



**±449,000 SF SUBDIVIDABLE**  
**101 GROCE ROAD**  
**FOR SUBLEASE**

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**RENOVATED IN 2010.**  
**INCREDIBLE CLEAR HEIGHT.**



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## PROPERTY OVERVIEW

# PROPERTY HIGHLIGHTS



### Covered Docks

12 Covered Docks



### Zoned GI (General Industrial)

Offering businesses a broad range of possibilities. This provides the flexibility to adapt the space to your specific needs.



### Dock Equipment

The property is equipped with pit levelers on all available docks, ensuring smooth and efficient loading and unloading operations. With pit levelers in place, businesses can maximize productivity, reduce the risk of damage to products, and improve overall safety in the handling of shipments.



### Prime Location & Access

Strategically situated this property offers unparalleled convenience with its proximity to key logistical hubs. Just 2.8 miles from I-85, 5.4 miles from BMW, and 5.6 miles from the SC Inland Port, it provides seamless access to major transportation routes and industrial centers.



### Clear Height

With clear heights reaching to 38' in the bottom level, this property offers ample vertical space for a variety of industrial uses. The generous ceiling height accommodates large machinery, equipment, or racking systems, making it suitable for warehousing, manufacturing, or distribution operations. The space allows for greater flexibility in storing and organizing inventory.



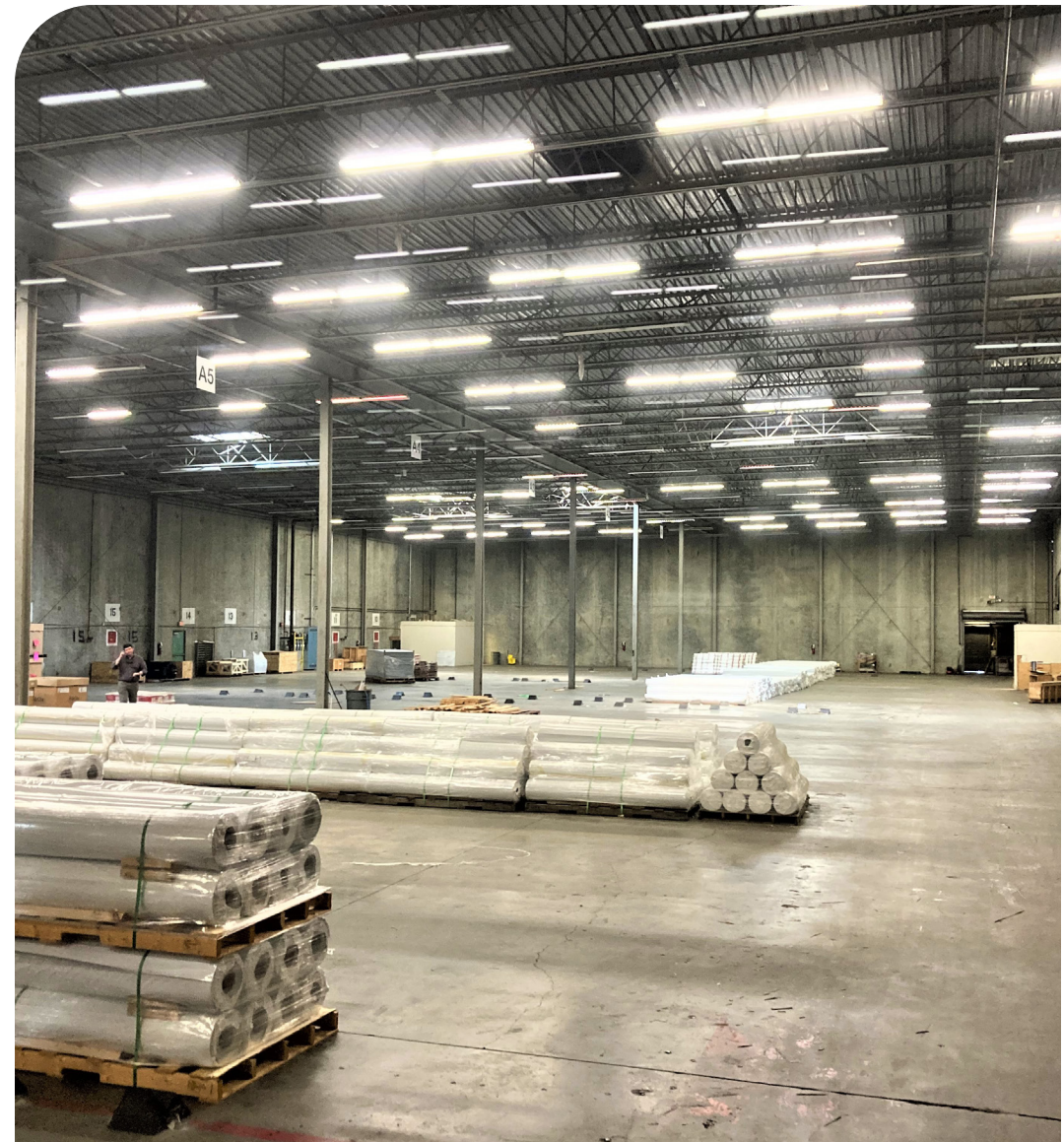
### Heavy Power Available

With heavy power available on-site, well-suited for operations requiring significant electrical capacity. Whether you need power for machinery, manufacturing processes, or other specialized equipment, the property is equipped to meet the demands of a wide range of industries.

## PROPERTY OVERVIEW

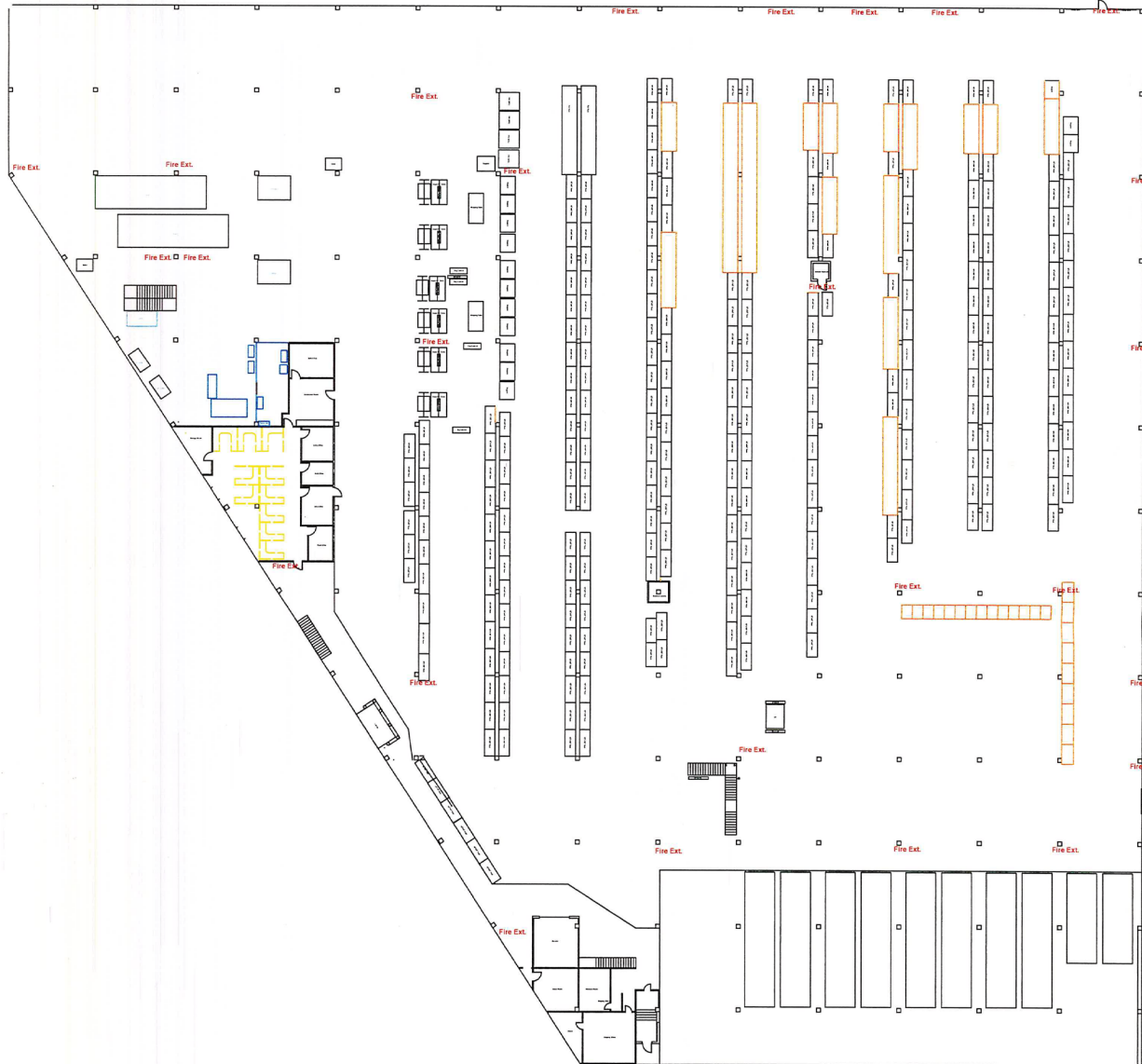
# PROPERTY SPECIFICATIONS - OVERVIEW

PROPERTY ADDRESS	101 Groce Road
TYPE	Industrial
TOTAL AVAILABLE SF	±143,000 SF - 449,000 SF
TOTAL BUILDING SF	±449,000 SF
OFFICE SF	Varies by Section
TAX MAP #	5-15-00-006.12
COUNTY	Spartanburg
CITY LIMITS	Lyman
ZONING	GI (General Industrial)
DOCKS	Varies by Section
DRIVE-INS	Varies by Section
LOT SIZE	47.76 AC
CONSTRUCTION	Precast Concrete / Concrete Block
POWER	1,200a/600v 3p Heavy
ROOF	60 mil TPO / Insulated (Installed 2013 - 20 Year Roof)



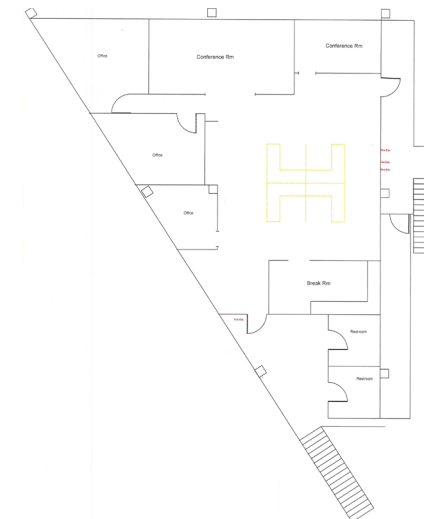
# PROPERTY SPECIFICATIONS - MAIN LEVEL

## MAIN LEVEL ±128,000 SF



TOTAL SF	±128,000 SF
COLUMN TYPE	Concrete
COLUMN SPACING	25.5' x 26.5'
CEILINGS	19'6"
LIGHTING TYPE	LED
SPRINKLERS	ESFR
DRIVE-INS	6 (Six) 24' x 18'
DOCKS	12 (Twelve)
SPECIAL FEATURES	Pit Levelers on Each Dock

### 2ND FLOOR OFFICE

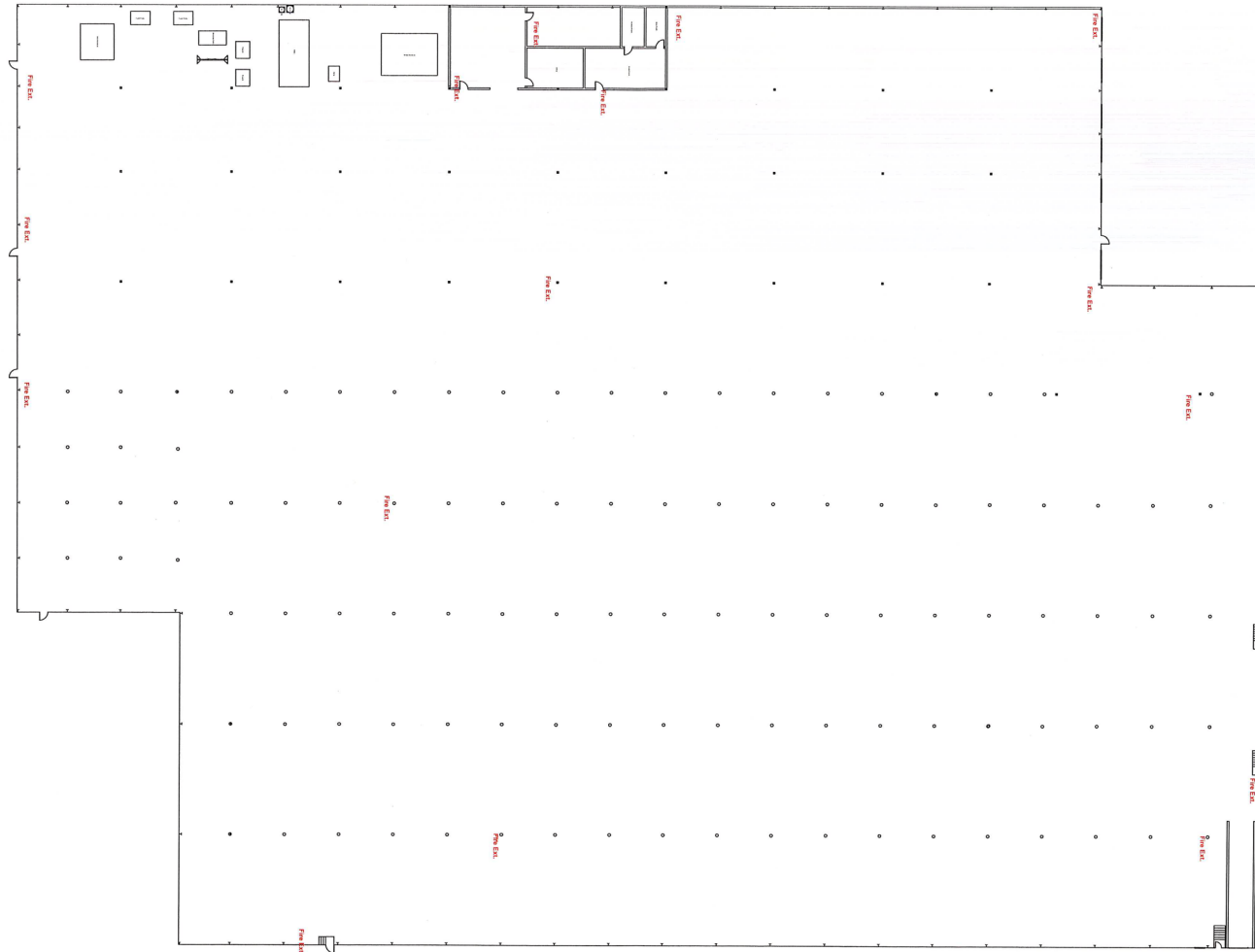




# PROPERTY SPECIFICATIONS - LOWER LEVEL

## LOWER LEVEL ±143,000 SF

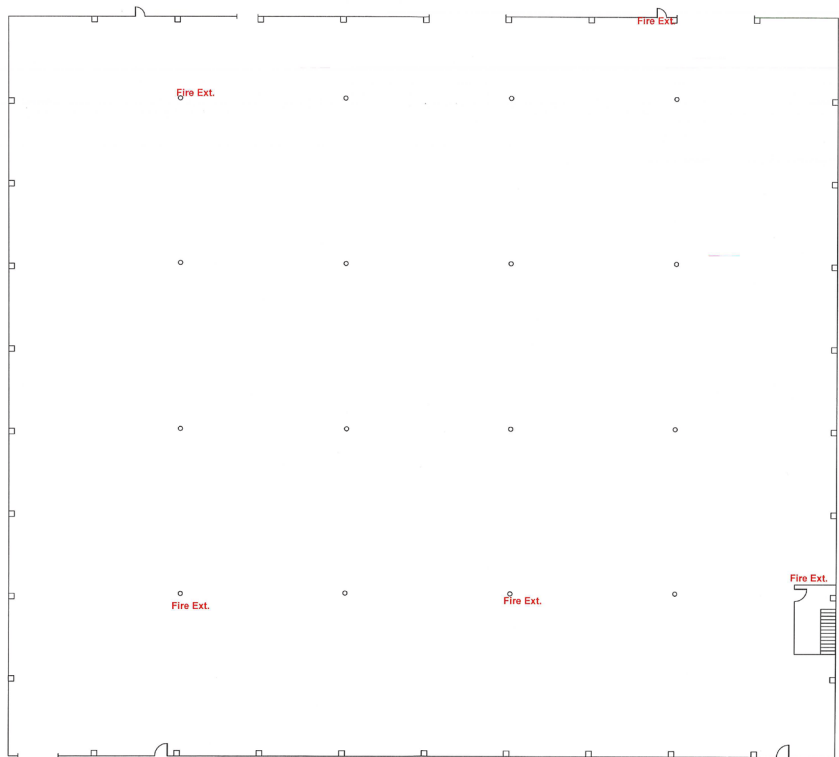
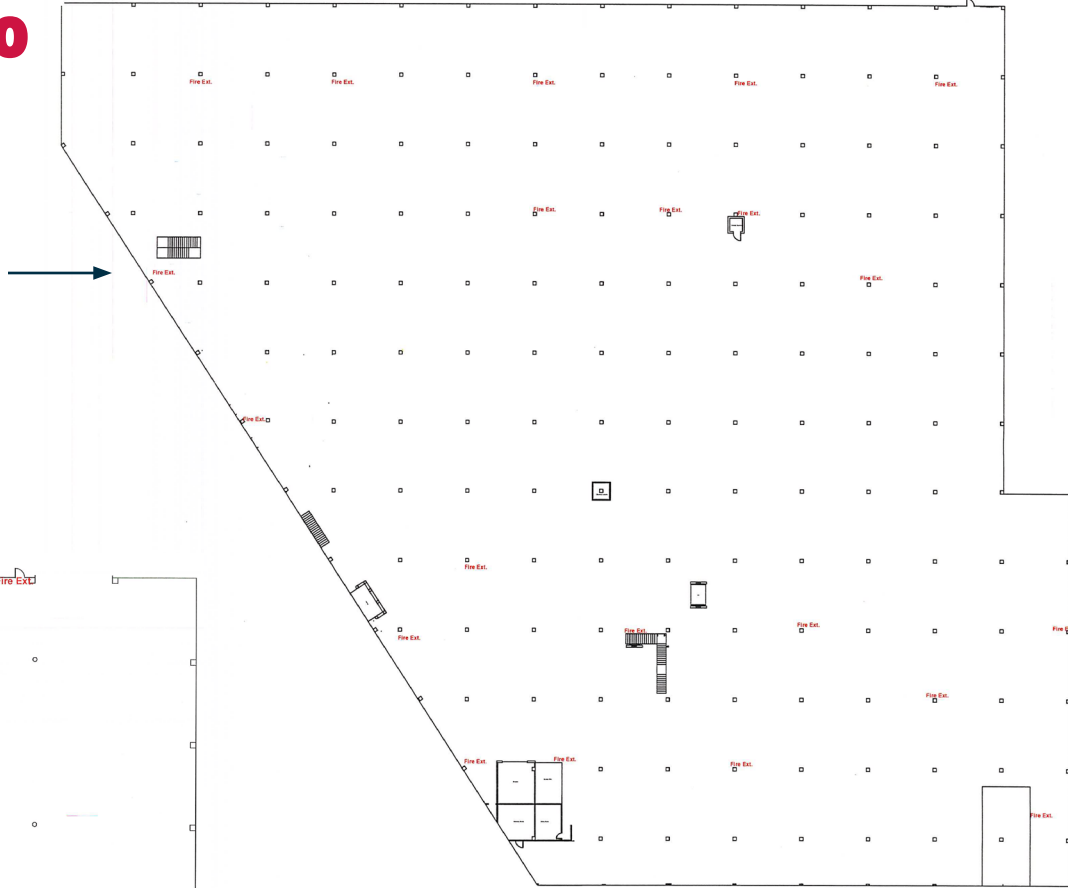
TOTAL SF	±143,000 SF
OFFICE SF	±1,500 SF
COLUMN TYPE	Concrete
COLUMN SPACING	Front: 20' x 40' Back: 40' x 40'
CEILINGS	38'
LIGHTING TYPE	LED
SPRINKLERS	ESFR
DRIVE-INS	1 (One) 10' x 14'
DOCKS	5 (Five) 8'x10'
SPECIAL FEATURES	Mechanical Pit Levelers on Each Dock



# PROPERTY SPECIFICATIONS - UPPER LEVEL

## UPPER LEVEL ±178,000

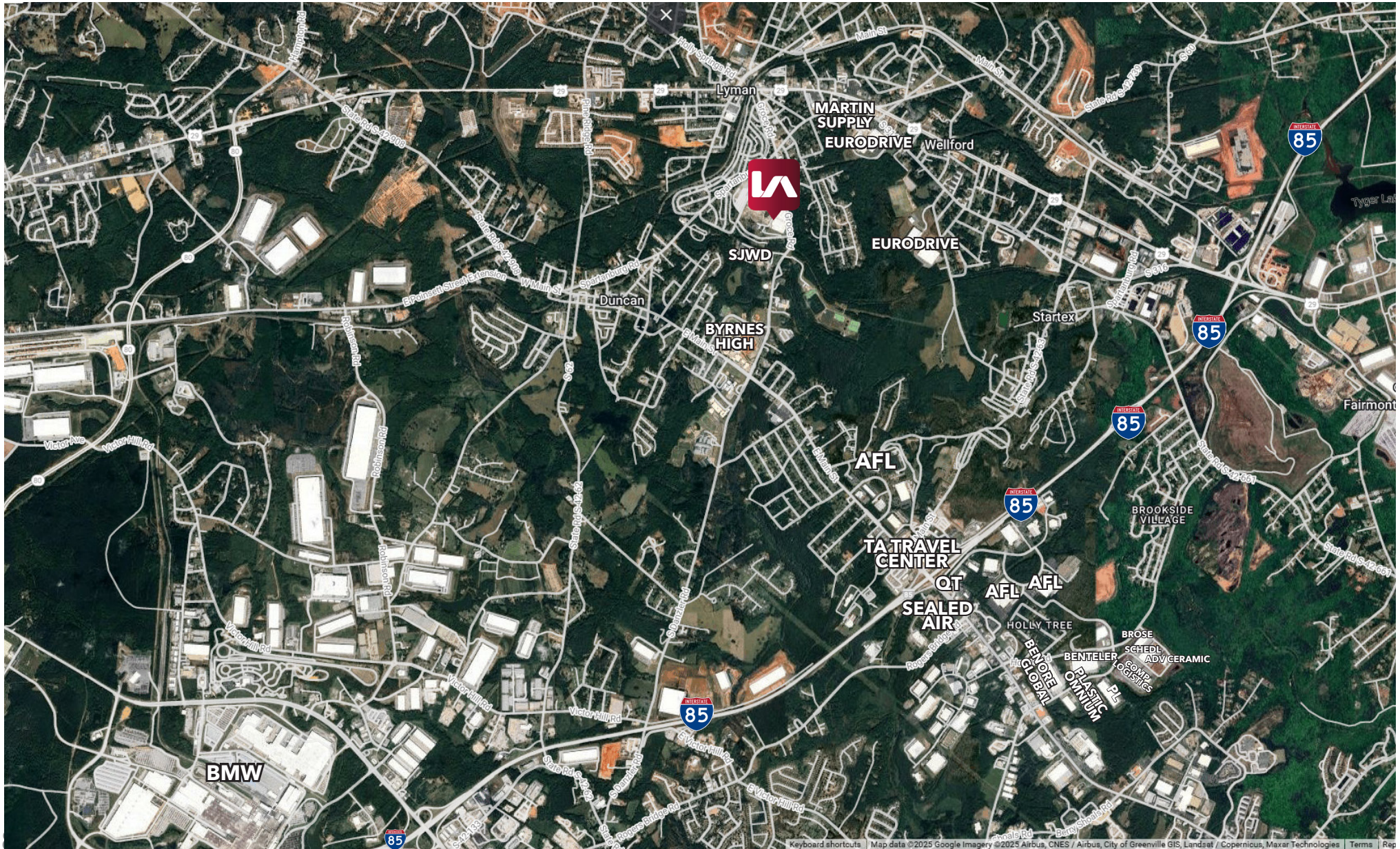
TOTAL SF	±131,200 SF
COLUMN TYPE	Concrete
COLUMN SPACING	26.5' x 27.5'
CEILINGS	24'6"
LIGHTING TYPE	LED (Motion Sensor)



WAREHOUSE SF	±46,800 SF
COLUMN TYPE	Concrete
COLUMN SPACING	19'6" x 40'
CEILINGS	16'
LIGHTING TYPE	Fluorescent/Skylights

# PROPERTY OVERVIEW

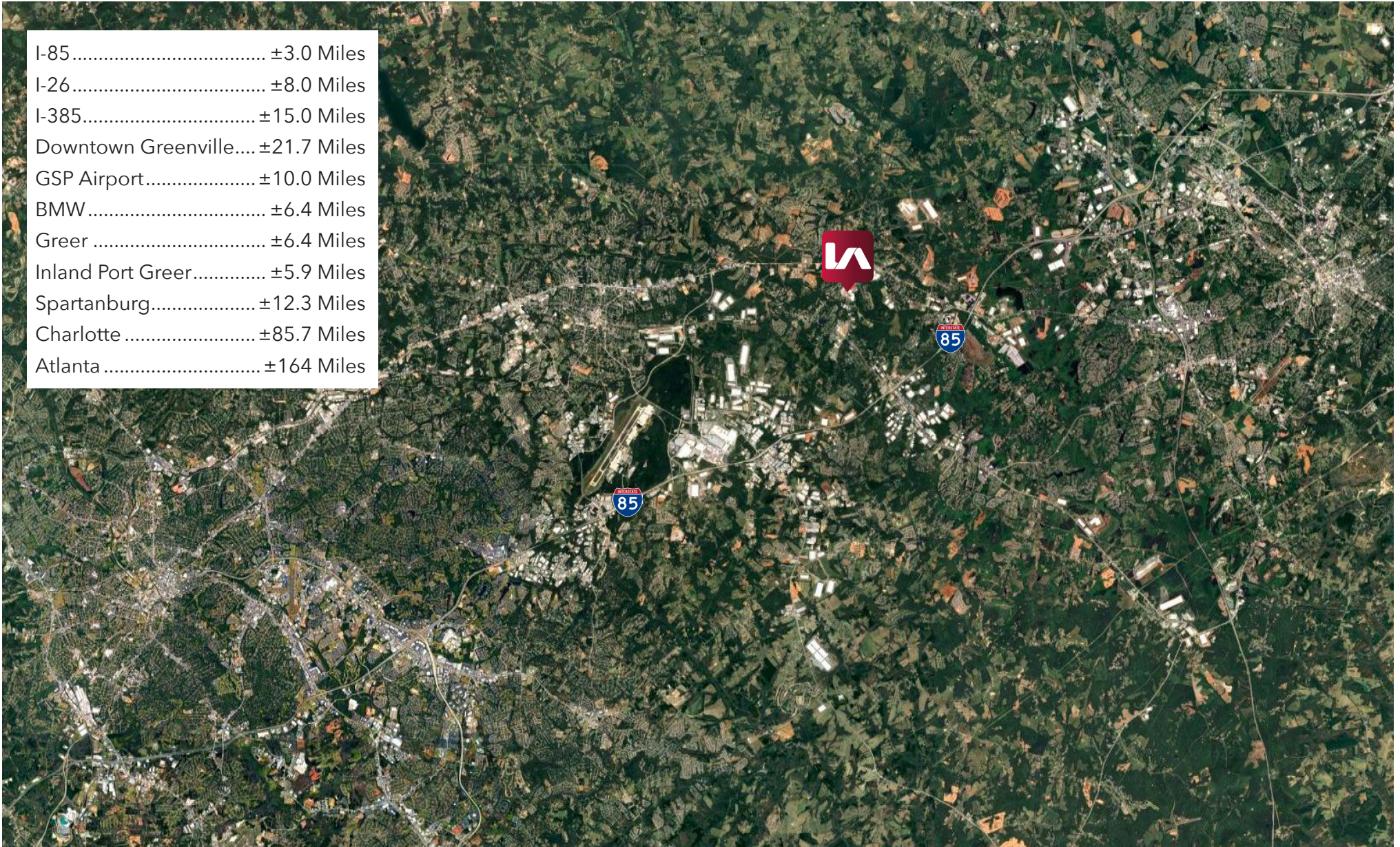
## LOCATION MAP - AREA



PROPERTY OVERVIEW

# LOCATION MAP | DISTANCE TRACKER

I-85 .....	±3.0 Miles
I-26 .....	±8.0 Miles
I-385.....	±15.0 Miles
Downtown Greenville....	±21.7 Miles
GSP Airport.....	±10.0 Miles
BMW .....	±6.4 Miles
Greer .....	±6.4 Miles
Inland Port Greer.....	±5.9 Miles
Spartanburg.....	±12.3 Miles
Charlotte .....	±85.7 Miles
Atlanta .....	±164 Miles



# PROPERTY OVERVIEW

## PROPERTY PHOTOS



## PROPERTY OVERVIEW

# GREENVILLE | ANDERSON | GREER MSA

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*The Greenville, Anderson, and Greer Metropolitan Statistical Area (MSA) is a dynamic and thriving region in the Upstate of South Carolina, offering a strong, diversified economy and an ideal location for business growth. Situated at the crossroads of key interstate highways, including I-85 and I-385, this MSA is recognized for its strategic access to both domestic and international markets, making it a hub for manufacturing, logistics, and distribution.*

### BUSINESS CLIMATE AND GROWTH

The Greenville-Anderson-Greer MSA is home to a robust business climate, driven by its diverse industrial base. The area benefits from its proximity to major global companies, including BMW, Michelin, and GE Energy, as well as a growing number of smaller businesses and startups. The MSA's competitive operating costs, skilled workforce, and business-friendly environment attract companies from various sectors, including automotive, advanced manufacturing, logistics, healthcare, and technology.

### LOGISTICS AND TRANSPORTATION

One of the key advantages of the Greenville-Anderson-Greer MSA is its strategic location along critical transportation corridors. The MSA is situated within easy reach of I-85, which runs north-south from Alabama to the northeastern U.S., and I-385, which connects to other major highways, making it a prime location for warehousing, distribution, and transportation-based businesses. The region also benefits from the nearby South Carolina Inland Port, offering direct access to the Port of Charleston, enhancing its appeal for companies involved in international trade and logistics.

### QUALITY OF LIFE

Beyond its economic advantages, the MSA offers an exceptional quality of life. The region is known for its scenic beauty, with easy access to the Blue Ridge Mountains and numerous outdoor recreational activities, including hiking, boating, and fishing. The area also features a vibrant downtown, with a mix of historic charm and modern amenities, as well as excellent schools, healthcare facilities, and cultural events. This combination of business opportunity and quality living makes the MSA an attractive destination for both businesses and residents.

### Workforce Development

The MSA is supported by a strong workforce, with a large pool of skilled workers in manufacturing, engineering, logistics, and other high-demand industries. The region is home to several higher education institutions, including Clemson University and Furman University, which offer advanced programs in engineering, business, and technology. Additionally, the area boasts a robust network of vocational and technical training programs that help ensure businesses can access a highly qualified labor force.

### REAL ESTATE MARKET

The real estate market throughout the MSA has experienced significant growth in recent years. Industrial and commercial properties are in high demand, with many new developments and renovations taking place to meet the needs of expanding businesses. The area's affordable land prices and available spaces for lease or purchase make it an attractive option for companies seeking to expand or relocate.



LEARN MORE  
**GIVE US A CALL**



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**CONTACT BROKERS  
FOR LEASE RATE**

