Carolina Commerce Center

458,754 Square Feet

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

UNDER CONSTRUCTION
DELIVERING 2Q2020

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.

McDONALD

For leasing information contact:

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Carolina Commerce Center

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:	(32) 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

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:	(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:	34 Spaces
Truck Court:	140' Deep with 60' Concrete Apron, 250' Deep at Trailer Spaces
Sprinkler:	ESFR System

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