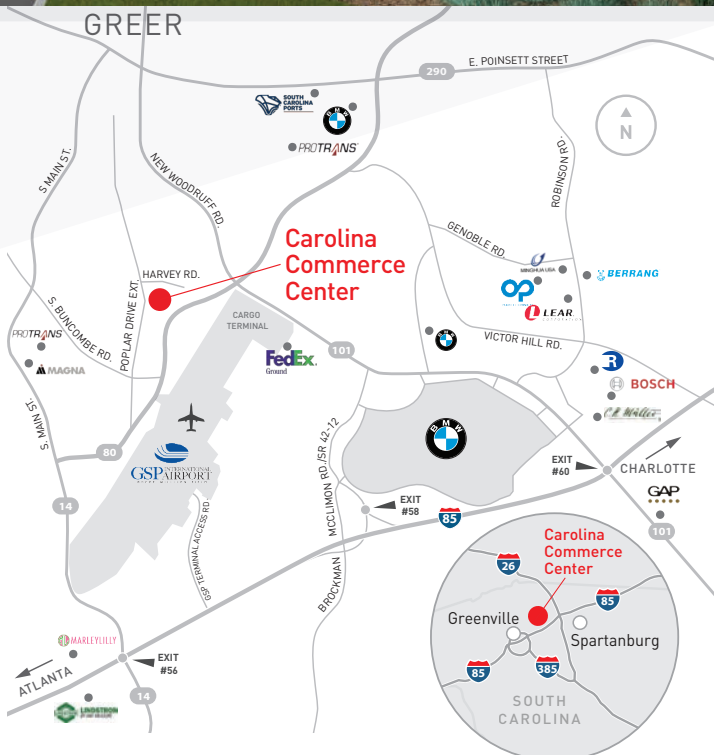


# Carolina Commerce Center

Building One – 327,139 SF

Greer, South Carolina



## NOW LEASING

Rear-Load Distribution Facility

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

Carolina Commerce Center is a 42.76-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:

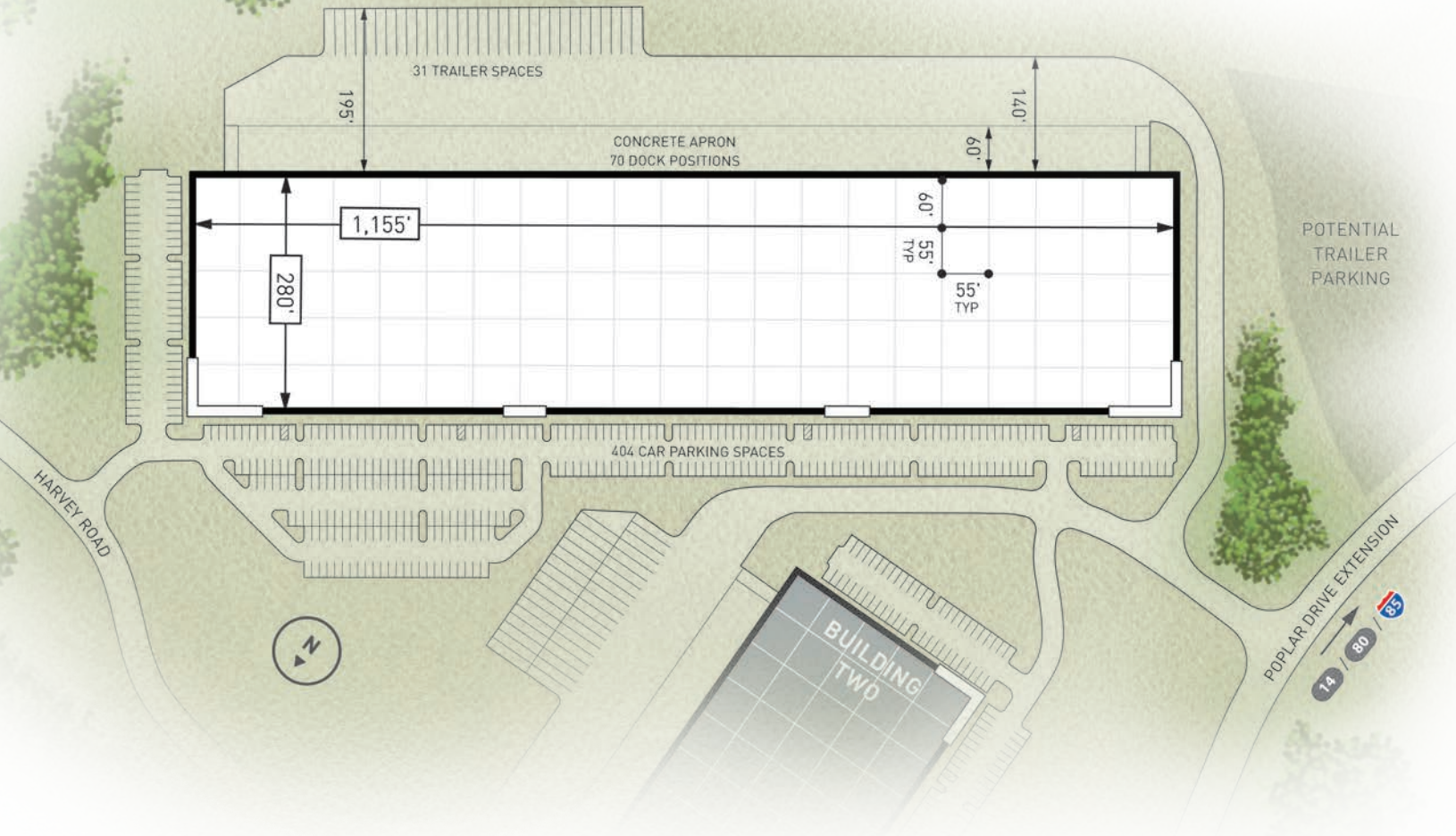


Brian Young, CCIM, SIOR  
brian.young@thalhimer.com  
864.370.8087

Elliott Fayssoux  
elliott.fayssoux@thalhimer.com  
864.370.8190

Kacie Jackson  
kacie.jackson@thalhimer.com  
864.370.8193





## Carolina Commerce Center



### BUILDING ONE

<b>Building Type:</b>	Rear-Load Distribution Warehouse
<b>Building Size:</b>	327,139 sq. ft.
<b>Construction:</b>	Architectural Tilt-up Concrete
<b>Ceiling Height:</b>	32' Clear
<b>Column Spacing:</b>	55' W x 55' D (60' D Staging Bay)
<b>Dock Doors:</b>	(32) 9'x10' Dock Highs (38) 9'x10' Knock Outs
<b>Drive In Doors:</b>	(2) 14'x16' Ramped Drive-Ins
<b>Car Parking:</b>	404 Spaces
<b>Trailer Parking:</b>	31+ Spaces
<b>Truck Court:</b>	140' Deep with 60' Concrete Apron, 195' Deep at Trailer Spaces
<b>Sprinkler:</b>	ESFR System
<b>Driving Distance To:</b>	BMW Plant 3.25 miles Inland Port 3.25 miles Fedex Cargo Hub 2.25 miles