



WILLIMON
BUSINESS PARK

Building C

1633 Perimeter Road, Greenville, SC 29605



257,040 SF AVAILABLE - FOR LEASE

Contact Broker for Pricing

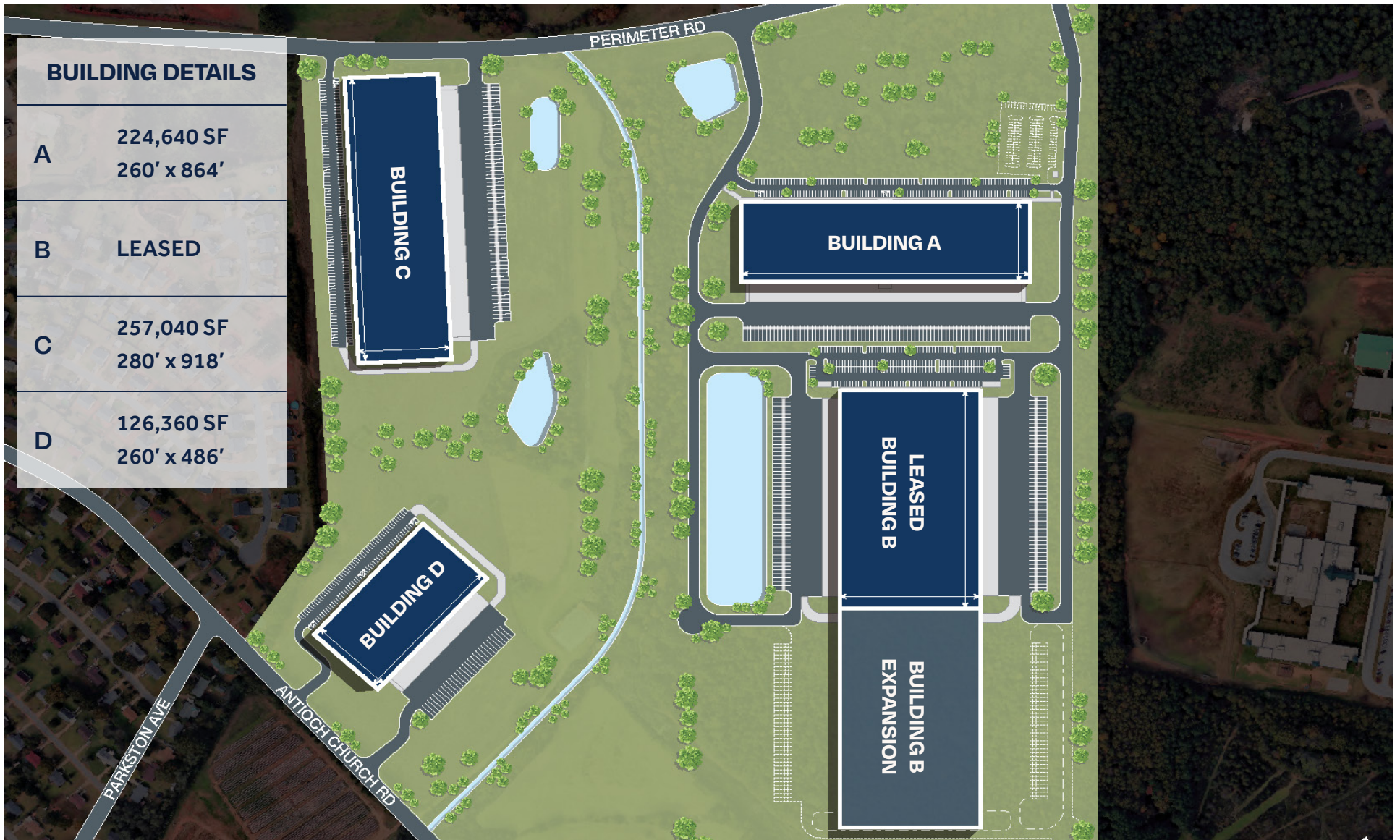
CBRE

Collett
INDUSTRIAL

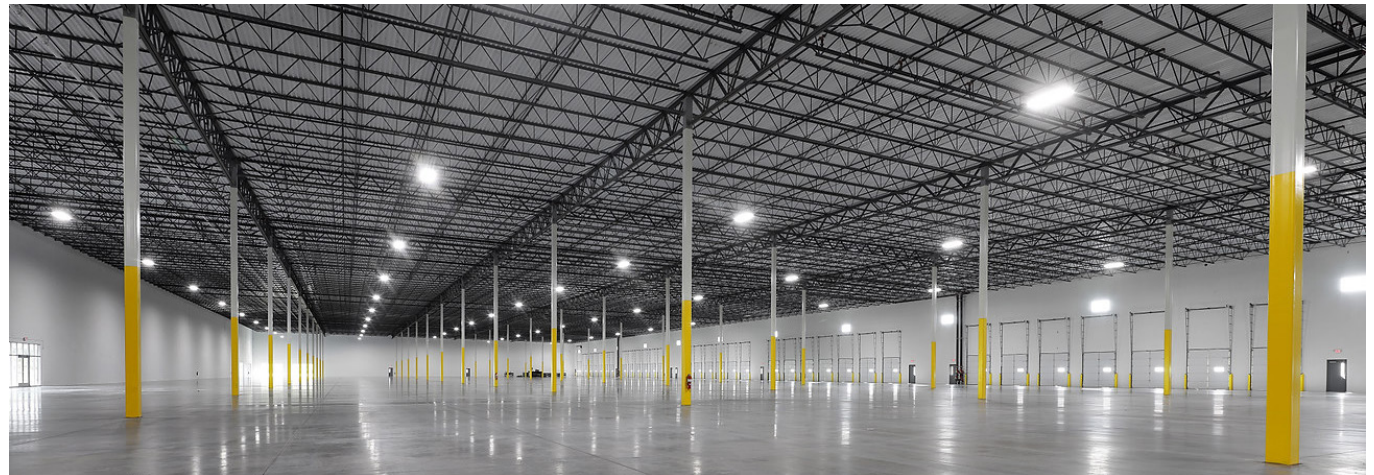
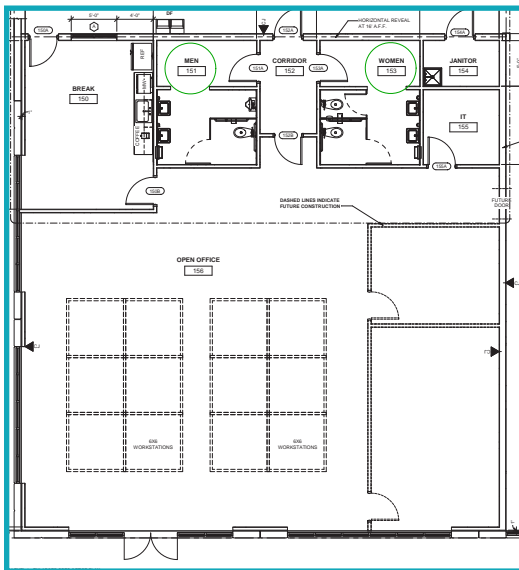
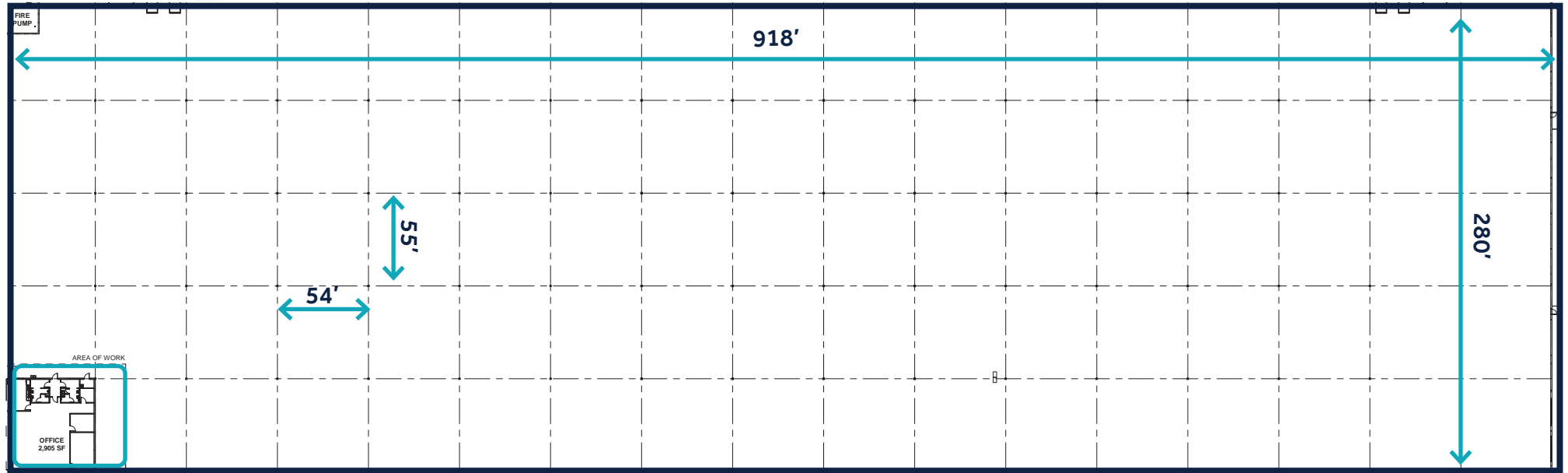


GTIS PARTNERS

Site Plan



Building C Floor Plan



Building C Details



Building Size: ±257,040 SF



Spec Office: ±2,905 SF



Building Dimensions: 280' x 918'



Column Spacing: 55' x 54'
(60' Speed Bay)



Clear Height: 36'



Dock Doors: 46 (9' x 10')



Dock Packages: 4 (40k LB mechanical levelers)



Drive-In Doors: 2 (14' x 16')



Flooring: 6", 4000 psi



Fire Protection: ESFR



Lighting: 10 FC, LED, 36K lumens,
motion sensor, one fixture per bay



Auto Parking: 180



Trailer Parking: 64



Roof: TPO, Single Ply Membrane, 45
MIL TPO, R-20

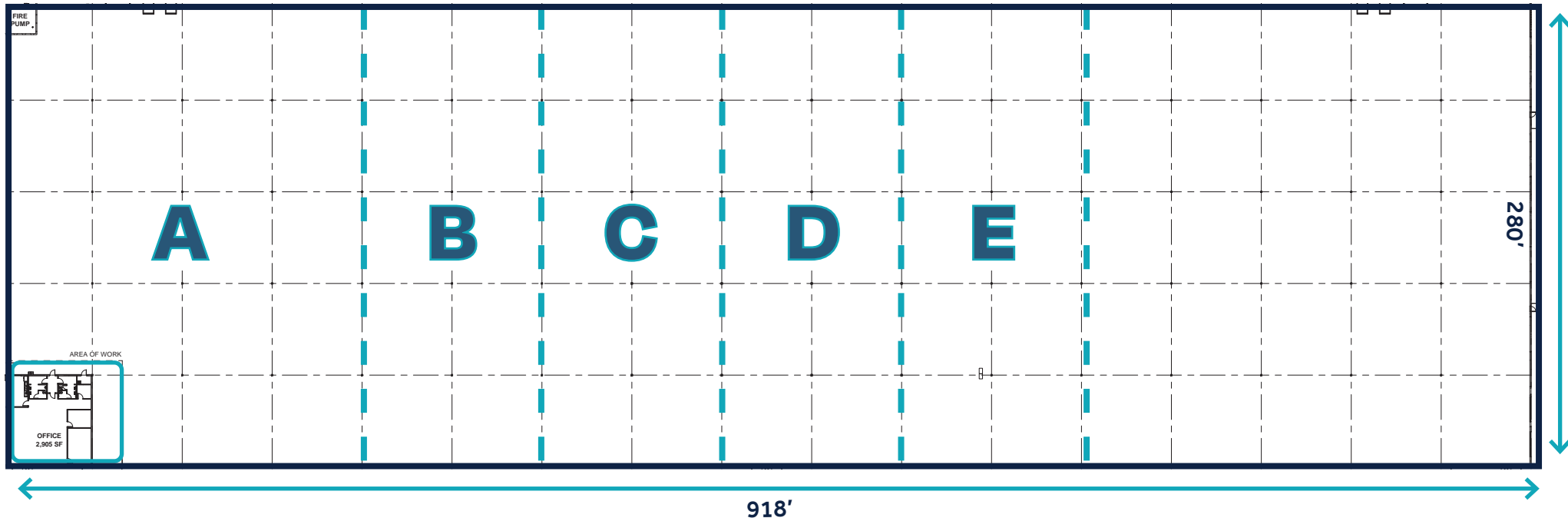


Truck Court: 185'



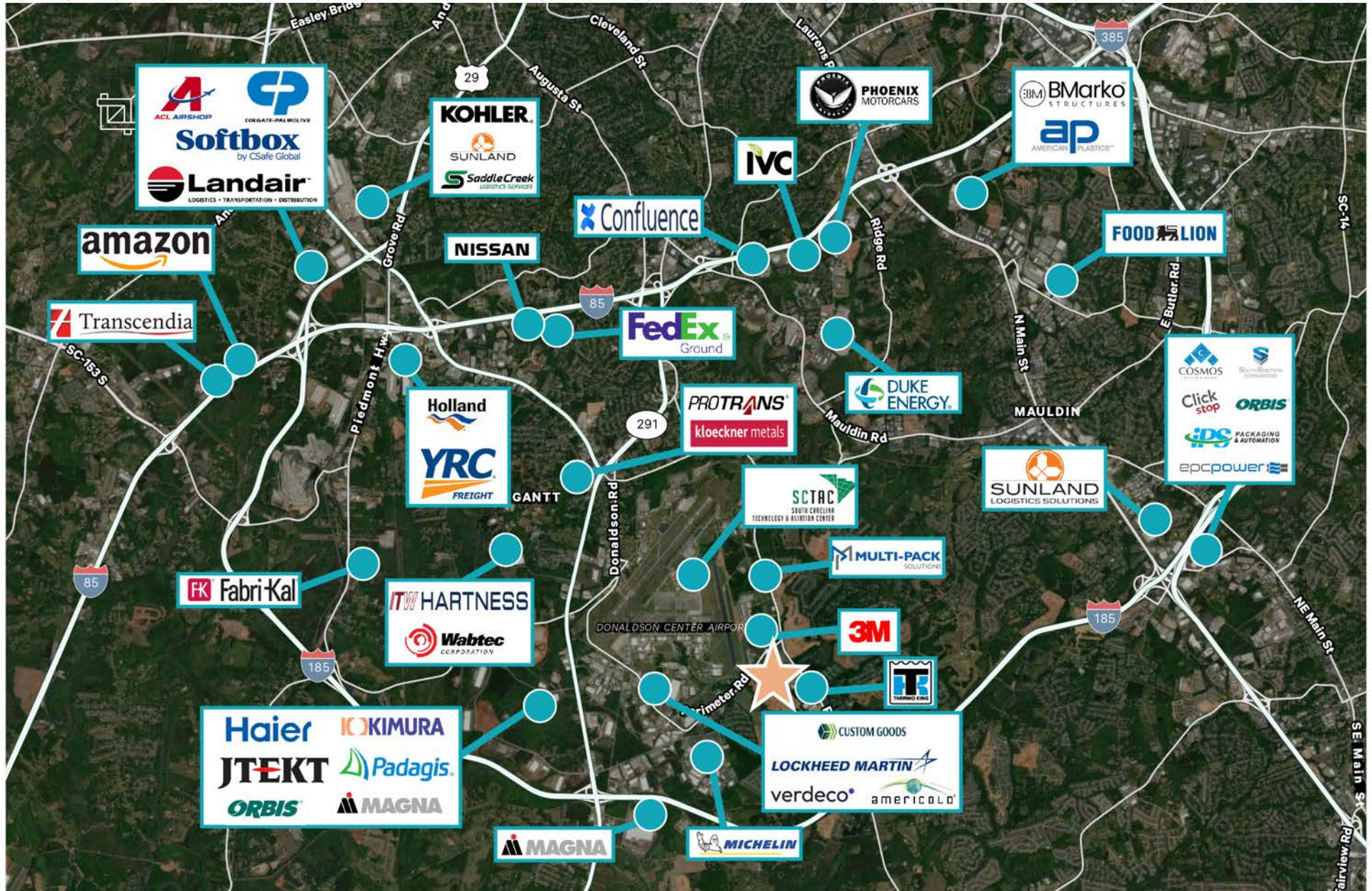
Power: 3000 amps

Building C Divisibility

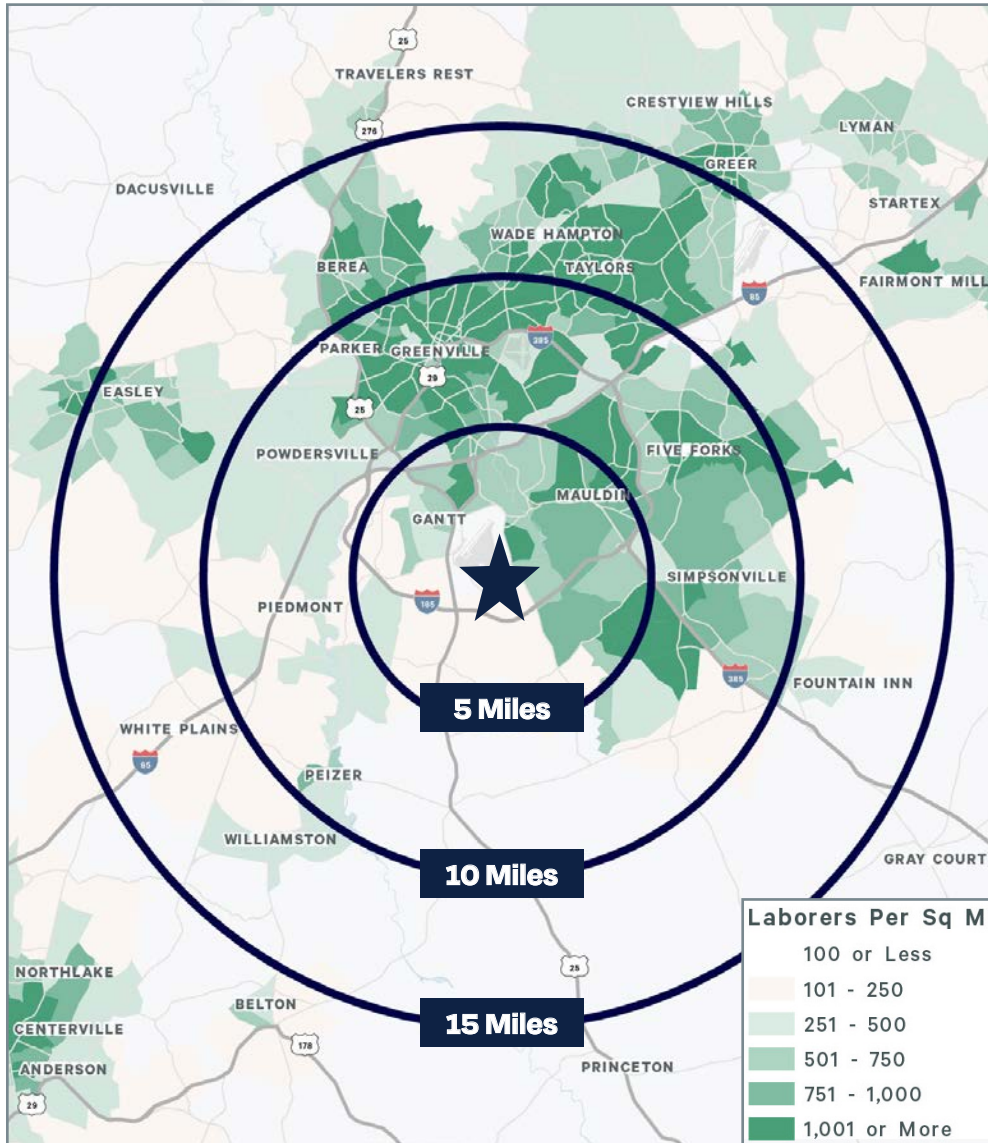


Option A	Option B	Option C	Option D	Option E	Full Building
Size: ±64,260 SF	Size: ±96,390 SF	Size: ±128,520 SF	Size: ±160,650 SF	Size: ±192,780 SF	Size: ±257,040 SF
Bays: 4	Bays: 6	Bays: 8	Bays: 10	Bays: 12	Bays: 17
Dock Doors: 9	Dock Doors: 16	Dock Doors: 23	Dock Doors: 30	Dock Doors: 36	Dock Doors: 46
Drive-In Doors: 1	Drive-In Doors: 1	Drive-In Doors: 1	Drive-In Doors: 1	Drive-In Doors: 1	Drive-In Doors: 2

Surrounding Tenants



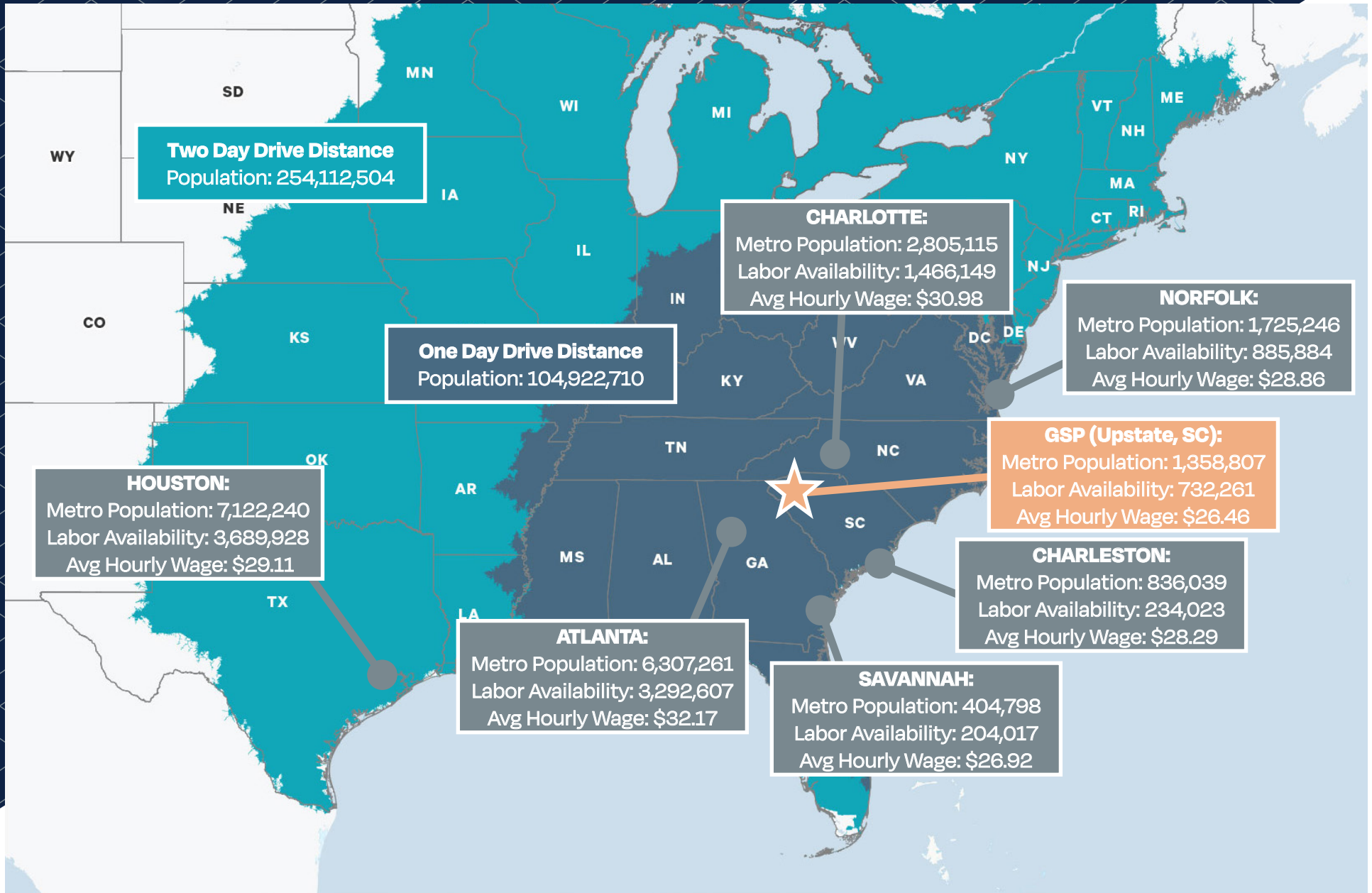
Labor & Demographics



LOCATION	DISTANCE
Donaldson Airport	0.1 Miles
I-185	2.0 Miles
I-385	6.2 Miles
I-85	7.0 Miles
Downtown Greenville	8.4 Miles
GSP Airport	16.8 Miles

	5 MILES	10 MILES	15 MILES
POPULATION	80,047	363,550	302,349
DAYTIME POPULATION	78,063	426,144	642,972
BUSINESSES	2,216	16,601	22,620
LABOR FORCE	41,260	186,762	304,342
BACHELOR'S DEGREE OR HIGHER	11,119	67,073	106,379
AVERAGE HH INCOME	\$92,362	\$105,048	\$103,278

Drive Time Map





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