

378,690 SF Distribution Facility

CLARIUS PARK

INLAND PORT GREER, BUILDING #2

560 Mason Farm Lane
Greer, SC 29651



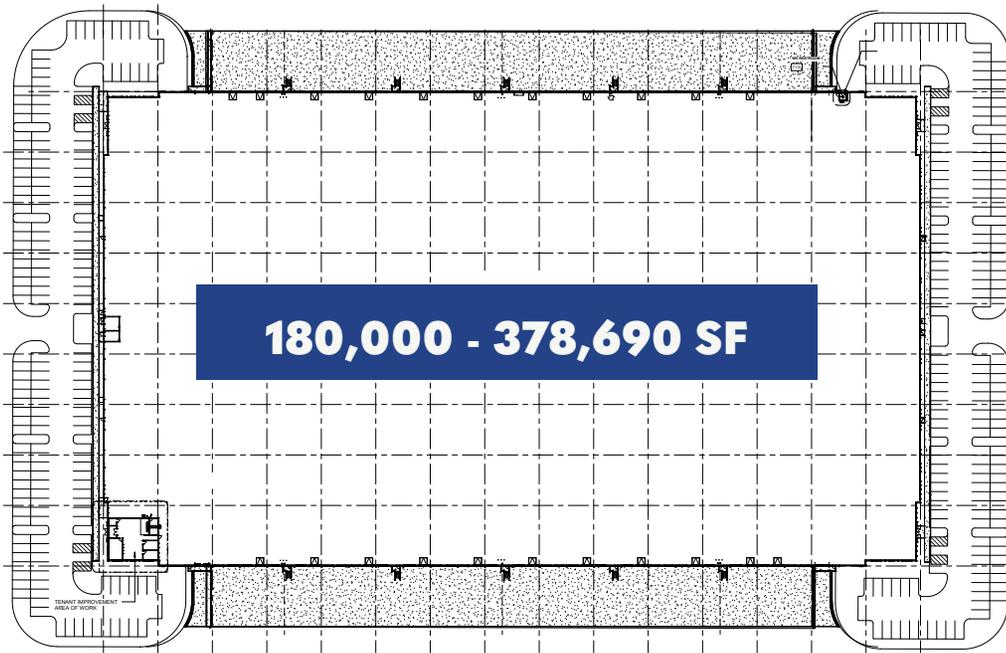
**180,000-378,690 SF For Lease
Ready for Immediate Occupancy**

- Strategically located in center of GSP Industrial Market
- 1 mile from SC Inland Port Greer
- 5 miles from BMW
- 7 minutes to I-85
- 10 minutes to GSP Airport

IPCapital
PARTNERS, LLC

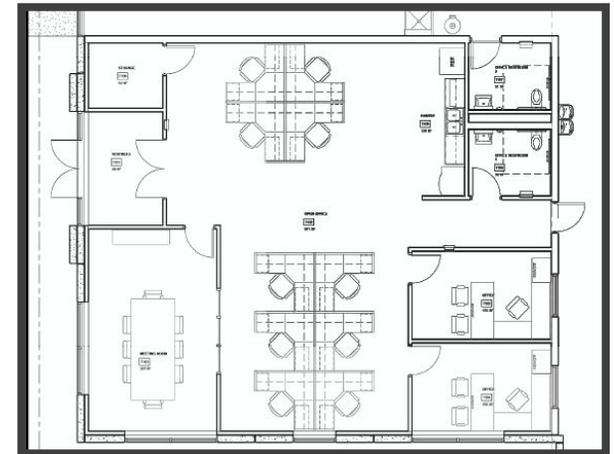
CBRE

BUILDING DETAILS



OFFICE DETAILS

- 2,200 SF
- Two Private Offices
- Warehouse & Office Restrooms
- Breakroom & Conference Room



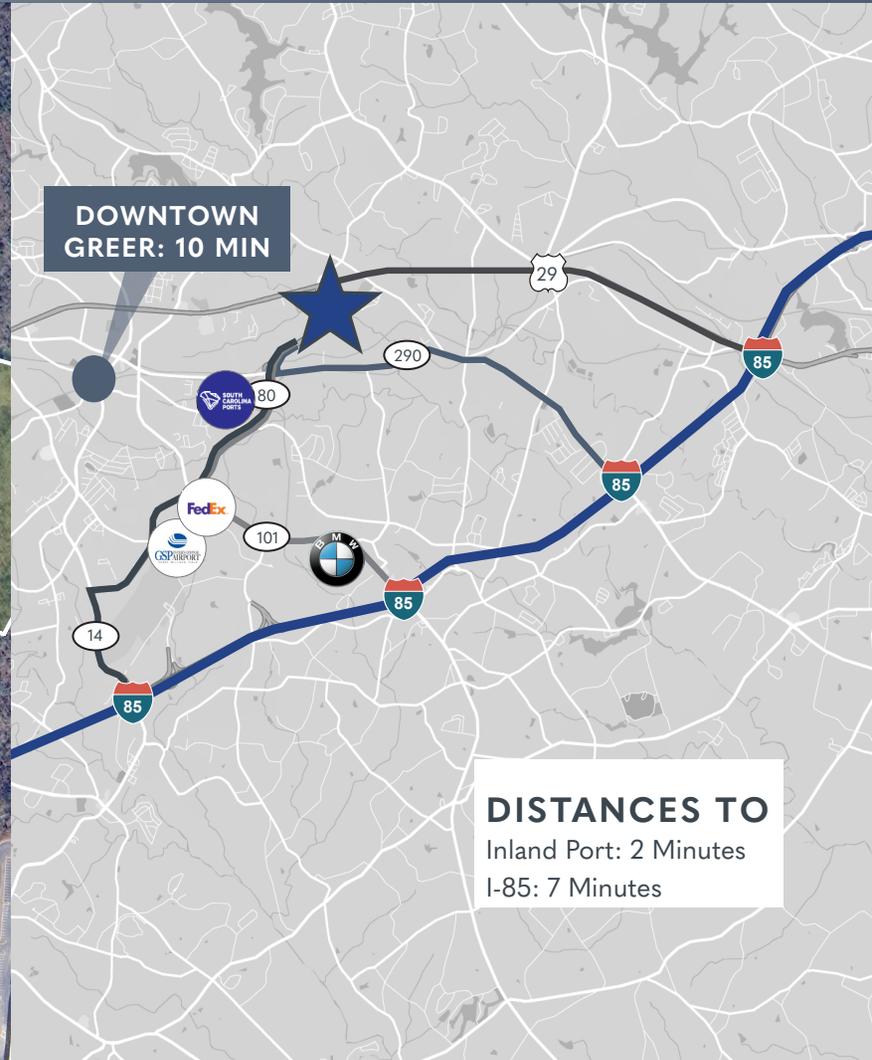
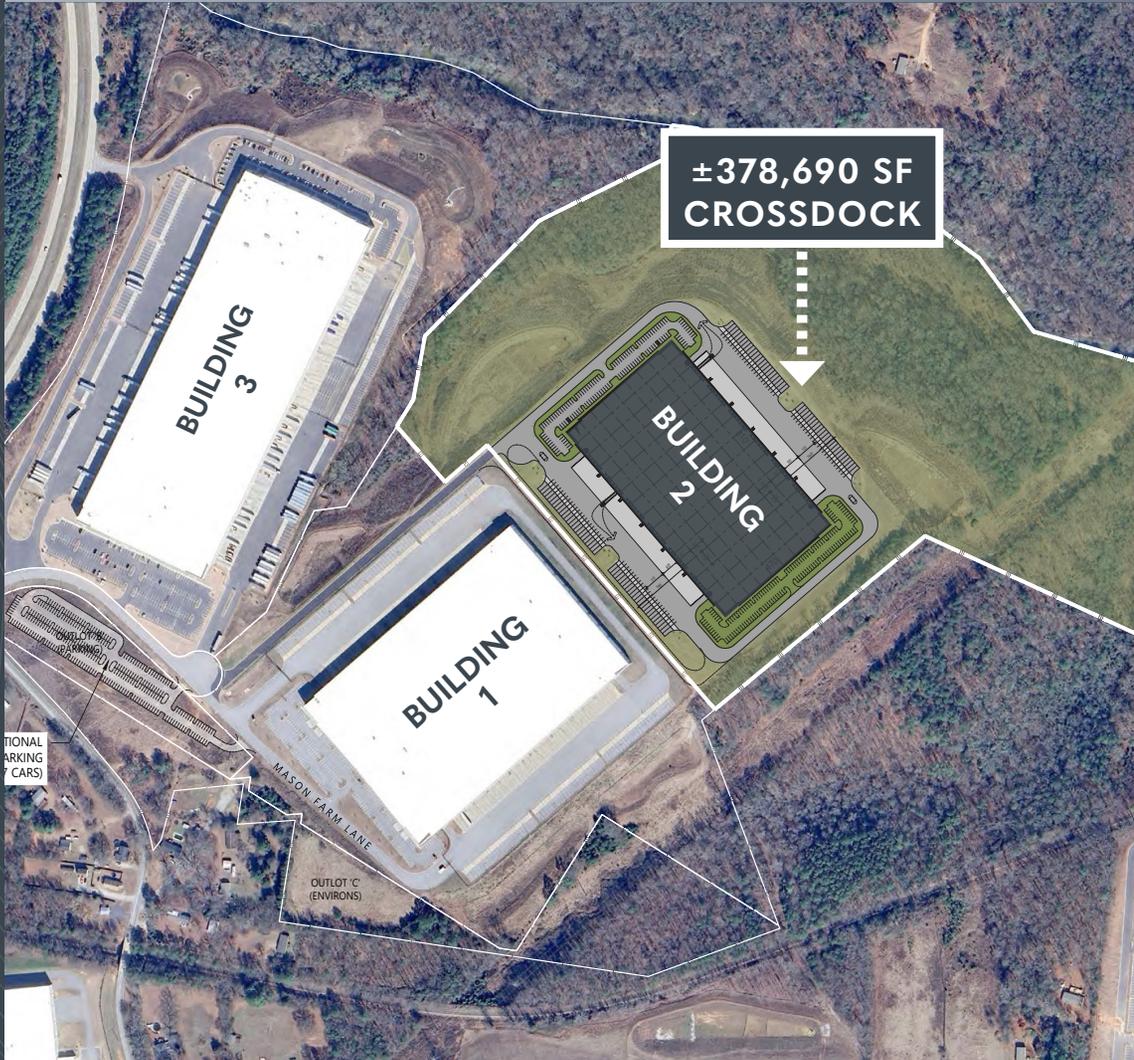
BUILDING FEATURES

SIZE	±378,690 SF
DIMENSIONS	470' x 810'
CLEAR HEIGHT	36'
COLUMN SPACING	50' x 54'
POWER	3000 amp, 480/277 volt, 3-phase switchgear
FIRE PROTECTION	ESFR
SKYLIGHTS	Clerestory Windows
FLOORS	7" slab, reinforced, 4000 PSI
CONSTRUCTION TYPE	Tilt-up concrete panels
ROOF	45 mm TPO

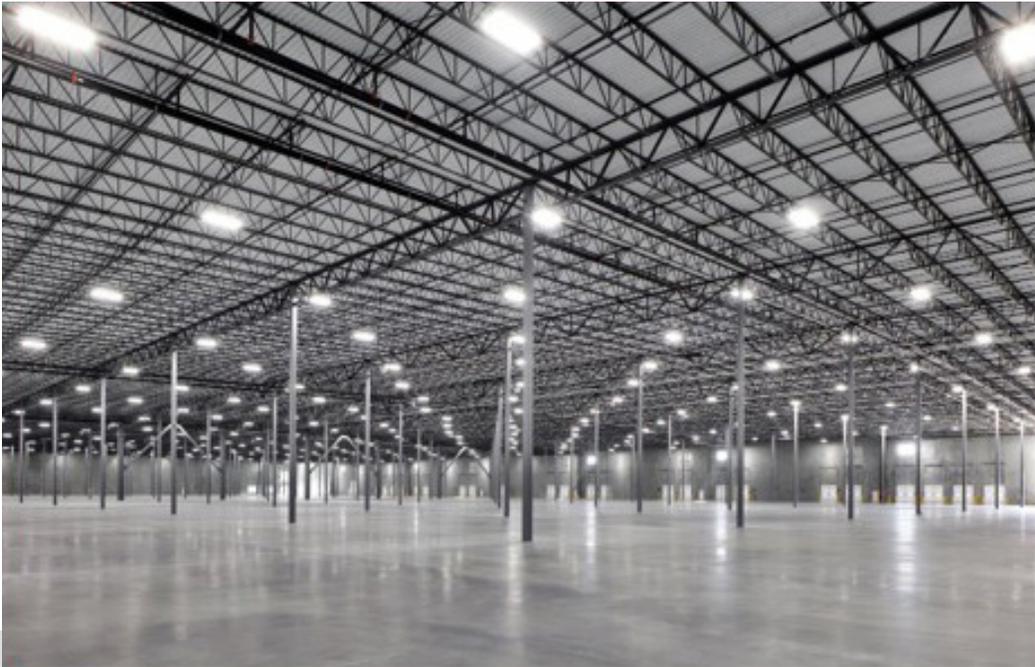
DOCK POSITIONS	78 (9' x 10')
INSTALLED DOCK DOORS	48 (9' x 10')
DOCK PACKAGES	21 overhead doors equipped with 35K lb mechanical dock levelers, swing arm type dock light with lamp, and exterior dock seal
DRIVE-IN DOORS	4 (12' x 14')
SPEED BAY	60'
CAR PARKING	131 (Exp. to 265+)
TRAILER PARKING	96
TRUCK COURT	190'

PARK DETAILS

560 MASON FARM LANE
GREER, SC 29651



BUILDING PHOTOS



KEY LOCATIONS & DRAYAGE

ESTIMATED RATES FROM CLARIUS PARK INLAND PORT GREER

*PER CONTAINER

** INCLUDES ±28% FUEL SURCHARGE

15

MILES

± \$200.00

30

MILES

± \$250.00

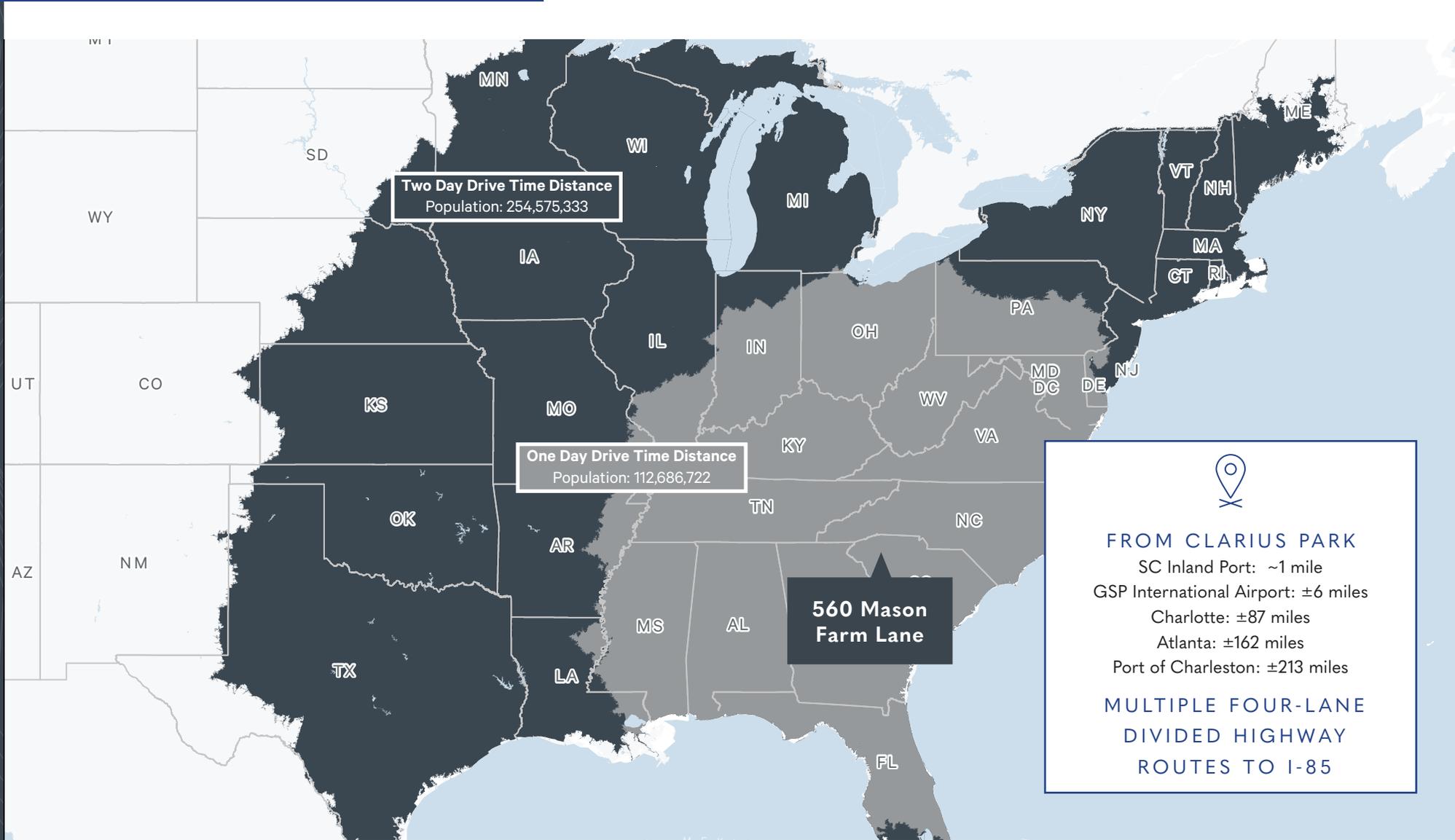
45

MILES

± \$300.00



DRIVE-TIME MAP

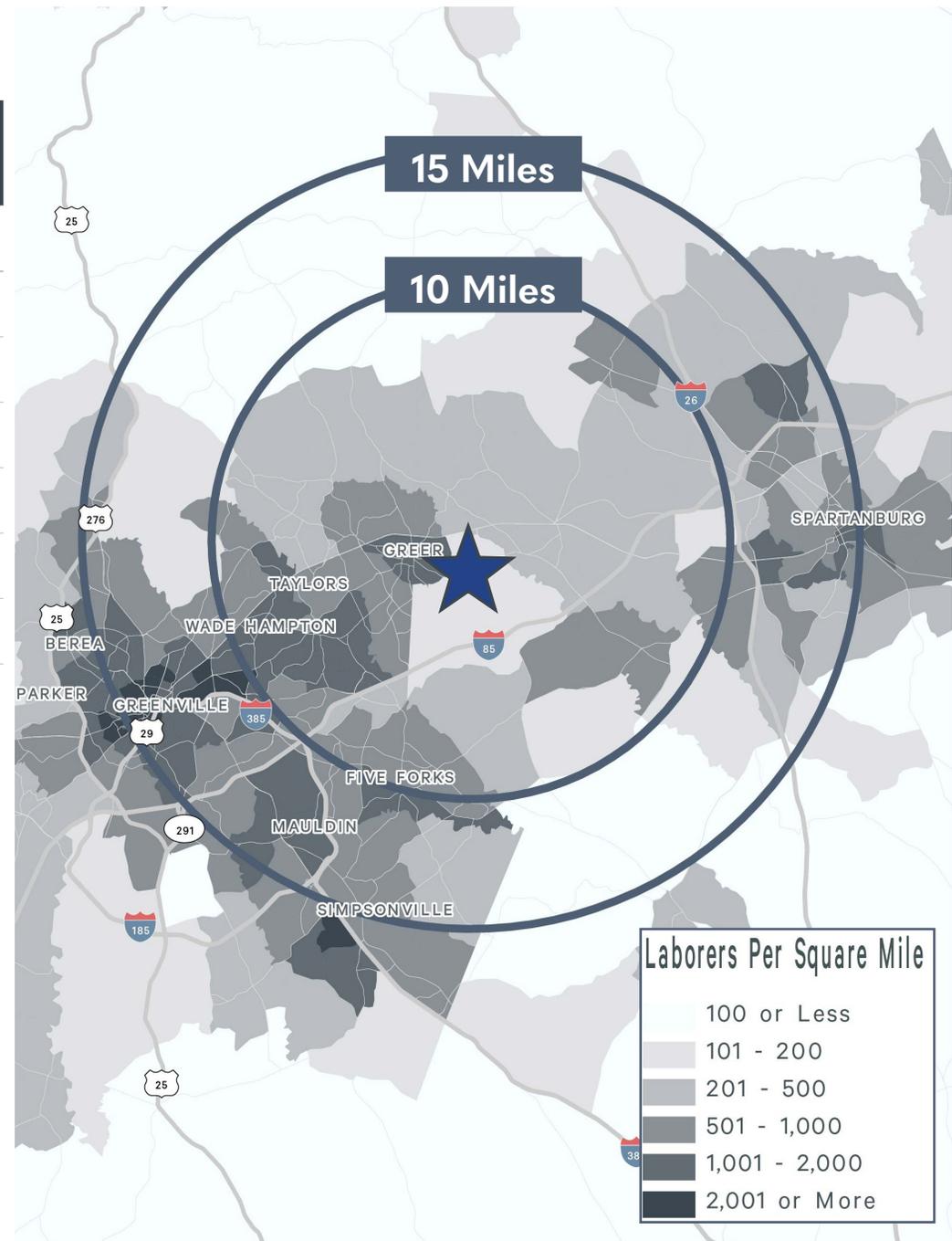



FROM CLARIUS PARK
 SC Inland Port: ~1 mile
 GSP International Airport: ±6 miles
 Charlotte: ±87 miles
 Atlanta: ±162 miles
 Port of Charleston: ±213 miles
**MULTIPLE FOUR-LANE
 DIVIDED HIGHWAY
 ROUTES TO I-85**

	POPULATION	DAYTIME POPULATION	LABOR FORCE	BACHELOR'S DEGREE OR HIGHER	AVERAGE HH INCOME	BUSINESSES
10 Miles	27,341	260,969	134,508	46,066	\$104,930	7,563
20 Miles	874,198	921,950	431,231	141,168	\$98,265	31,023
30 Miles	1,146,882	1,153,125	557,887	172,739	\$94,064	37,768

LABOR HEAT MAP

CITY	METRO POPULATION	LABOR POOL	HOURLY WAGE
GSP	1,319,478	274,043	\$26.46
Charlotte	2,822,352	1,479,281	\$30.98
Greensboro	789,842	363,179	\$26.21
Charleston	849,417	236,133	\$28.29
Savannah	424,935	204,572	\$26.92
Atlanta	6,930,423	3,258,351	\$32.17
Norfolk	1,890,162	880,581	\$28.86
Houston	7,312,270	3,767,647	\$30.54





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INLAND PORT GREER
560 MASON FARM LN



TREY PENNINGTON, SIOR

Executive Vice President
+1 864 293 9757
trej.pennington@cbre.com

JEFF BENEDICT, SIOR

First Vice President
+1 864 414 0641
jeff.benedict@cbre.com

TRIPP SPEAKS

Associate
+1 803 669 2434
tripp.speaks@cbre.com

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