

FOR LEASE



545 Brookshire Road • Greer, SC 29651

PROPERTY DETAILS



- ±240,101 Total SF
- ±237,374 SF Warehouse Space
- ±2,727 SF Office Space



- 31 (9' x 10') Dock Doors (29 with Equipment Installed)
- 4 (12'x14') Drive-in Doors



- 50' x 52' Column Spacing
- 60' Speed Bay
- ±32' Clear Height



LED lighting to be installed

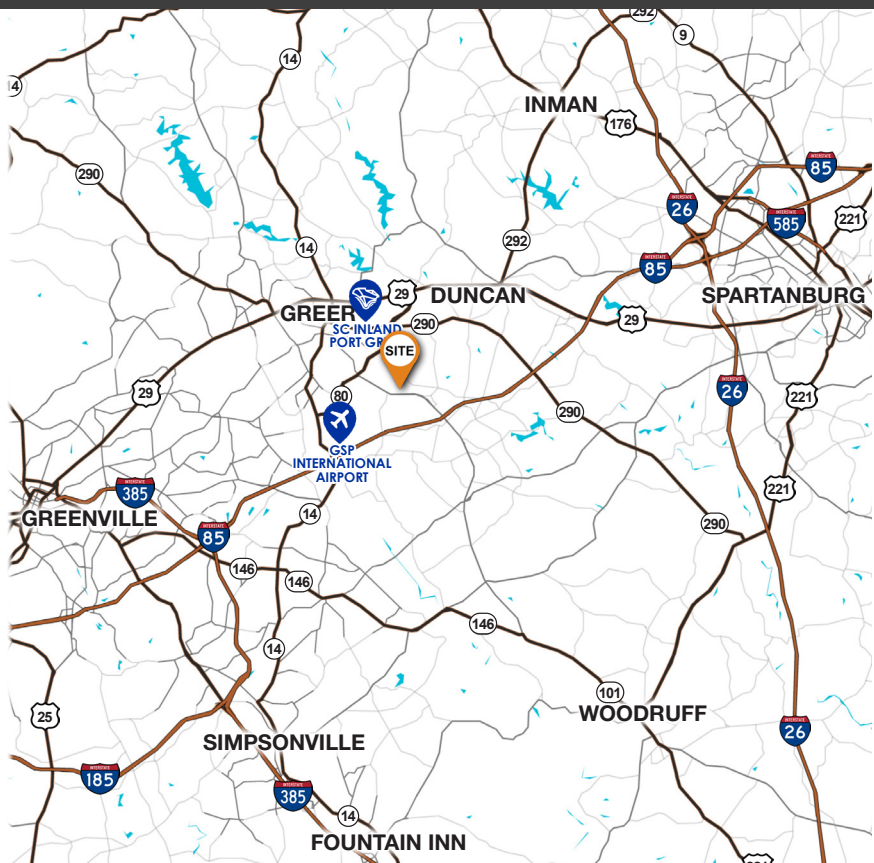


ESFR Sprinklers



- ±185' Truck Court
- ±32 Trailer Storage/Parking Spaces

CONTACT BROKER
FOR LEASE RATE



DISTANCE FROM SITE	±0.3 miles	±2.5 miles	±4.5 miles	±2.5 miles
	±2 miles	±9 miles	±13 miles	±5 miles

Owned By
maple^{tree}

Leasing By
NAI Earle Furman

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545 BROOKSHIRE ROAD

Greer, South Carolina 29651

±240,101 SF Warehouse Space Available For Lease

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PROPERTY DETAILS

BUILDING SF	±240,101 SF	CLEAR HEIGHT	32'
WAREHOUSE SF	±237,374 SF	COLUMN SPACING	50' x 52' 60' Speed Bay
OFFICE SF	±2,727 SF	DOCK DOORS	31 9' x 10'
SITE SIZE	±14.1 Acres	DOCK DOOR EQUIPMENT	29 Levelers, Seals & Locks
CONSTRUCTION	Concrete Tilt-up Panels	DRIVE IN DOORS	4 12' x 14'
ROOF	TPO Membrane	TRUCK COURT	185' Concrete
FLOOR	6" Concrete Slab 4,000 PSI	TRAILER PARKING	±32 Spaces
POWER	3-Phase 800 Amps	AUTO PARKING	±96 Spaces
LIGHTING	LED to be installed	COUNTY	Spartanburg
SPRINKLER SYSTEM	ESFR	ZONING	I-1, City of Greer

UTILITIES

POWER	Duke Energy	SEWER	Greer CPW 8" Main
GAS	Served via Natural Gas Distribution main lines 4" diameter Have a nominal pressure of 60 PSI	WATER	Greer CPW Site has two (2) water meters 1-inch meter line (irrigation) & 2-inch meter line (domestic)

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PROPERTY PHOTOS



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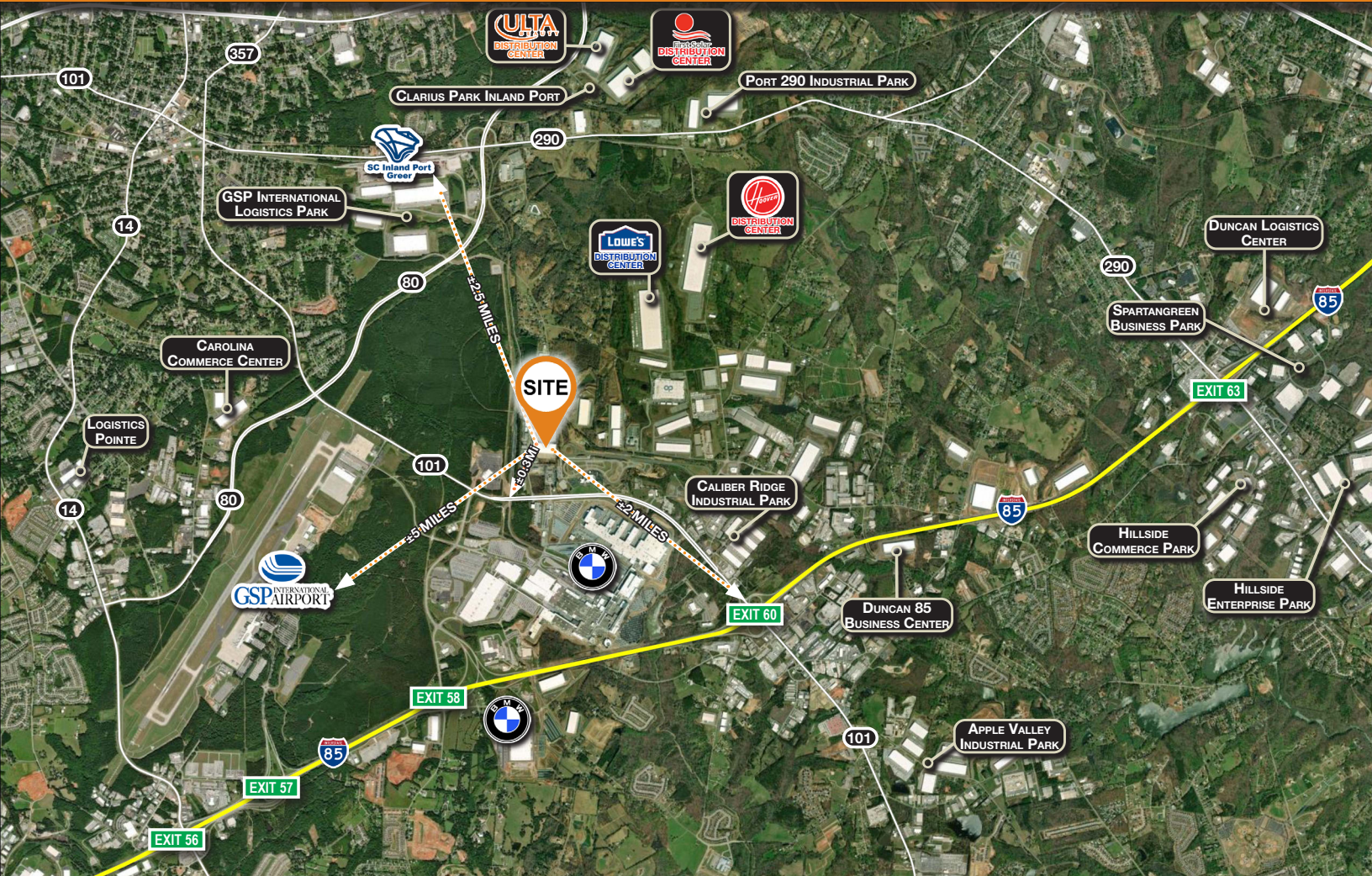
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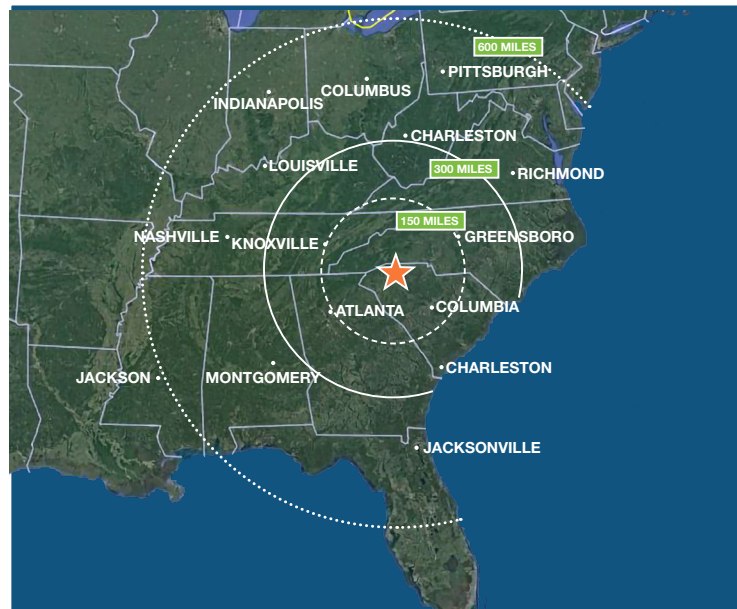
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As supply chains continue to see rapid changes and population migration shifts continue to accelerate throughout the United States, mission critical locations have never been more important. 1375 Howell Road provides a superior location to reach the fastest growing region of the county in a 1 – 2 day drive time.

- Easily accessible to major east coast markets.
- Reach 40 million people with 1-day ground delivery from the Upstate (38% more than Atlanta and 41% more than Charlotte).
- All the geographic benefits of major metros without the congestion and high operating costs.
- Reach 72% of U.S. population within a 2-day ground delivery window (more than 235 million people).



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