



2701 E PHILLIPS ROAD

**INDUSTRIAL FOR LEASE OR SALE | ±40,000 SF
CONTACT BROKER FOR RATE**

PRESENTED BY:

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HIGHLIGHTS

- Conveniently Located only ± 0.7 Miles from I-85, the Southeast's Major Freight Corridor
- 100% ESRF Sprinkler System
- 24' Ceiling Height
- Twenty-Six (26) Parking Spaces
- Three (3) Dock High Doors
- One (1) Drive-In Door
- Proposed Warehouse Lighting: LED
- Includes Allowance for $\pm 2,188$ SF of Office Space

DETAILS

TAX #: 0530050103300

BUILDING SIZE: $\pm 40,000$ SF

WAREHOUSE: To-Suit

OFFICE: To-Suit

ZONING: I-1; Industrial (GSP Airport Environs

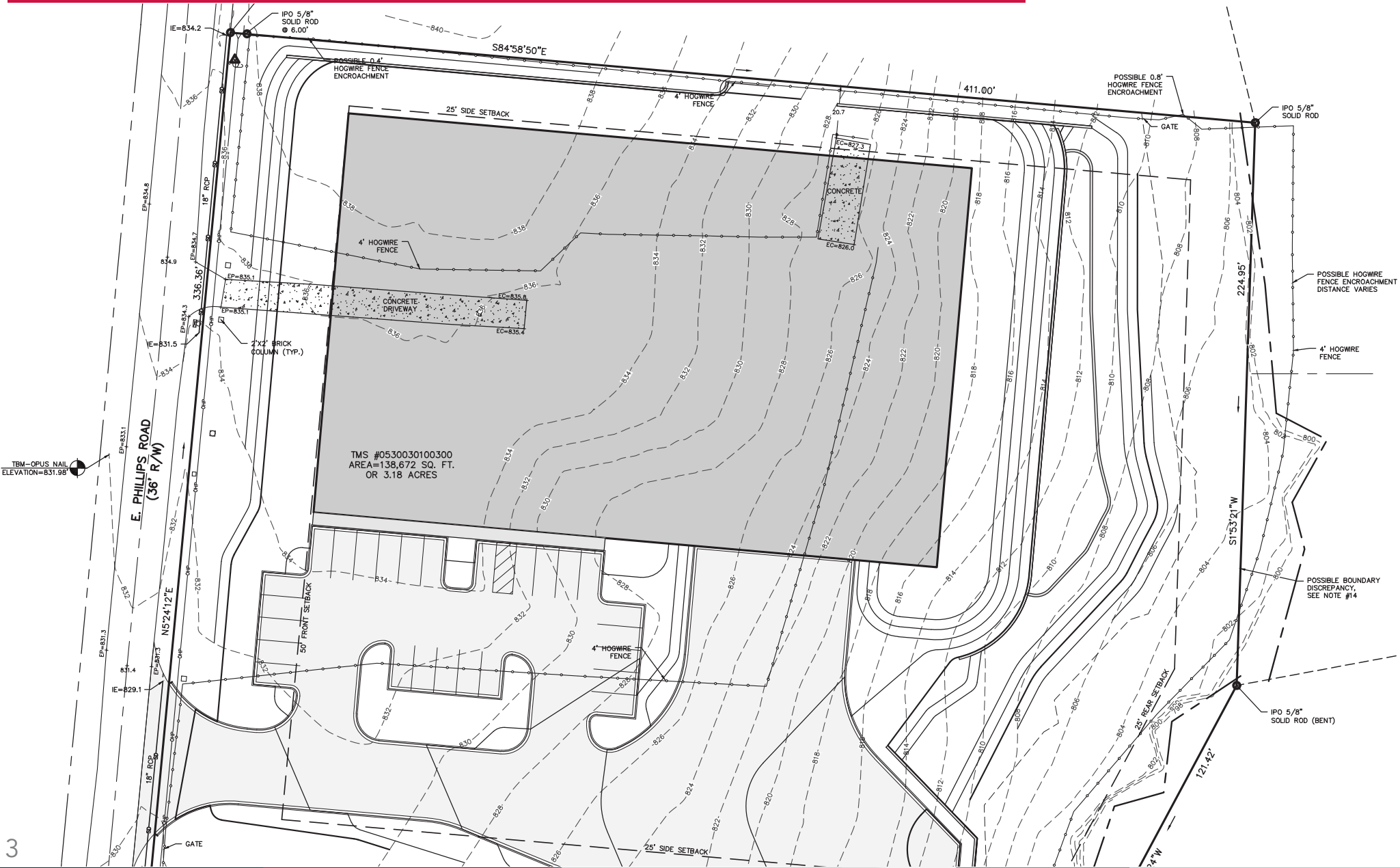
COUNTY: Greenville

CITY LIMITS: Annex in City of Greer



PROPERTY OVERVIEW

SITE PLAN



PROPERTY OVERVIEW

PROPERTY SPECIFICATIONS

TAX MAP#:	0530030100300
ZONING:	I-1; Industrial
CITY LIMITS:	Greer (Annexed)
COUNTY:	Greenville
BUILDING SIZE (TOTAL):	40,000 SF
WAREHOUSE:	38,500 SF
OFFICE SPACE:	2,188 SF
LOT SIZE:	3.18 AC
# OF RESTROOMS:	TBD
BUILDING DIMENSIONS:	160' x 250'
YEAR BUILT:	2022
CONSTRUCTION:	Steel Frame / Pre-cast
ROOF:	TPO
FLOORS:	6" Concrete
COLUMN SPACING:	50' x 50' (60' Speed bay)
CEILING HEIGHT:	24' Clear
# GLD:	One (1)
GLD SIZE:	12'x14'
GAS:	Greer CPW
WATER:	Greer CPW
POWER:	Duke Energy
SEWER:	Greer CPW



PROPERTY OVERVIEW

LOCATION MAP



MARKET OVERVIEW

GREER



ACCESSIBILITY

Greer offers unparalleled access to major markets across the nation. Positioned along the dynamic I-85 corridor, the county sits strategically between Atlanta, GA (145 miles south) and Charlotte, NC (92 miles north).

INTERSTATE & HIGHWAYS

The Upstate of South Carolina boasts over 14,000 miles of meticulously maintained state and county highways, including key interstate routes. I-85 links the southeast with the northeast, while I-26 connects Greenville to South Carolina's ports to the south.

PORT OF CHARLESTON

Ranked as the nation's fourth busiest container port, the Port of Charleston handles over \$3 million in cargo per hour. With the deepest channels in the region, it accommodates 8,000 TEU ships and provides seamless access to global markets.

AIRPORTS

Greenville-Spartanburg International Airport (GSP), South Carolina's largest airport, serves as the primary aviation hub in the Upstate. Offering extensive

passenger and cargo services, GSP has recently undergone a \$100 million expansion to accommodate all modern aircraft. Additionally, the region features Greenville Downtown Airport and Donaldson Field's SC Technology and Aviation Center.

RAILROADS

Greenville County is served by Norfolk-Southern and CSX Transportation, along with Carolina Piedmont as a short-line railroad. Norfolk-Southern offers direct service to the Port of Charleston, ensuring efficient delivery within two days. Major U.S. cities are accessible within three to six days by rail.

INLAND PORT - GREER

Located 212 miles inland from the Port of Charleston, the Inland Port in Greer is a full-service terminal operated by the SC Ports Authority. It features exclusive daily rail service by Norfolk Southern, enhancing connectivity to the Port of Charleston.



LEARN MORE GIVE US A CALL



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