



FREEMAN FARMS
COMMERCE CENTER

Premier Signage Opportunity on I-85

BECKNELL
INDUSTRIAL

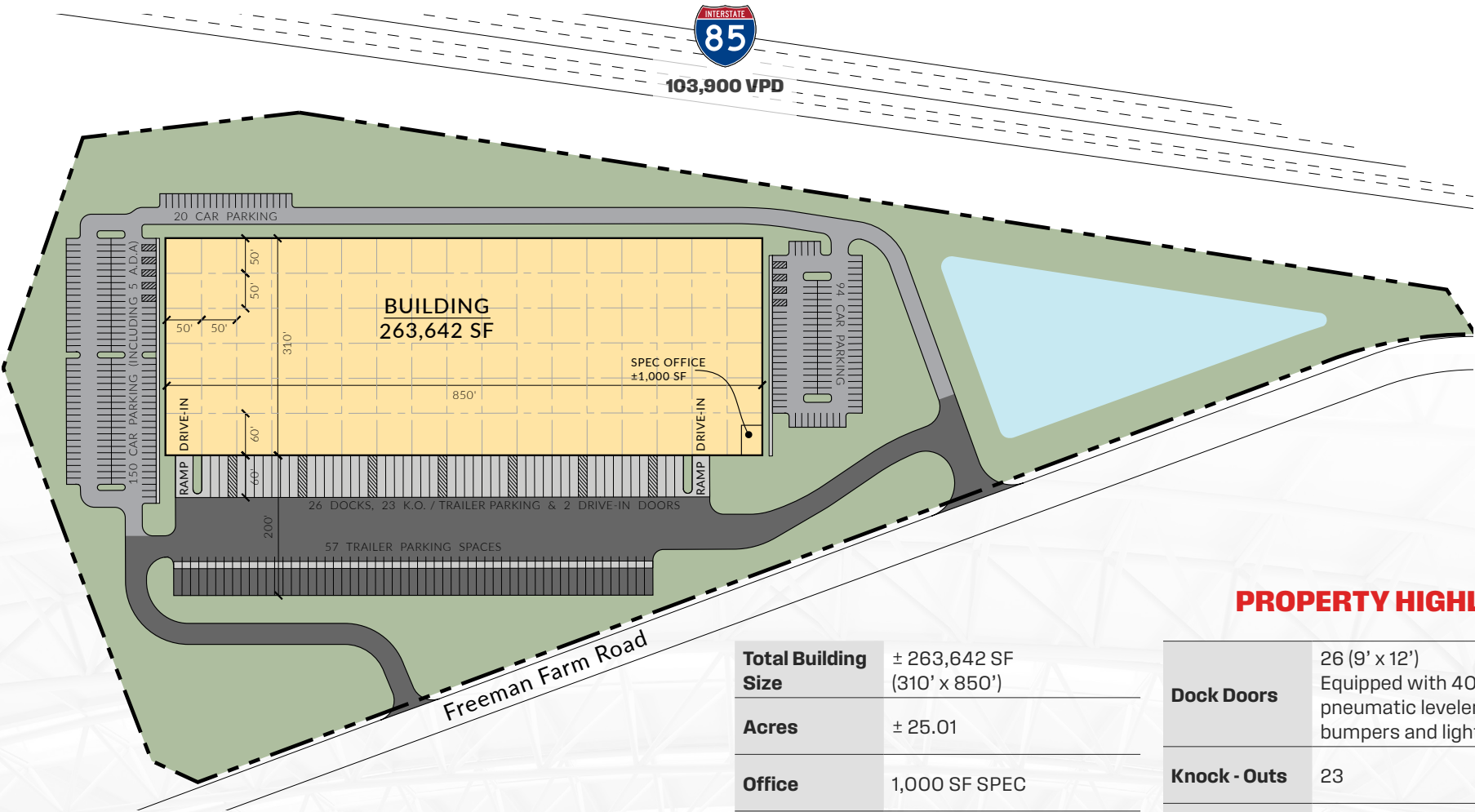
CBRE

1080 Freeman Farm Road, Greer, SC 29651



I-85 | 103,900 VPD

SITE PLAN



PROPERTY HIGHLIGHTS

Total Building Size	± 263,642 SF (310' x 850')
Acres	± 25.01
Office	1,000 SF SPEC
Clear Height	32'
Car Parking	264
Trailer Parking	57
Sprinklers	ESFR
Column Spacing	50' x 50'

Dock Doors	26 (9' x 12') Equipped with 40,000 LB pneumatic levelers, seals, bumpers and lights.
Knock - Outs	23
Electrical	2000A, 277/480 volt, 3-phase
Speed Bay	60'
Lighting	LED w/ motion sensors & 30 footcandles
VPD	103,900 on I-85



**Exceptional Visibility on I-85 with
over 100,000 vehicles per day**

Comprehensive Coverage



Major Rail Lines Available

**Norfolk Southern
CSX**



50+ Daily departures to
22 Nonstop destinations



\$63.4B
Economic
Impact

100
Foreign Ports
Served

100M
Consumers Live
Within 500 Mile
Radius

Two Day Truck
Service Reaches

75%

of the
U.S. Population

LOCATION	DISTANCE	DRIVE TIME
I-85	1.5 mi	3 min
BMW	3.0 mi	8 min
I-26	13.5 mi	15 min
SC Inland Port	5.7 mi	11 min
GSP Airport	4.3 mi	6 min
Downtown Spartanburg	20.0 mi	26 min
Downtown Greenville	16.0 mi	22 min
CLT Airport	82.0 mi	1 hr 30 min
Downtown Atlanta	157.0 mi	3 hrs
Port of Charleston	205.0 mi	3 hrs 30 min
Port of Savannah	260.0 mi	4 hrs

**FOR MORE INFORMATION,
PLEASE CONTACT**

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