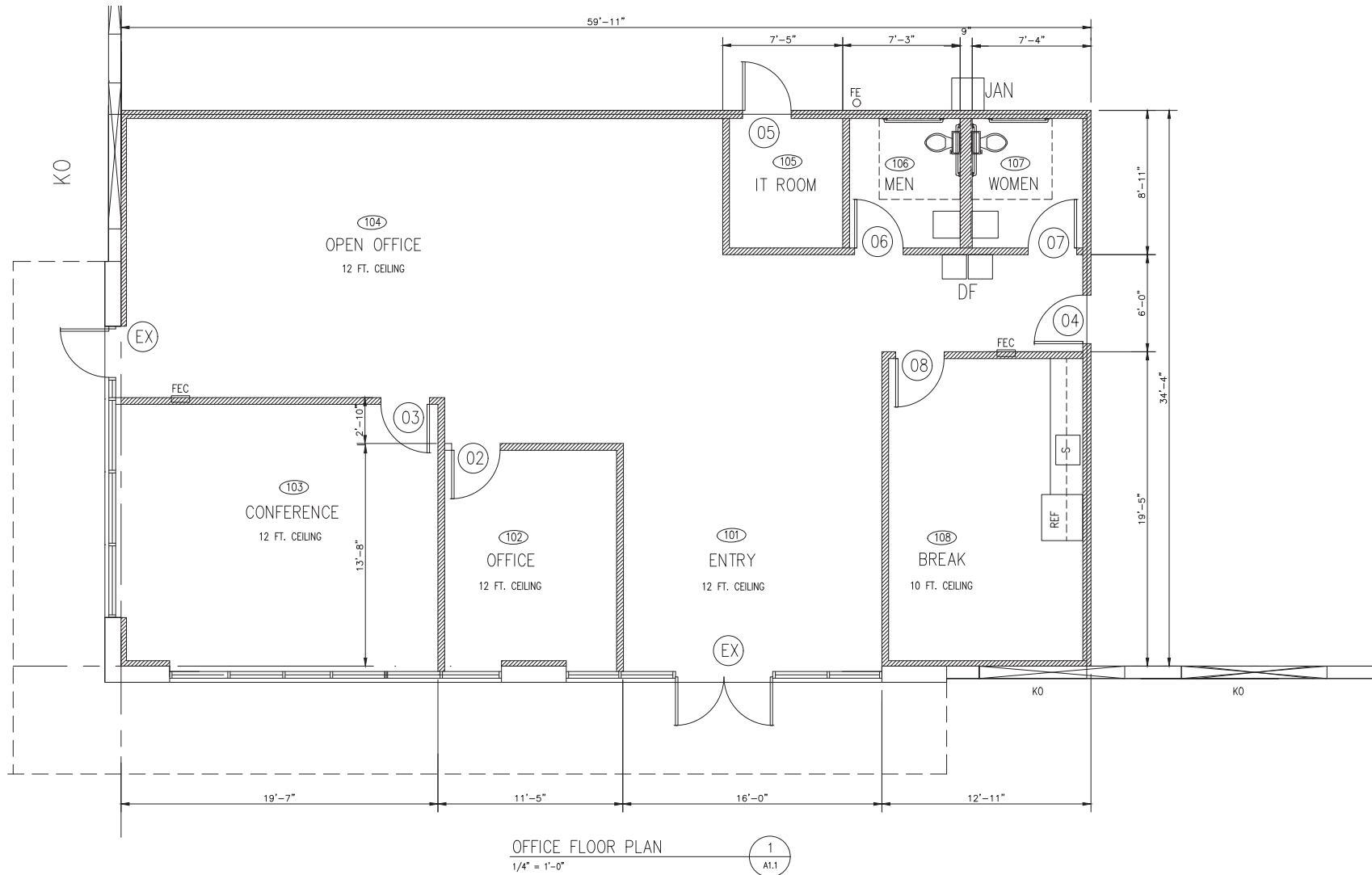
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SPEC OFFICE - 2,124 SF

560 COMMERCE PARK DRIVE



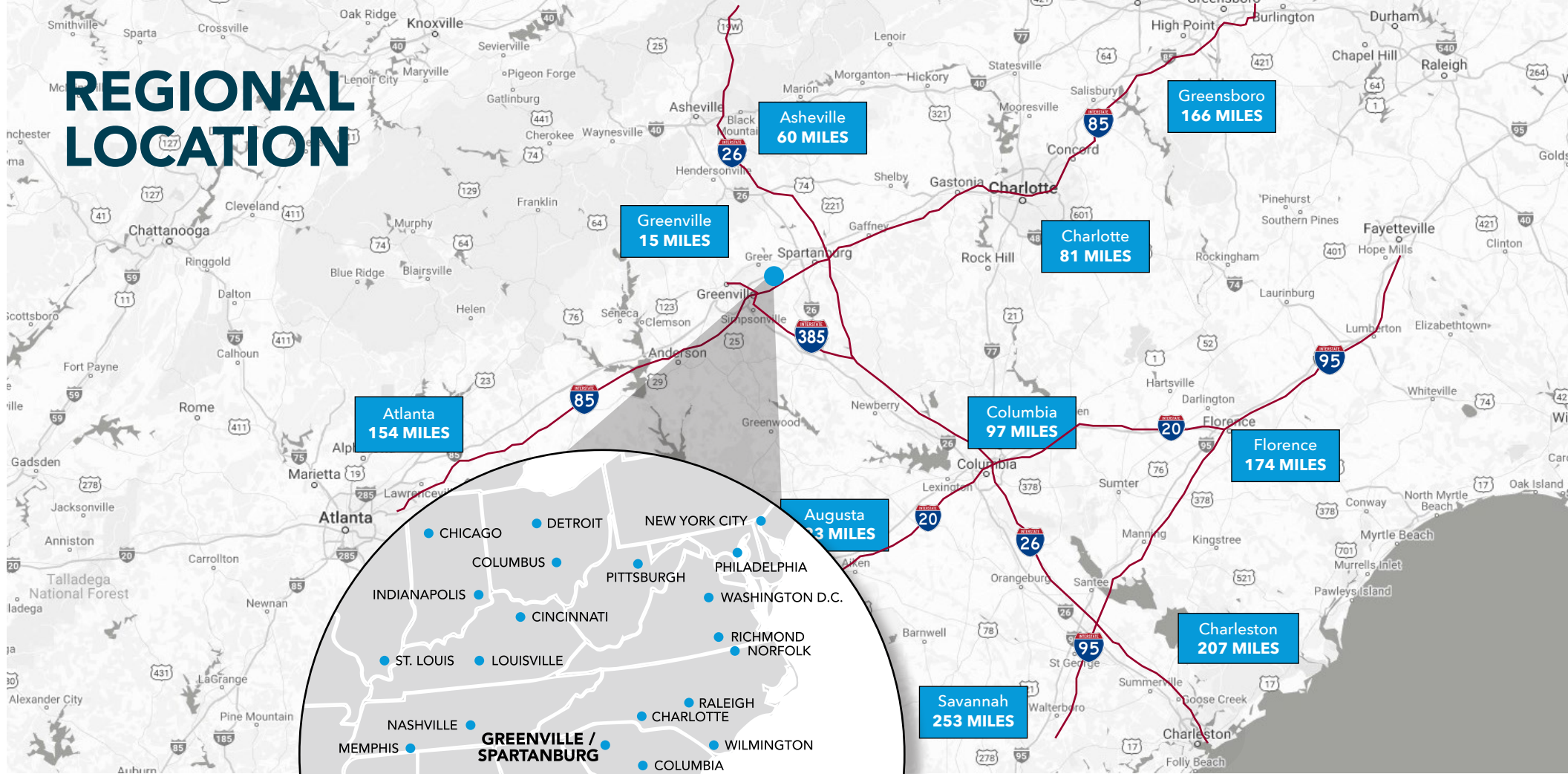
PARK SITE PLAN

560 COMMERCE PARK DRIVE

 560 COMMERCE PARK DRIVE
BUILDING III



REGIONAL LOCATION



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



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