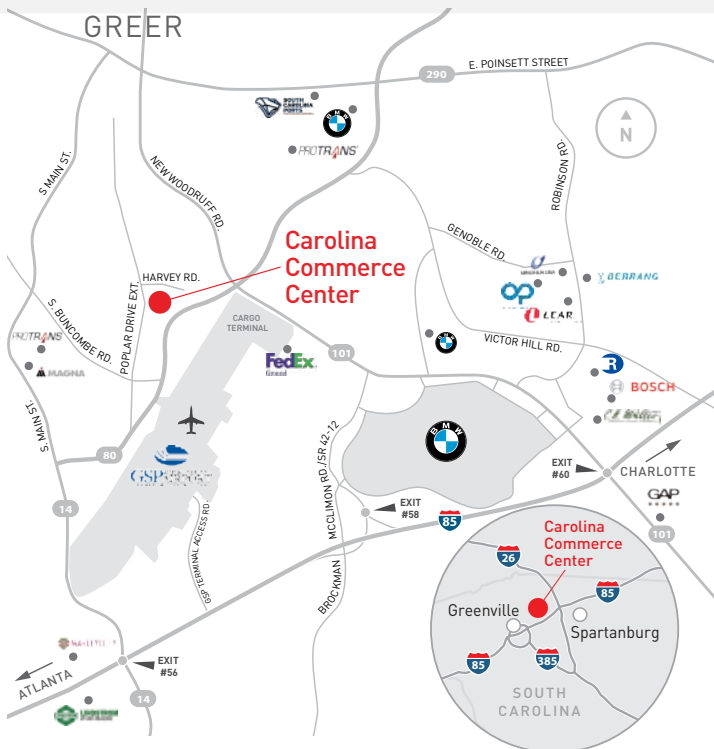


Carolina Commerce Center

458,754 Square Feet

1601 - 1605 Poplar Drive Ext.
Greer, South Carolina 29651



CAROLINA COMMERCE CENTER

Two Rear-Load Distribution Facilities

Access to I-85 via Highway 80, Highway 14 and Highway 101

Carolina Commerce Center is a 42.7-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. Both buildings offer ample car and trailer parking, flexible tenant configurations, and all the features and quality for which McDonald is known including floor to ceiling storefront window systems for office areas, high ceiling heights, ESFR sprinklers, and attractive landscaping. An additional 4 acres are available in the park that can accommodate additional car or trailer parking. The park is located near the BMW Plant (3.25 miles), the Inland Port (3.25 miles), and the FedEx Cargo Hub (2.25 miles).

For leasing information contact:

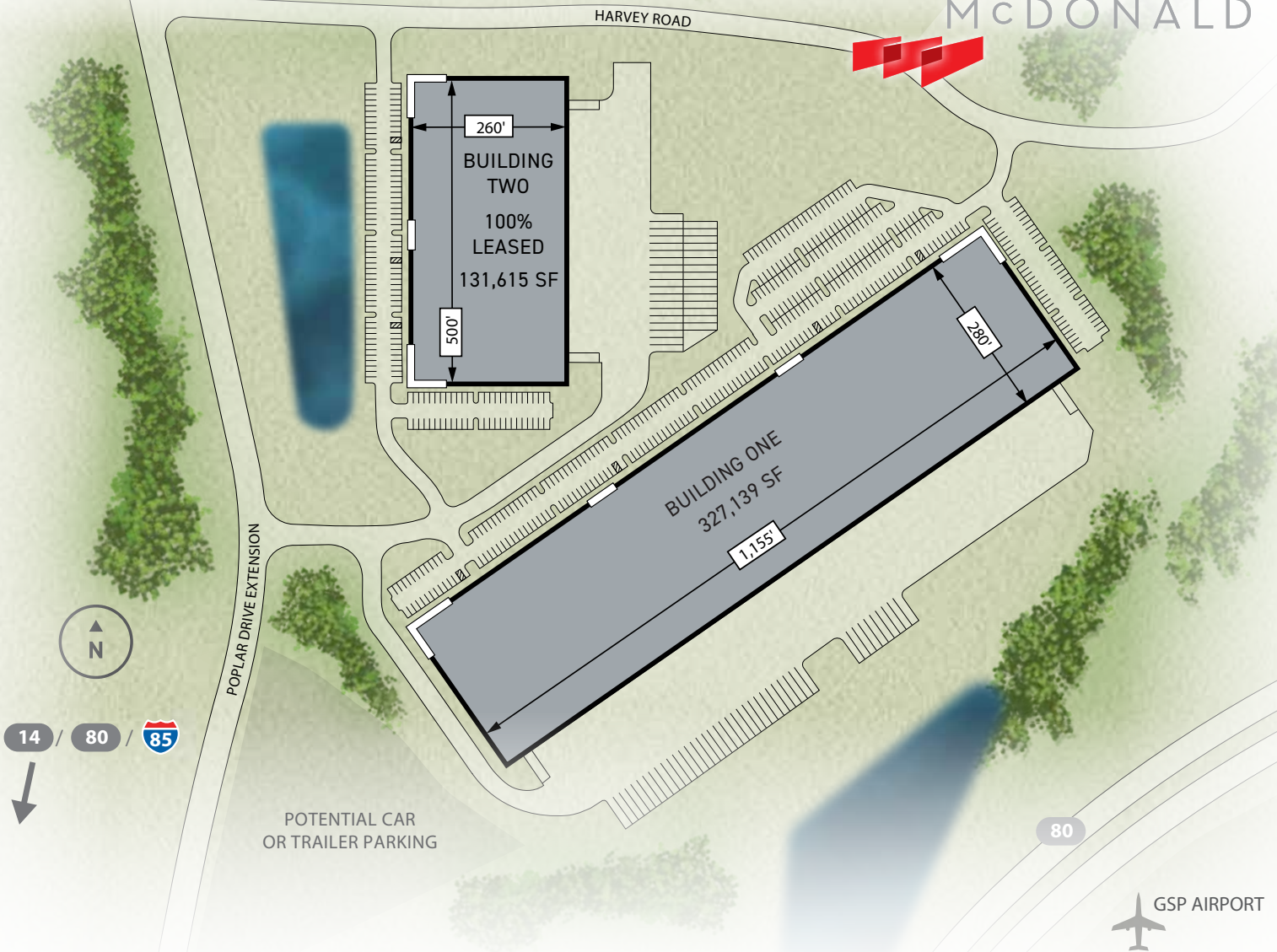


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SPACE AVAILABLE

BUILDING ONE 1605 Poplar Drive Ext.
 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

100% LEASED

BUILDING TWO 1601 Poplar Drive Ext.
 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