

NOW LEASING | BUILDING III - MULTI-TENANT BUILDING | LESS THAN 1 MILE TO I-85

**32,512 SF**  
LAST SPACE AVAILABLE

**COMMERCE**  
**PARK DRIVE**  
GREER, SC 29651





## Building III Details

<b>Building SF</b>	±140,639 SF
<b>Spec Office</b>	±2,125 SF Concept
<b>Clear Height</b>	32'
<b>Column Spacing</b>	51' x 50' (Speed Bay 60')
<b>Dimensions</b>	210' x 650'
<b>Load Type</b>	Rear Load
<b>Bay Size</b>	±10,828 SF
<b>Docks</b>	9
<b>Dock Doors</b>	9' x 10'
<b>Knock-Outs (KO)</b>	1
<b>Lighting</b>	LED Motion Sensor

<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>	139 Spaces (1.01 / 1,000)
<b>Trailer Parking</b>	Potential
<b>Power</b>	Duke Energy
<b>Sewer</b>	Greer CPW
<b>Water</b>	Greer CPW
<b>Gas</b>	Greer CPW



## Park & Area Overview

Global Commerce Park is an industrial development adjacent to the I-85 Brockman McClimon interchange, which is across the interstate from BMW Manufacturing and GSP International Airport, in the heart of Upstate South Carolina's industrial hub. The Park will include multiple Class-A industrial buildings totaling  $\pm 600,000$  sq. ft. Global Commerce Park is designated as an Opportunity Zone.

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.



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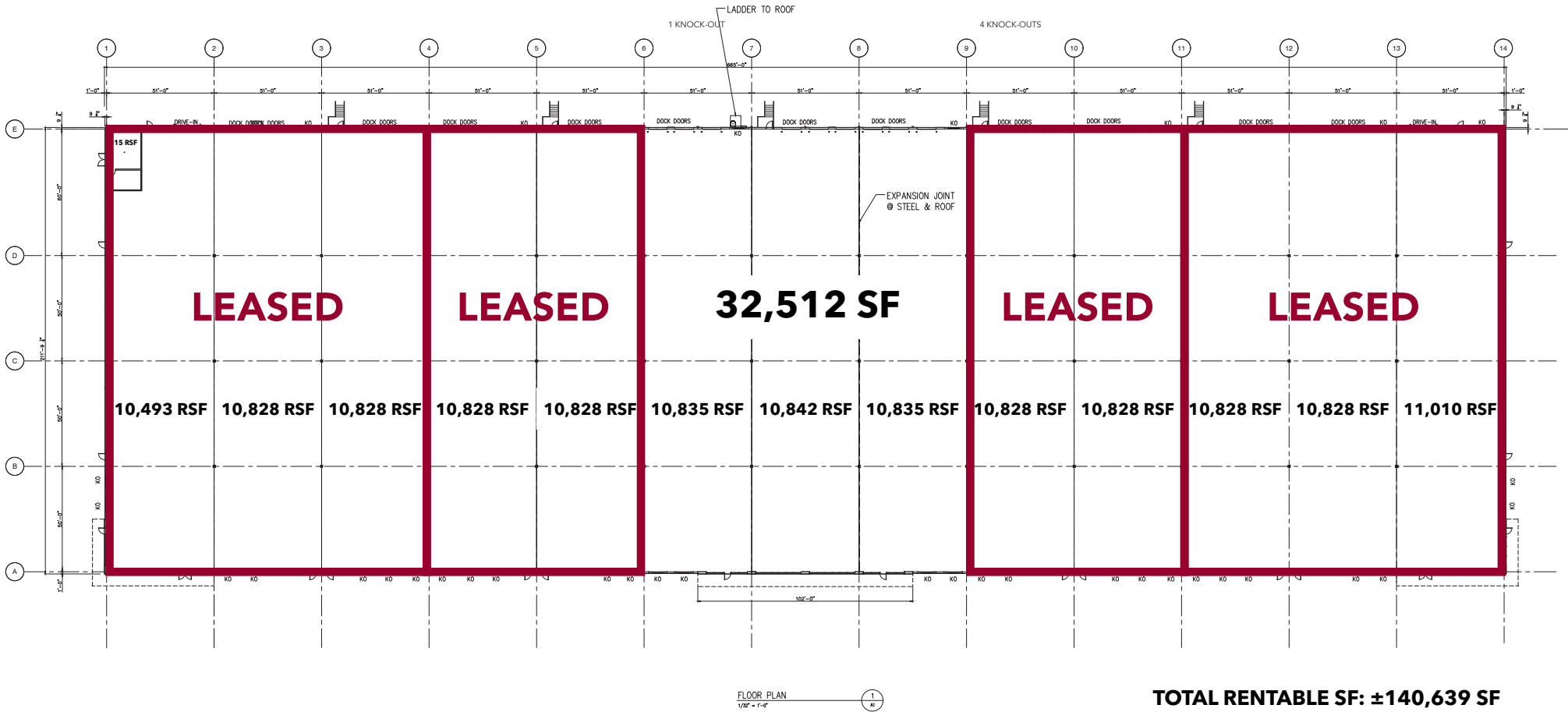
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# BUILDING III LAYOUT

560 COMMERCE PARK DRIVE

**±32,512 TOTAL SF AVAILABLE**



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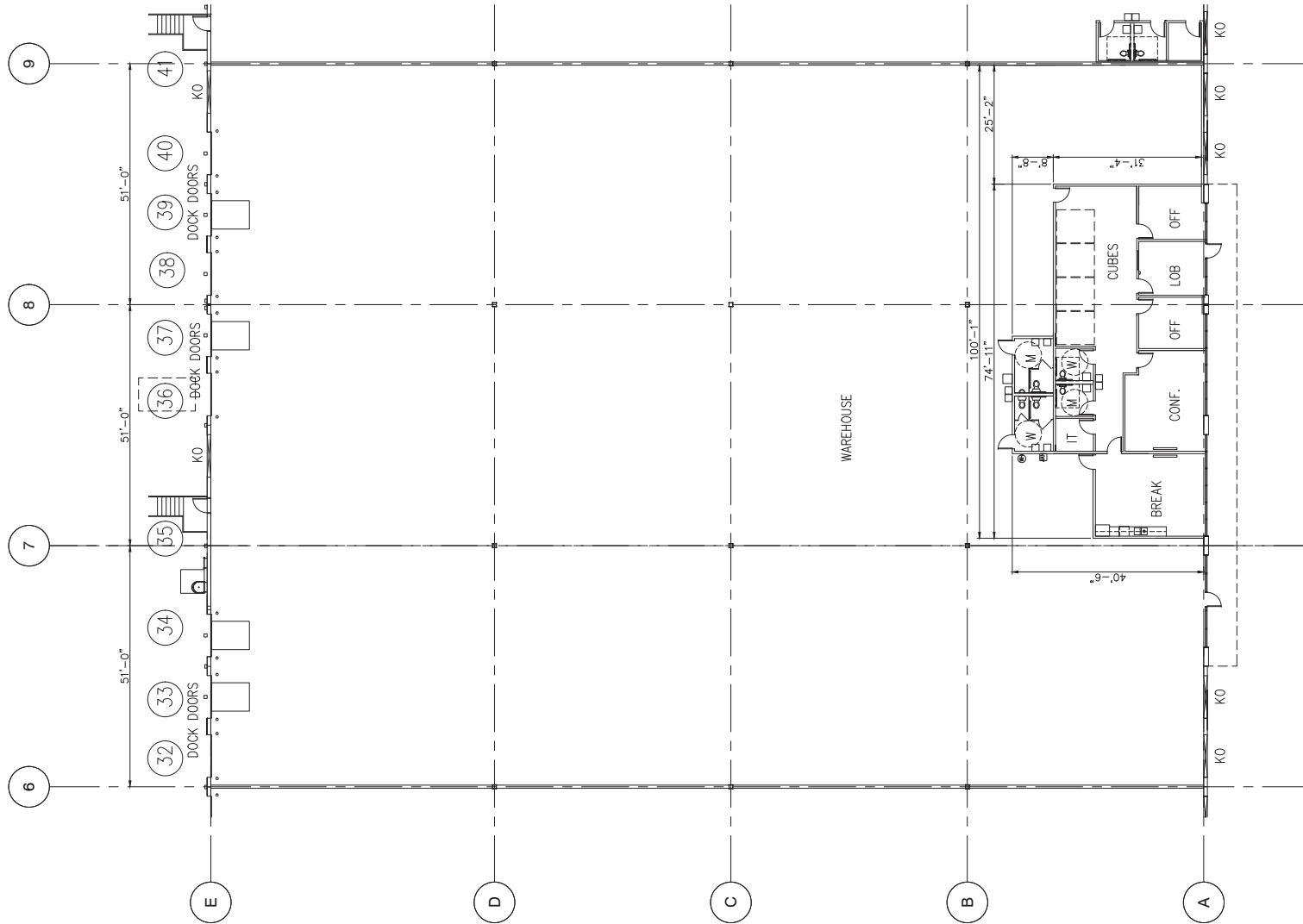
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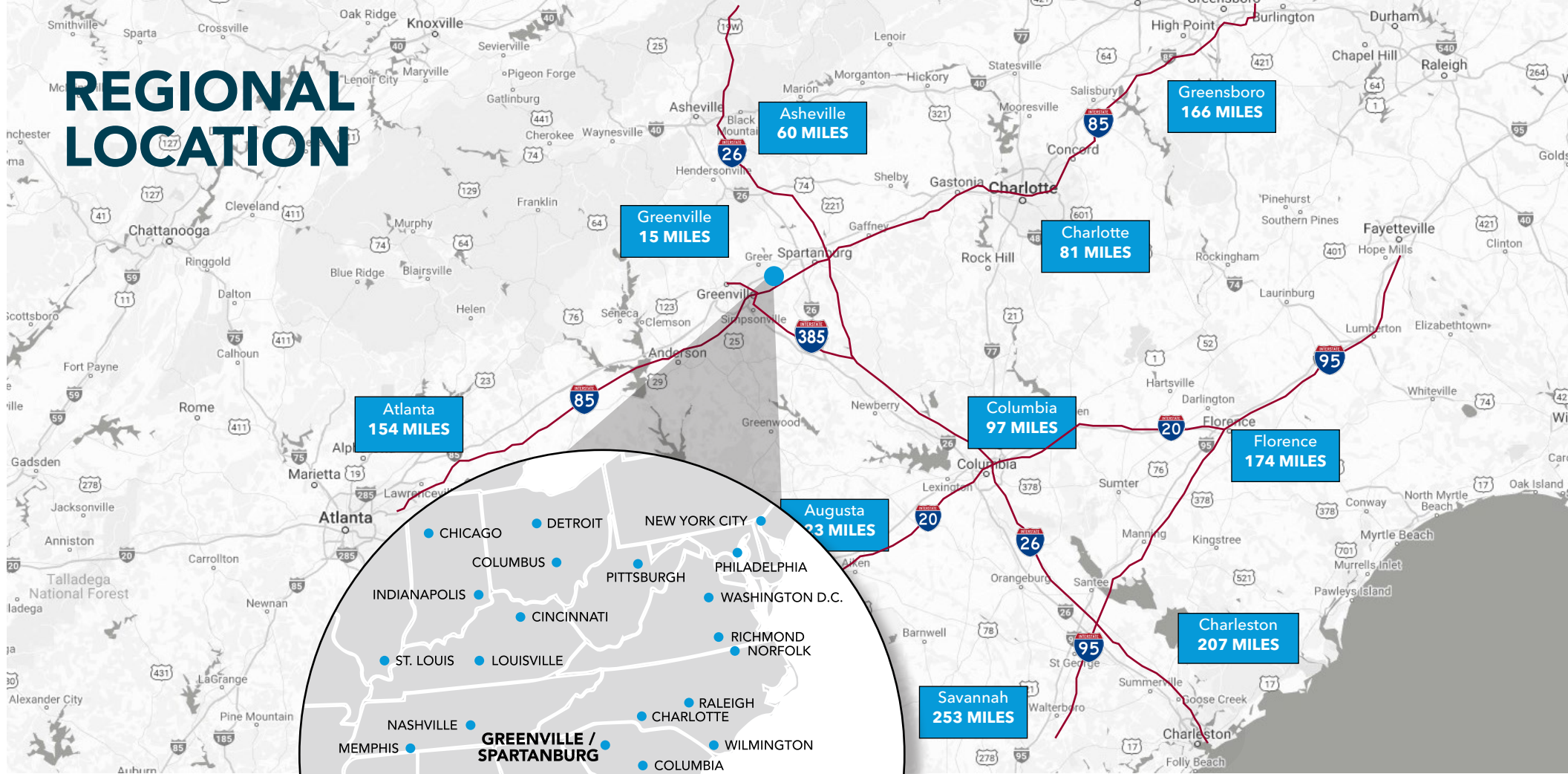
# OFFICE - CONCEPT

560 COMMERCE PARK DRIVE





# REGIONAL LOCATION



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



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