

# WILLIMON BUSINESS PARK PHASE II

Distribution / Manufacturing / Warehouse  
Class A Industrial Park | Greenville, SC

Willimon Business Park Phase II consists of multiple planned industrial spec buildings by developer Collett Industrial in the Greenville, SC market. This location offers unmatched proximity to major interstate I-85 and the South Carolina Technology & Aviation Center (SCTAC), an established industrial district with corporate tenants like Michelin, Lockheed Martin and 3M only a few miles away.

Available Q2

**2024**

Up to

**±383K**

Square Feet



**John Montgomery, SIOR**  
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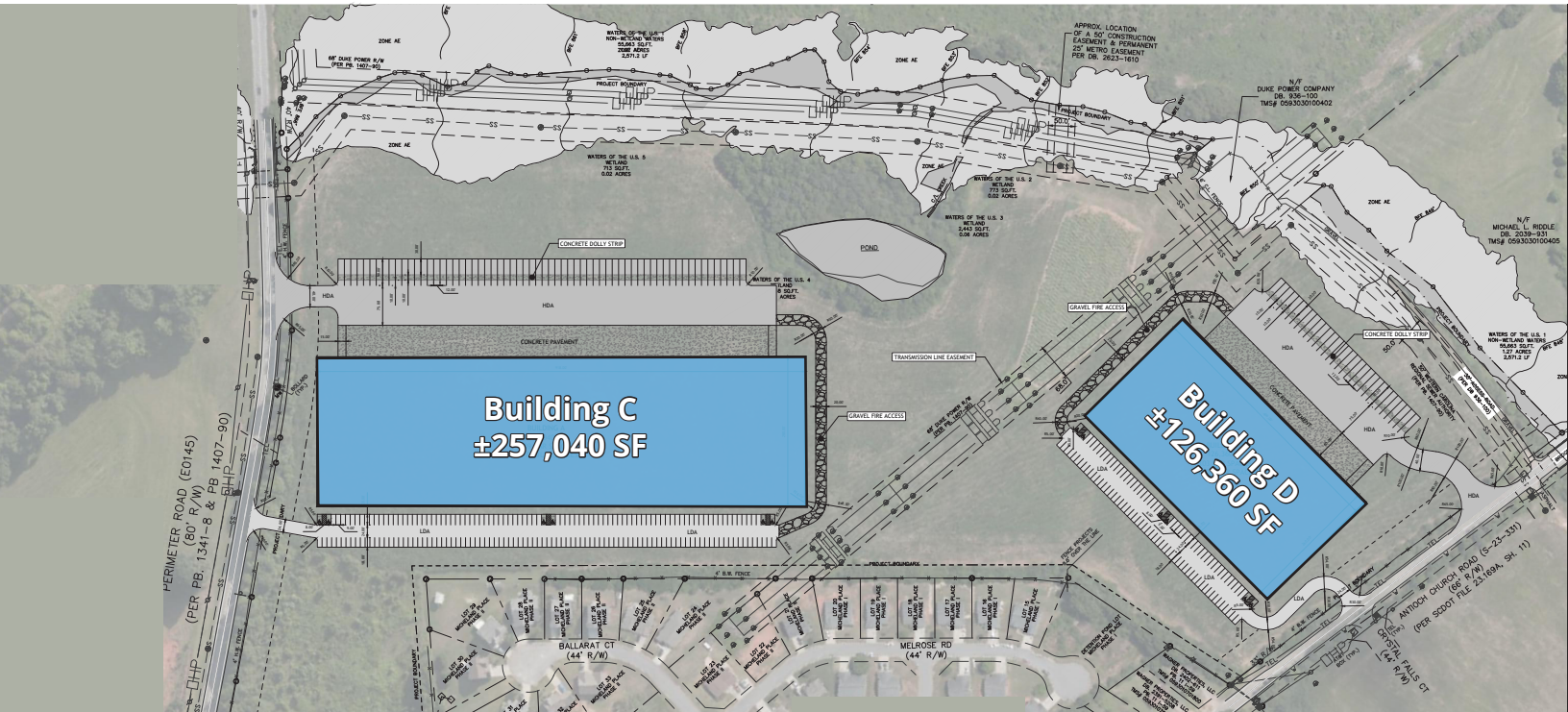
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**Collett**  
INDUSTRIAL



## PLANNED BUILDINGS

	Building C   Available	Building D   Available
Size	257,040 SF (subdivisible)	126,360 SF
Dimension	918' x 280'	486' x 260'
Parking	189 Auto; 64 Trailer	103 Auto; 31 Trailer
Dock-Doors	46 (9' x 10'); 15 with levelers	18 (9' x 10'); 7 with levelers
Drive-in Doors	2 (12' x 14')	2 (12' x 14')
Column Spacing	54' x 55' / 60' Speed Bay	54' x 55' / 60' Speed Bay
Clear Height	36'	32'
Slab	6"	6"
Walls	Tilt panels	Tilt panels
Roofing	TPO membrane	TPO membrane
Fire Protection	ESFR	ESFR
Lighting	LED	LED
Office Space	To Suit	To Suit
Zoning	I-1; Industrial	I-1; Industrial
County	Greenville	Greenville
Utility Service	All utilities on-site	All utilities on-site

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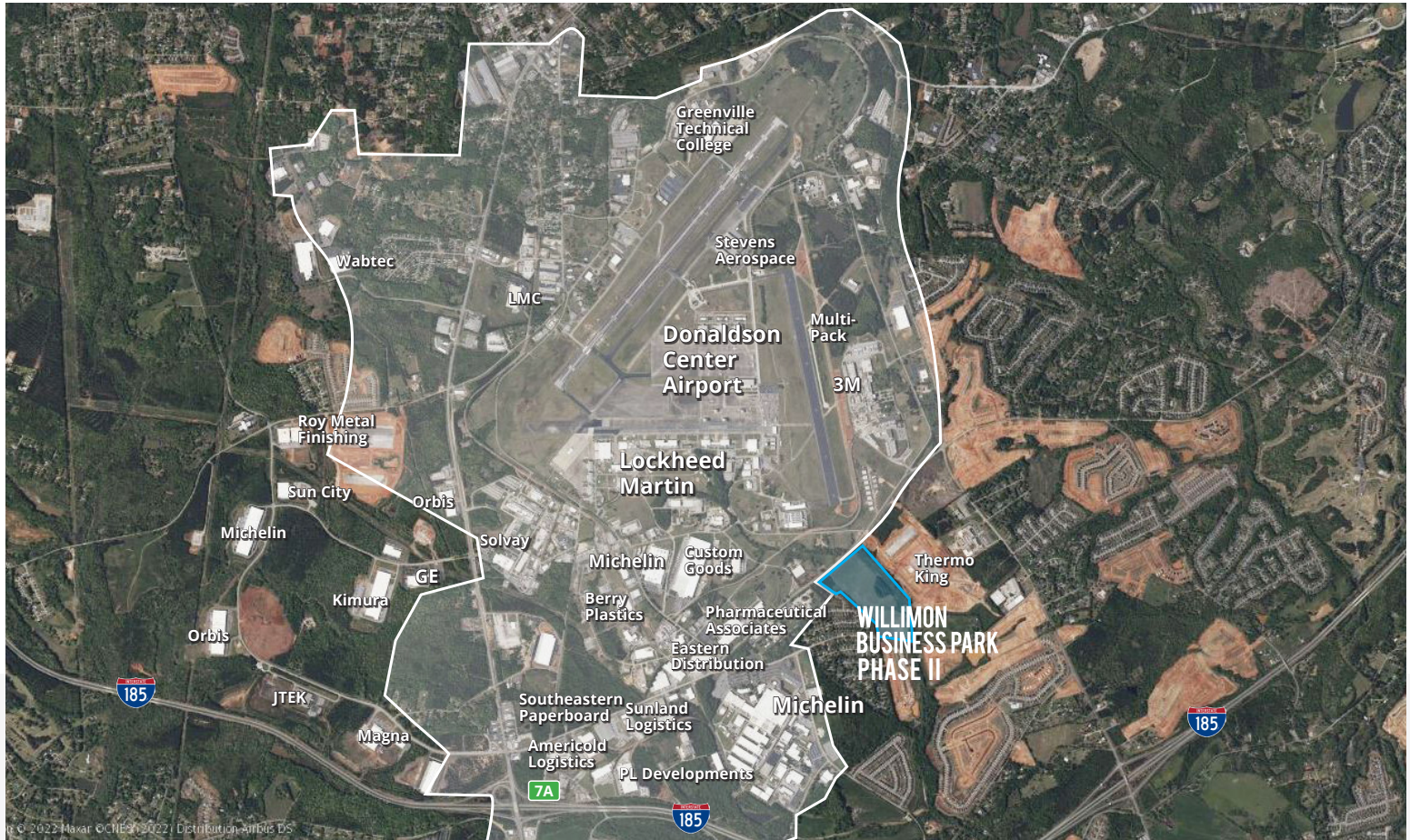
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## ABOUT THE SCTAC INDUSTRIAL CORRIDOR

The South Carolina Technology & Aviation Center is a unique, leading-edge business and technology airpark located in South Carolina, a top 10 pro-business state, and global breeding ground for innovative companies dedicated to advanced manufacturing, research, and innovation.

As a former Air Force base, SCTAC's 2,600 acres are now recognized as a major aircraft maintenance center and corporate park. The indirect effect of SCTAC companies on local and state economies in 2013 totaled 1,900+ employees, payroll of \$104.4 million, and \$333.4 million in economic output.



- 103 COMPANIES (99 GLOBAL)
- 2,600 ACRES
- AIRPORT WITH 8,000' RUNWAY
- EXCESS AIRCRAFT CAPACITY
- 4,100 EMPLOYEES

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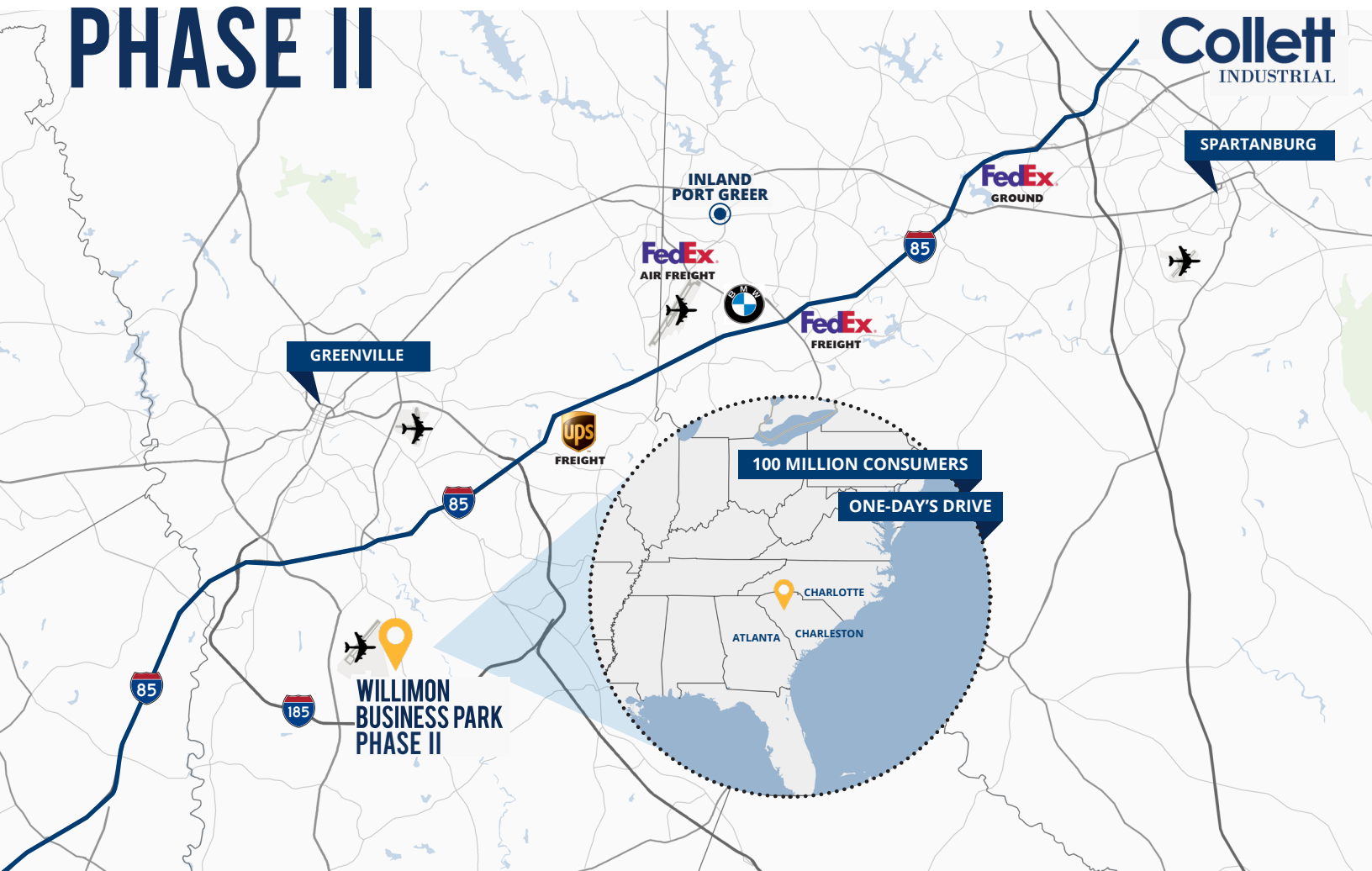
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# WILLIMON BUSINESS PARK PHASE II



## GREENVILLE COUNTY, SC

Greenville, SC

**09**  
miles

GSP Airport

**16**  
miles

Inland Port

**21**  
miles

Atlanta, GA

**147**  
miles

Charlotte, NC

**106**  
miles

### Industrial Snapshot (5 miles)

Michelin	1.3 miles	Lockheed Martin	1.3 miles	Kimura	3.3 miles
Magna	2.5 miles	Solvay	2.8 miles	Wabtec	4.4 miles
3M	0.7 miles	GE Aviation	3.2 miles	Americold	1.6 miles

### Key Infrastructure

GSP Int'l Airport	16 miles	Port of Charleston	200 miles	FedEx Freight	20 miles
Inland Port Greer	21 miles	UPS Freight	15 miles	FedEx Air Freight	19 miles