

2-BAYS REMAINING

311 Genoble Rd | Greer, SC
OPPORTUNITY ZONE
atlasIPG.com

TURN-KEY BUILDOUTS AVAILABLE



8,394 – 16,788 SF CLASS A INDUSTRIAL SPACE

For more information, contact:

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**AVISON
YOUNG**

PROPERTY HIGHLIGHTS

Atlas at Inland Port Greer is the Upstate's first class A multi-tenant industrial park that is specifically designed to accommodate both small and large users. By offering amenities typically found in buildings reserved for much larger users, Atlas provides the highest quality and value that a user can find in the upstate market. At 150,006 sq ft, Atlas is designed to be subdivided to users as small as 8,394 square feet without compromising on functionality. Atlas' focus on curb appeal for both tenants and their customers is evident in the lushly landscaped 15 acres with over 1,500 feet of unobstructed visibility on Genoble Road.

Atlas is centrally located just minutes from Inland Port Greer, BMW, I-85 and Greenville Spartanburg International Airport. With large truck courtyards, wide driveways, ample parking, and an abundance of dock doors, Atlas offers unrivaled site access and convenience.



Total square feet: 150,006

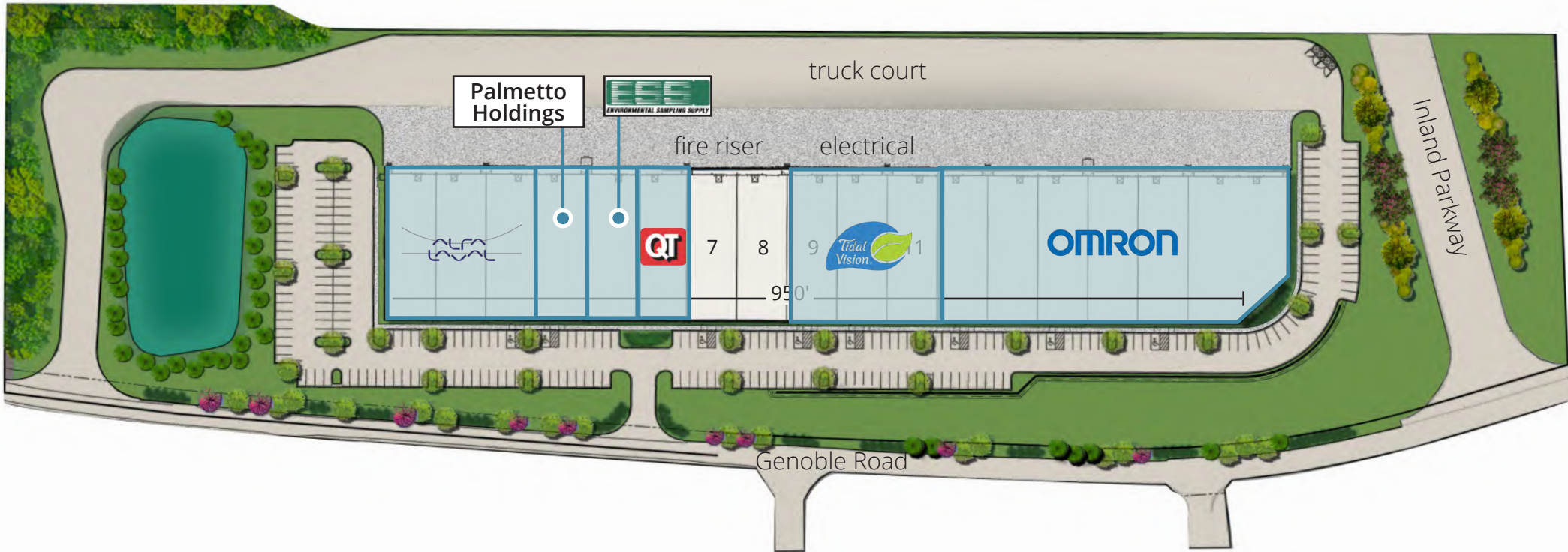
Class: A

Availability: Immediately

Base rent: \$10-12/sf, NNN

Primary use: Distribution, warehouse

SITE PLAN



Suite sf ±8,394: suites 7&8



Parking ratio ±1.5 / 1,000 sf



Zoning I-1



Truck court 135 ft



Acreage 15



Fee in Lieu of Taxes

8,394 – 16,788 SF
AVAILABLE

SPEC OFFICE
AVAILABLE

BUILDING HIGHLIGHTS

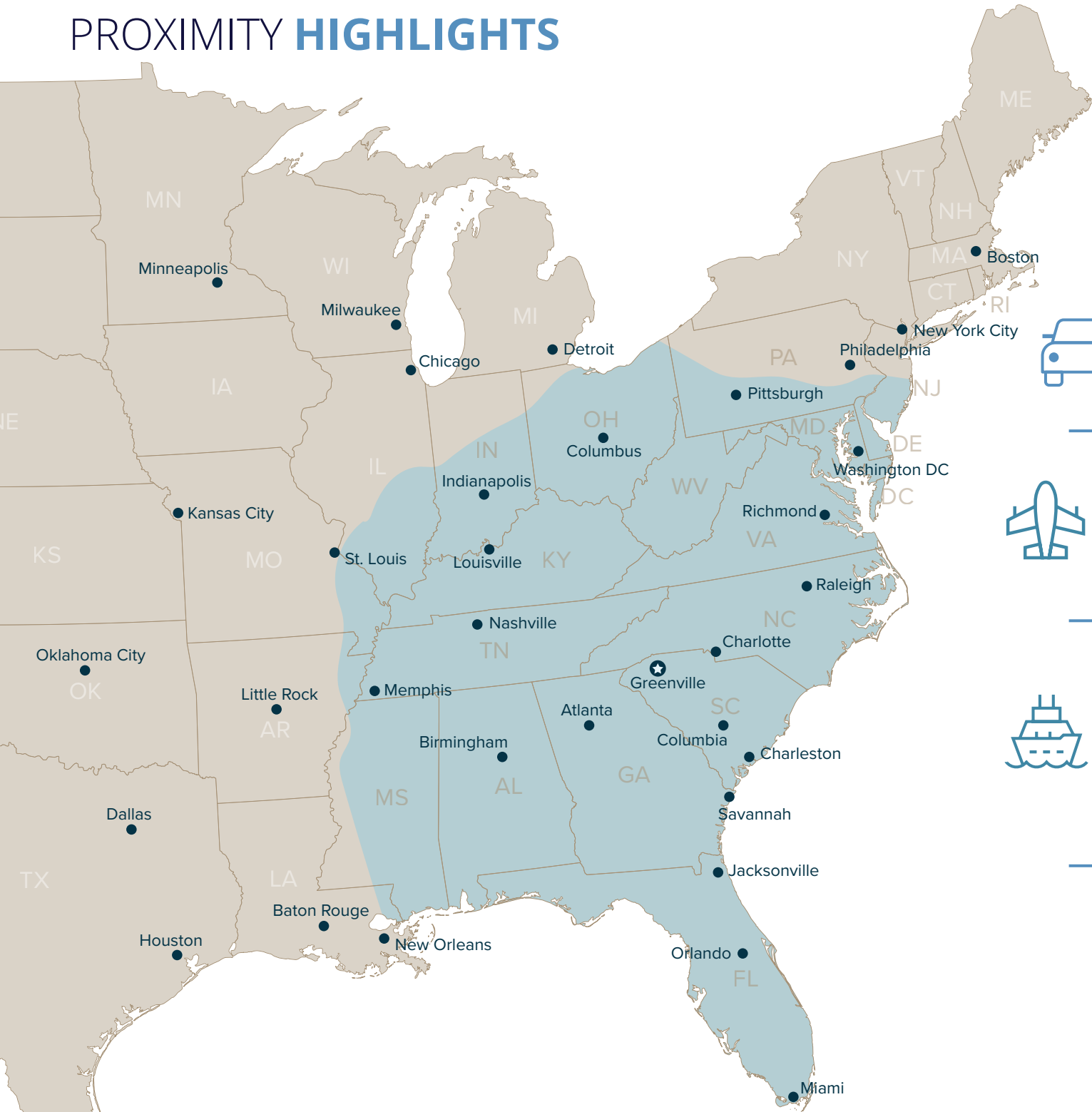
Total SF	150,006 160' x 950'
Clear height	32'
Column spacing	52' x 50' 60' speed bay
Dock doors	3 / bay
Truck apron	65' concrete
Fire suppression	ESFR sprinkler
Lighting	natural; windows above bay doors
Electrical	200 A / bay upgradable
Roof	60 mil TPO
Walls	Tilt-up concrete
Floors	6" reinforced



CUSTOM TENANT BUILD-OUTS



PROXIMITY HIGHLIGHTS



Drive Times



- 1 day 96.5M population
- 2 day 244M population



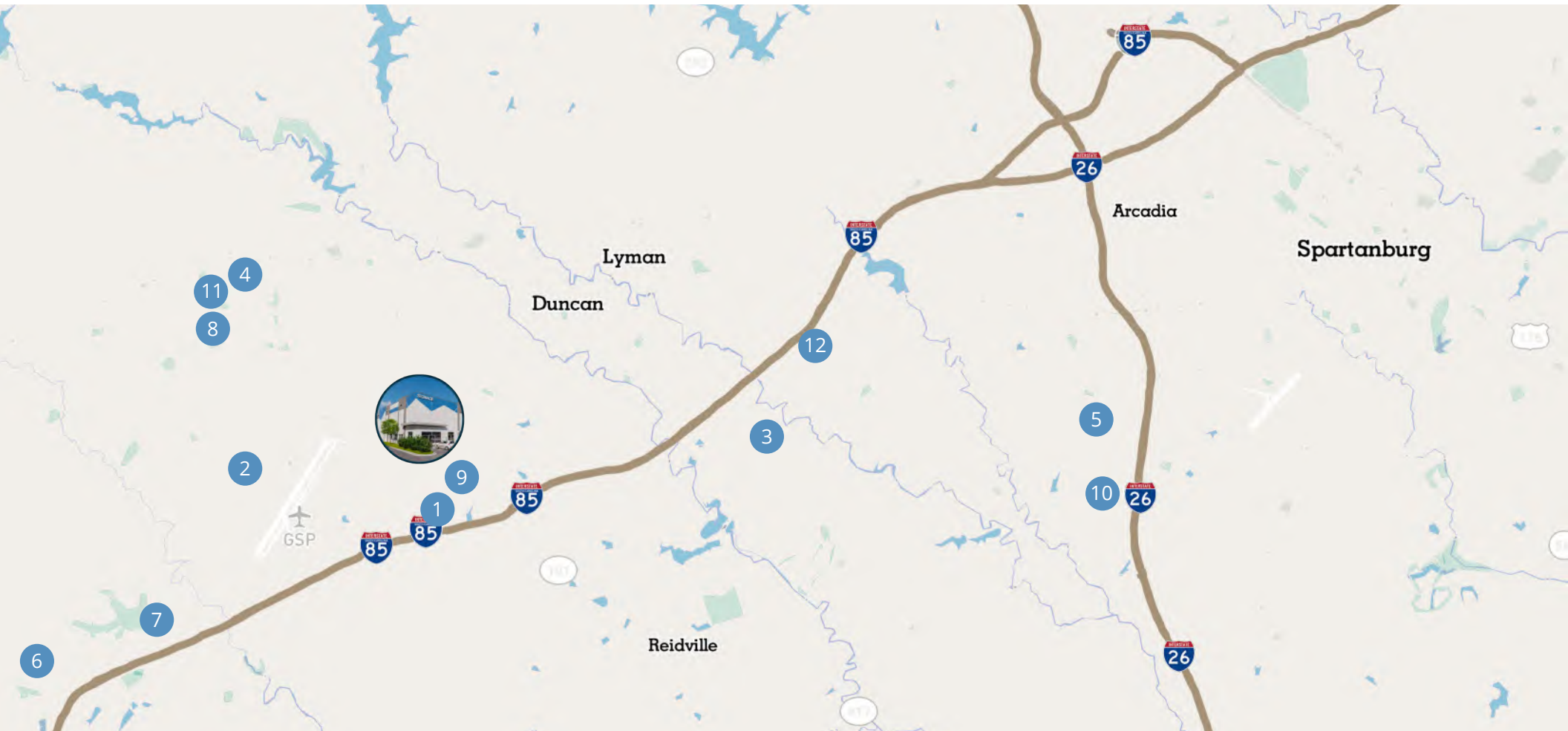
- GSP International 4 miles
- ATL International 168 miles
- CLT International 82.3 miles



- Inland Port Greer 2.5 miles
- NE Georgia Inland Port (planned) 100 miles
- SC Port Authority 211 miles
- Port of Savannah 251 miles

- Interstate 85 5.7 miles
- Interstate 26 11.9 miles

AMENITIES HIGHLIGHTS



IN THE HEART OF THE
MANUFACTURING
AND DISTRIBUTION
CORRIDOR

1



2



3



4



5



6



7



8



9



10



11



12



YOUR NEIGHBORHOOD



CURRENT PHOTOS





AVISON YOUNG

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