

1.5M SF CLASS A DEVELOPMENT

CLARIUS PARK

INLAND PORT GREER



VIEW PROPERTY VIDEO

560 Mason Farm Lane
Greer, SC 29651

±100,000 - 378,690 SF For Lease or Sale
Ready for Immediate Occupancy

- Strategically located in center of GSP Industrial Market
- Immediate access to SC Inland Port Greer
- Property benefits from FILOT
- Located in an Opportunity Zone
- Close proximity to employee amenities
- ±378,690 SF (Delivered & Available)

 **CLARIUS**
PARTNERS

CBRE

BUILDING 2 DETAILS



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
SPEC OFFICE	2,200 SF

LOADING

DOCK POSITIONS	78 (9' x 10')
INSTALLED DOCK DOORS	48 (9' x 10')
DOCK PACKAGES	22 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'

SITE

CAR PARKING	131 (Exp. to 265+)
TRAILER PARKING	96
TRUCK COURT	190'

CONSTRUCTION

TYPE	Tilt-up concrete panels
ROOF	45 mm TPO

BUILDING DIVISIBILITY



 [CLICK TO VIEW BUILDING PLANS](#)

**Sample divisibility scenarios*

BUILDING 2 PHOTOS



KEY LOCATIONS & DRAYAGE

ESTIMATED RATES FROM CLARIUS PARK INLAND PORT GREER

*PER CONTAINER

** INCLUDES $\pm 28\%$ FUEL SURCHARGE

15

MILES

$\pm \$200.00$

30

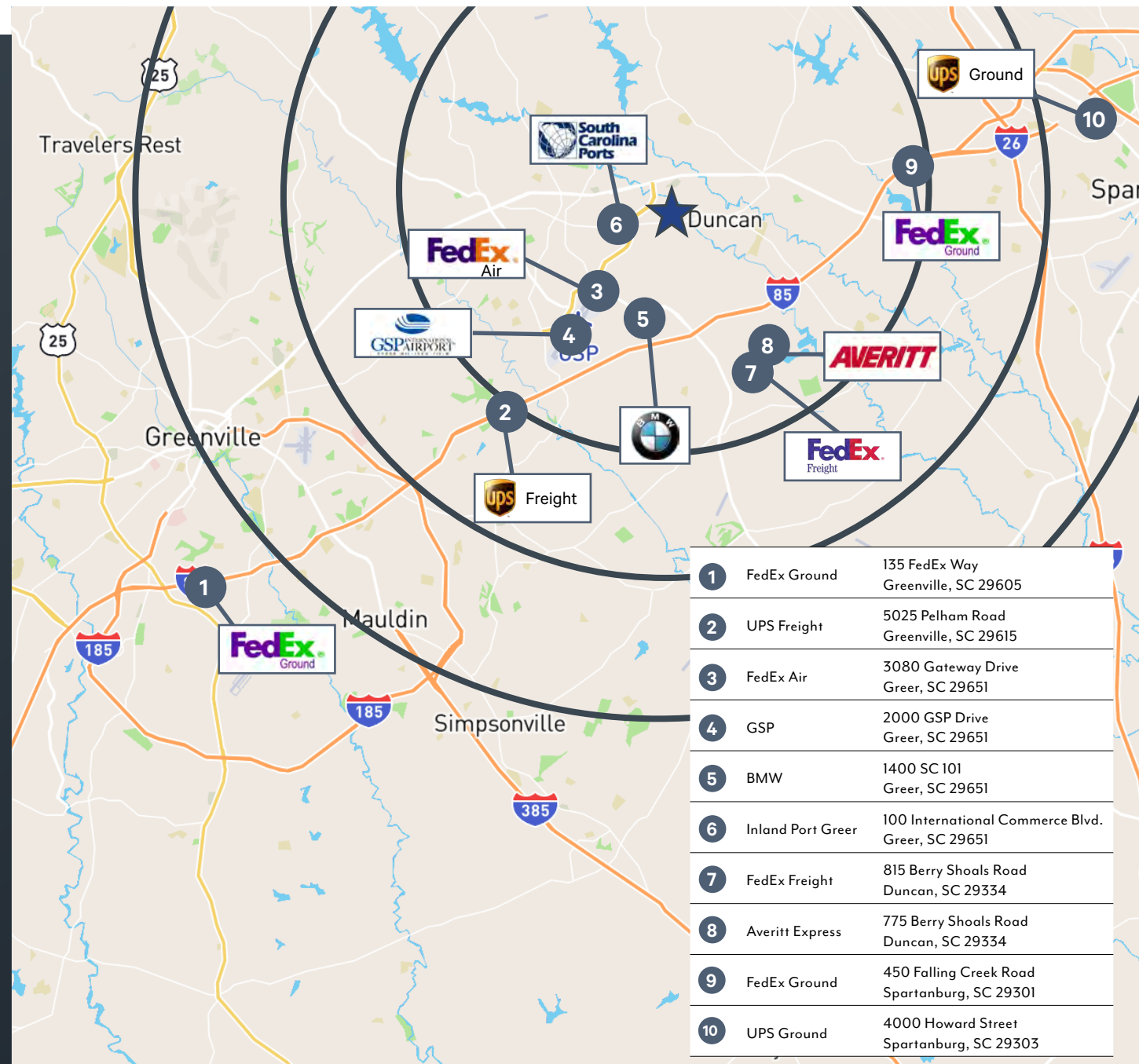
MILES

$\pm \$250.00$

45

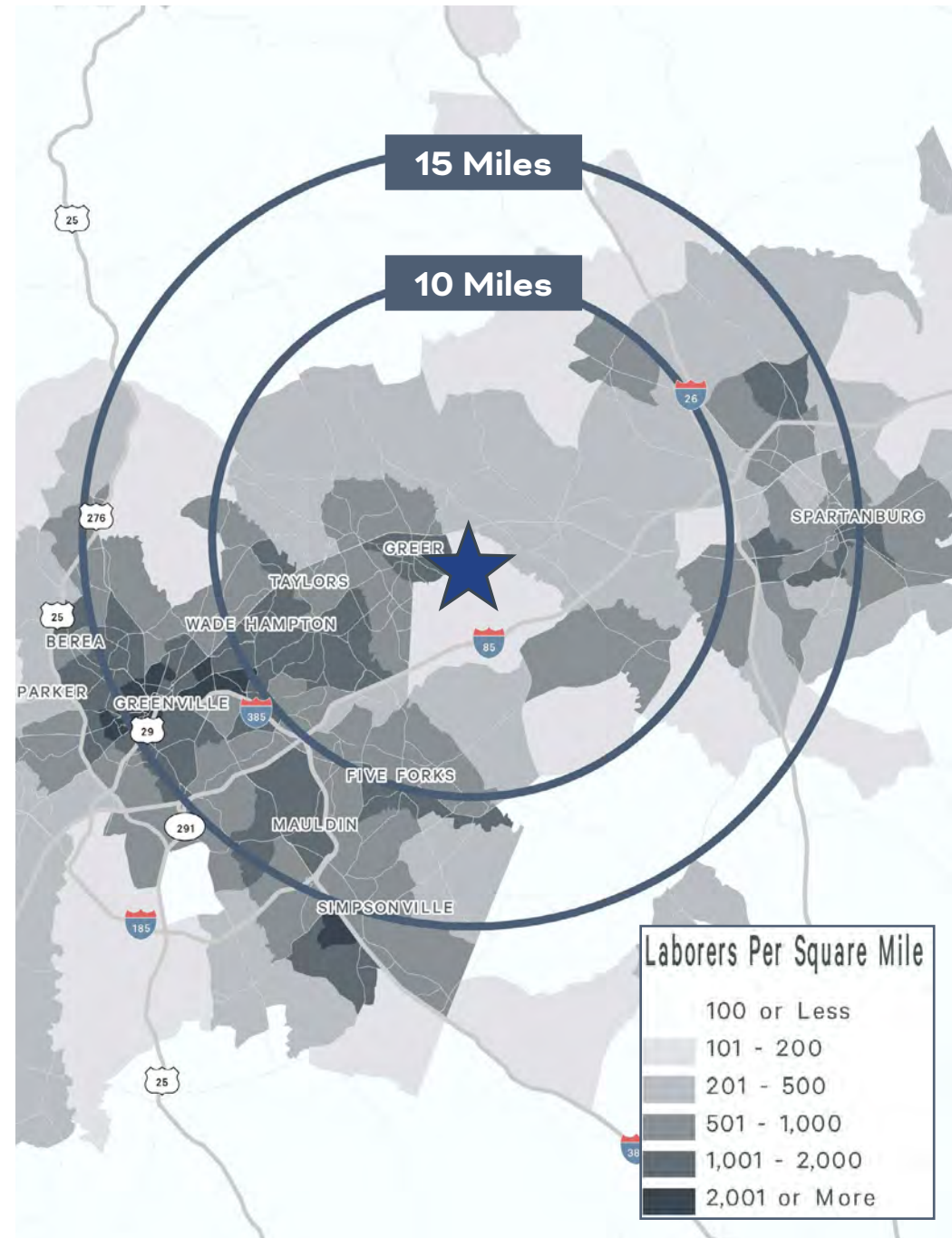
MILES

$\pm \$300.00$

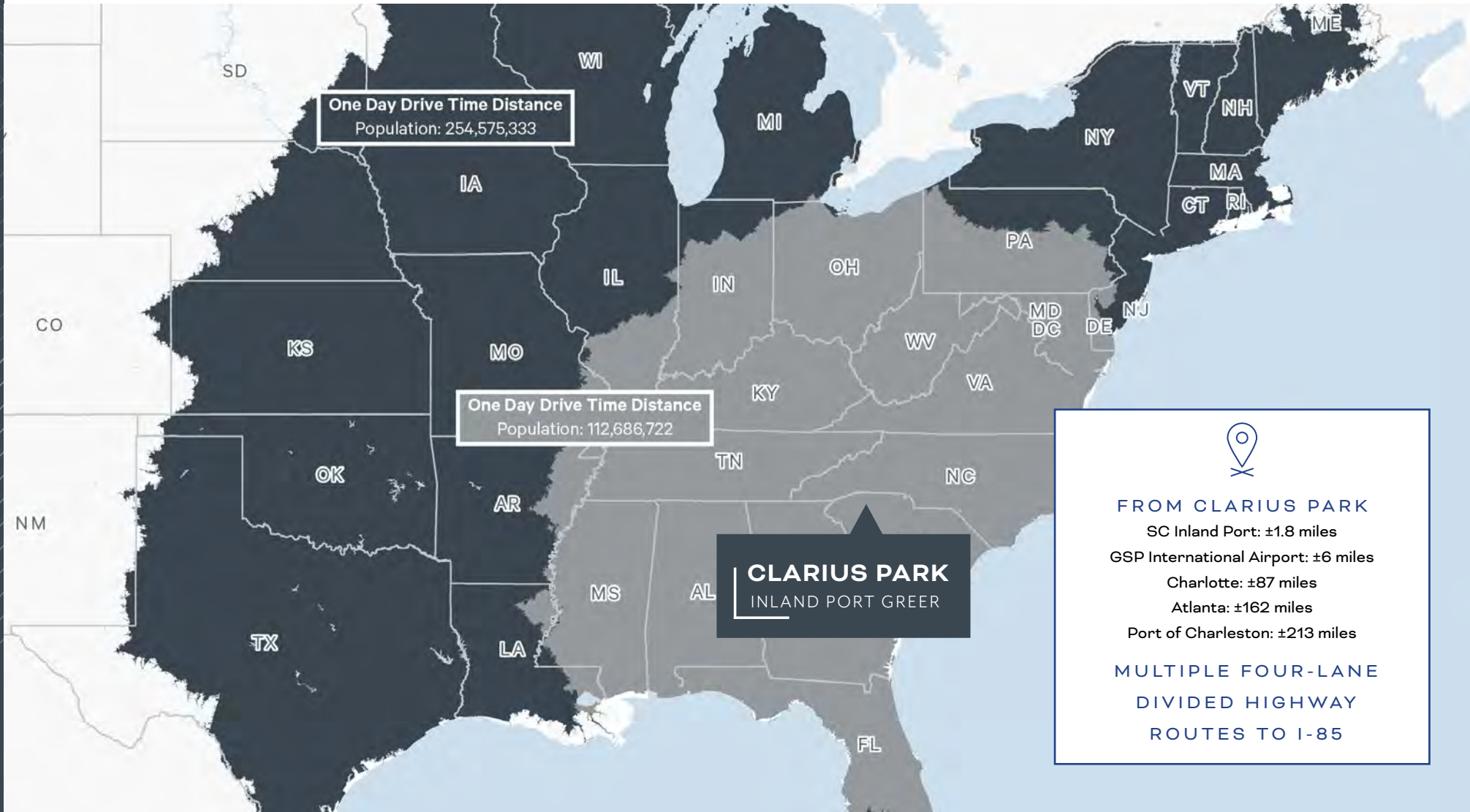


LABOR HEAT MAP

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



DRIVE-TIME MAP



	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

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INLAND PORT GREER

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