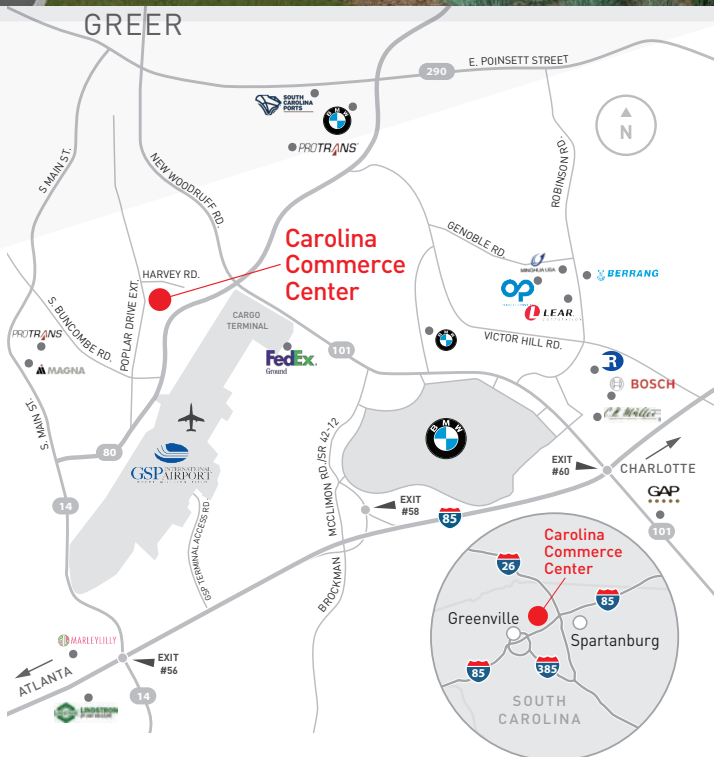


Carolina Commerce Center

Building Two – 131,615 SF

Greer, South Carolina



NOW LEASING

Rear-Load Manufacturing/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 Two is 131,615 square feet with ample car and trailer parking. Building Two 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:



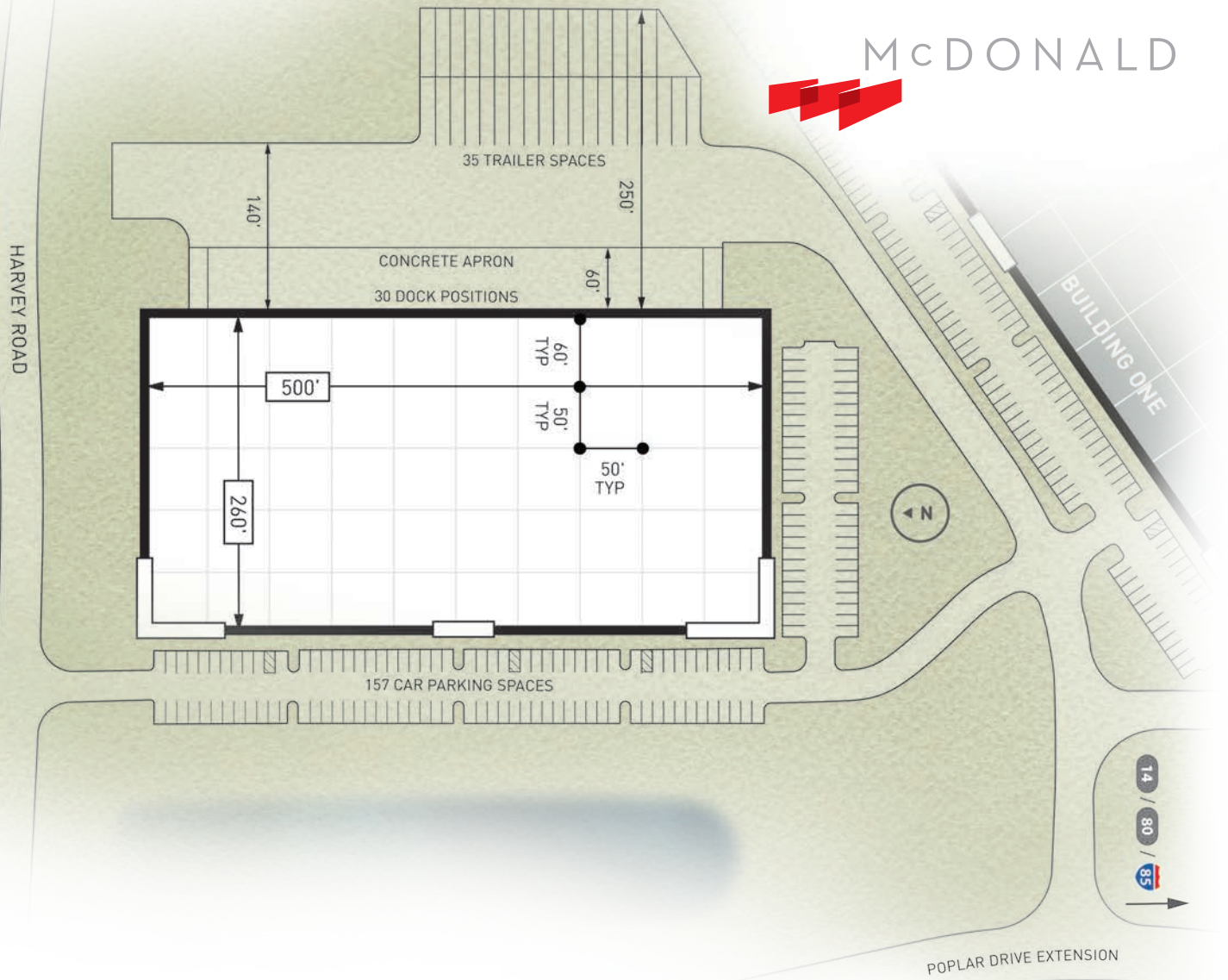
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McDONALD



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:** 30' Clear
- Column Spacing:** 50' W x 50' D
(60' D Staging Bay)
- Dock Doors:** (15) 9'x10' Dock Highs
(15) 9'x10' Knock Outs
- Drive In Doors:** (2) 14'x16' Ramped Drive-Ins
- Car Parking:** 157 Spaces
- Trailer Parking:** 35+ 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