

**PROPOSED**

**BUILDING IV**

**570**  
COMMERCE PARK DRIVE

**±182,000 SF  
MULTI-TENANT  
SPEC BUILDING  
FOR LEASE**



**BUILDING IV**  
**Now Pre-Leasing**

201 W. McBee Ave, Suite 400  
Greenville, SC 29601

**864.704.1040**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

320 East Main Street, Suite 430  
Spartanburg, SC 29302

**LeeUpstate.com**



## Building IV Spec Details

<b>Building SF</b>	±182,000 SF
<b>Spec Office</b>	±2,124 SF
<b>Clear Height</b>	32'
<b>Column Spacing</b>	51' x 50' (Speed Bay 60')
<b>Dimensions</b>	260' x 700'
<b>Load Type</b>	Rear Load
<b>Bay Size</b>	13,260 SF
<b>Docks</b>	35
<b>Dock Doors</b>	9' x 10'
<b>Lighting</b>	LED Motion Sensored
<b>Sprinkler System</b>	ESFR
<b>Roof</b>	TPO 60 mil.
<b>Truck Court</b>	195' (Shared)
<b>Loading Dock Apron</b>	53'
<b>Auto Parking</b>	130 (0.71/1000)
<b>Trailer Parking - Common</b>	12
<b>Power</b>	Greer CPW
<b>Sewer</b>	Greer CPW
<b>Water</b>	Greer CPW
<b>Gas</b>	Greer CPW

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## Park Overview

The Upstate of South Carolina is well positioned to meet the needs of a multitude of industrial businesses thanks to an extensive transportation infrastructure, a convenient location, favorable labor costs, and many other advantages unique to the area.

BMW Manufacturing Co. and Michelin North America anchor a cluster of manufacturers that benefit from proximity to the area's strong multi-modal transportation networks featuring the I-85 and I-26 corridors, the South Carolina Inland Port and nearby Port of Charleston, three airport facilities and two major commercial rail lines that solidify the region's global connectivity.



BUILDING IV  
570 Commerce Park Drive  
Greer, SC 29651

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# PARK SITE PLAN

GLOBAL COMMERCE INDUSTRIAL PARK



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**100+ MILLION  
CONSUMERS WITHIN A  
ONE-DAY DRIVE**

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