

Carolina Commerce Center

Building Two – 131,615 SF

1601 Poplar Drive Ext.

Greer, South Carolina 29651



100% LEASED

Rear-Load Manufacturing/Distribution Facility
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 was completed in 2020 and contains two Class A rear-load industrial buildings totaling 458,754 square feet. Building Two is 131,615 square feet with ample car and trailer parking. An additional 4 acres are available in the park that can accommodate additional car or trailer parking.



For leasing information contact:



THALHIMER

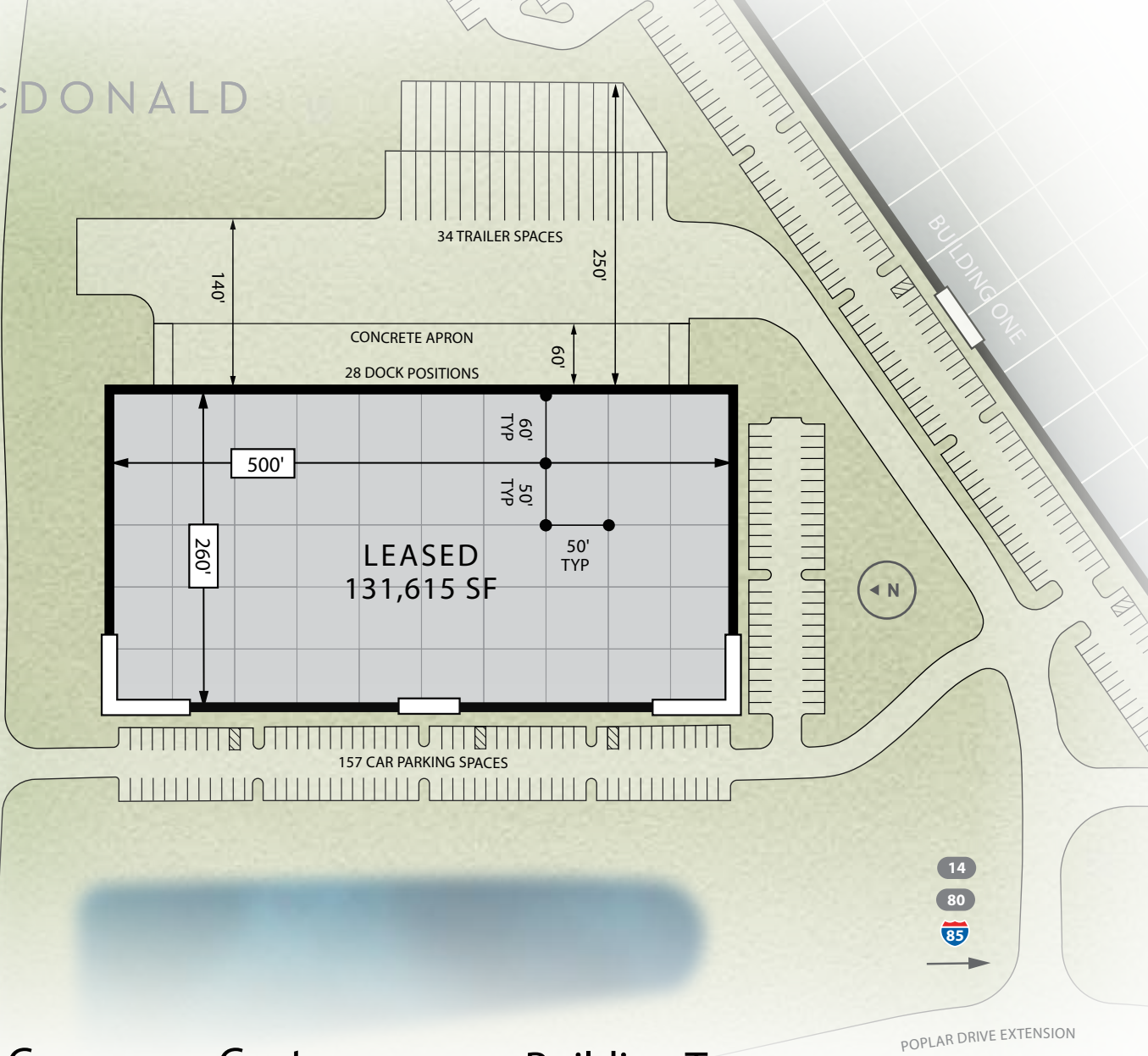
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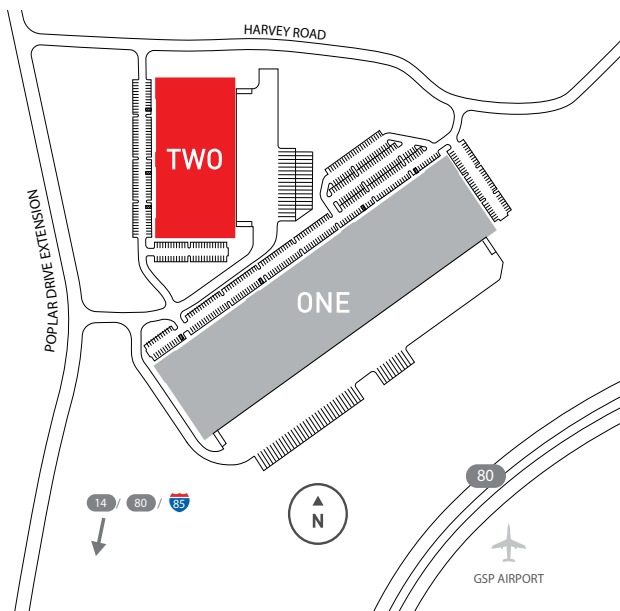
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HARVEY ROAD



Carolina Commerce Center



Building Two

Building Type:	Rear-Load Manufacturing/ Distribution Warehouse
Building Size:	131,615 sq. ft.
Construction:	Architectural Tilt-up Concrete
Ceiling Height:	32' Clear
Column Spacing:	50' W x 50' D (60' D Staging Bay)
Dock Doors:	(14) 9'x10' Dock Highs (14) 9'x10' Knock Outs
Drive In Doors:	(2) 14'x16' Ramped Drive-Ins
Car Parking:	157 Spaces
Trailer Parking:	34 Spaces
Truck Court:	140' Deep with 60' Concrete Apron, 250' 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