

Carolina Commerce Center

Building One – 327,139 SF

1605 Poplar Drive Ext.

Greer, South Carolina 29651



NOW LEASING

Rear-Load Distribution Facility

Nearby access to I-85 via Highway 80, Highway 14 and Highway 101

Carolina Commerce Center is a 42.70-acre park located in the center of the dynamic Greenville/Spartanburg industrial submarket. The park contains two Class A rear-load industrial buildings totaling 458,754 square feet. Building One is 327,139 square feet with ample car and trailer parking. Building One can accommodate a single user, or be subdivided. An additional 4 acres are available in the park that can accommodate additional car or trailer parking.



For leasing information contact:

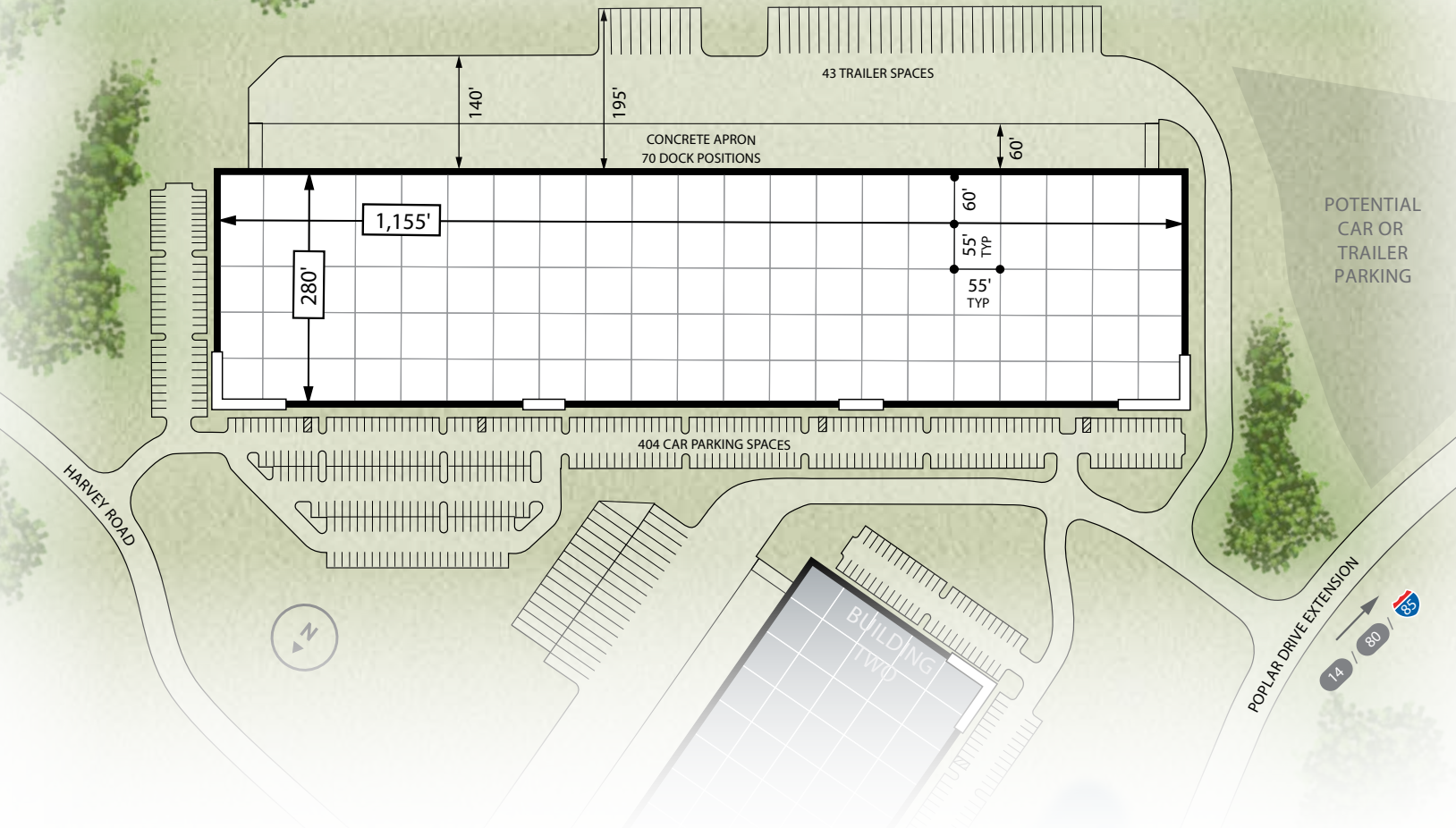


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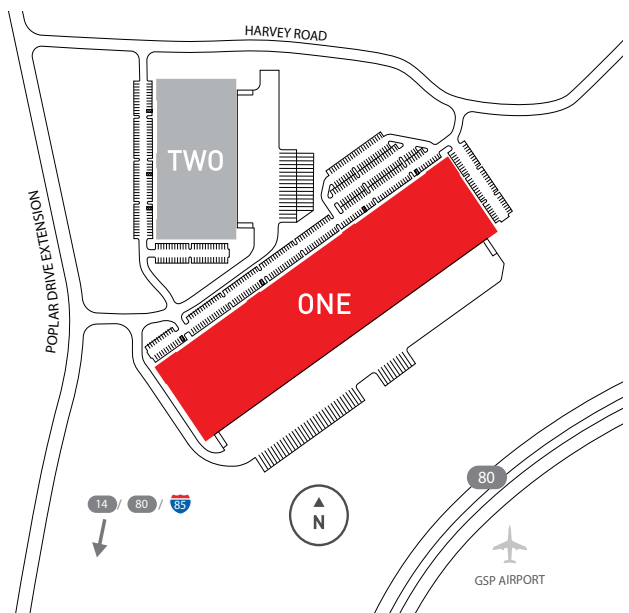
Brian Young, CCIM, SIOR
brian.young@thalhimer.com
864.370.8087

Elliott Fayssoux
elliott.fayssoux@thalhimer.com
864.370.8190

Kacie Jackson
kacie.jackson@thalhimer.com
864.370.8193



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Building One

Building Type:	Rear-Load Distribution Warehouse
Building Size:	327,139 sq. ft.
Construction:	Architectural Tilt-up Concrete
Ceiling Height:	32' Clear
Column Spacing:	55' W x 55' D (60' D Staging Bay)
Dock Doors:	(33) 9'x10' Dock Highs (37) 9'x10' Knock Outs
Drive In Doors:	(2) 14'x16' Ramped Drive-Ins
Car Parking:	404 Spaces
Trailer Parking:	43 Spaces
Truck Court:	140' Deep with 60' Concrete Apron, 195' Deep at Trailer Spaces
Sprinkler:	ESFR System
Driving Distance To:	BMW Plant 3.25 miles Inland Port 3.25 miles Fedex Cargo Hub 2.25 miles