



Dalfen  
INDUSTRIAL



# UPSTATE

TRADE CENTER

**±266,777 SF | Move-In Ready**  
Class A Industrial

1172 Bracken Road | Piedmont, SC 29673

Garrett Scott, SIOR  
Managing Director  
+1 864 527 5453  
garrett.scott@colliers.com

John Montgomery, SIOR  
Managing Director  
+1 864 527 5422  
john.montgomery@colliers.com

Brockton Hall, SIOR  
Vice President  
+1 864 527 5441  
brockton.hall@colliers.com

Dillon Swayngim, SIOR  
Vice President  
+1 864 527 5456  
dillon.swayngim@colliers.com



# UPSTATE

TRADE CENTER

## Set Your Business Up For Success at Upstate Trade Center

**Class A Industrial | Move-In Ready | New Construction**

Upstate Trade Center consists of multiple newly constructed industrial buildings located in the SCTAC submarket in Greenville, South Carolina.

The park currently has one building available for lease: ±266,177-SF Building Two. The facility features modern specifications for industrial distribution or light manufacturing in a prime infill location.

Building Two is ideal for tenants looking to locate or expand into Greenville to take advantage of the area's highly sought after quality of life while capitalizing on characteristics that make it an ideal location for industrial operations including:

- **Easy access to major Southeast interstate corridor I-85 via multiple routes**
- **Capable and efficient Inland Port in Greer extends your reach to/from the Port of Charleston and throughout the Southeast**
- **Short drive to GSP International Airport**
- **Large population centers like Atlanta and Charlotte within just a few hours**
- **One of the highest population growth rates in the country**
- **Access to 100 million consumers within a one-day drive**
- **Excellent labor profile with an active and available workforce in a pro-business state**

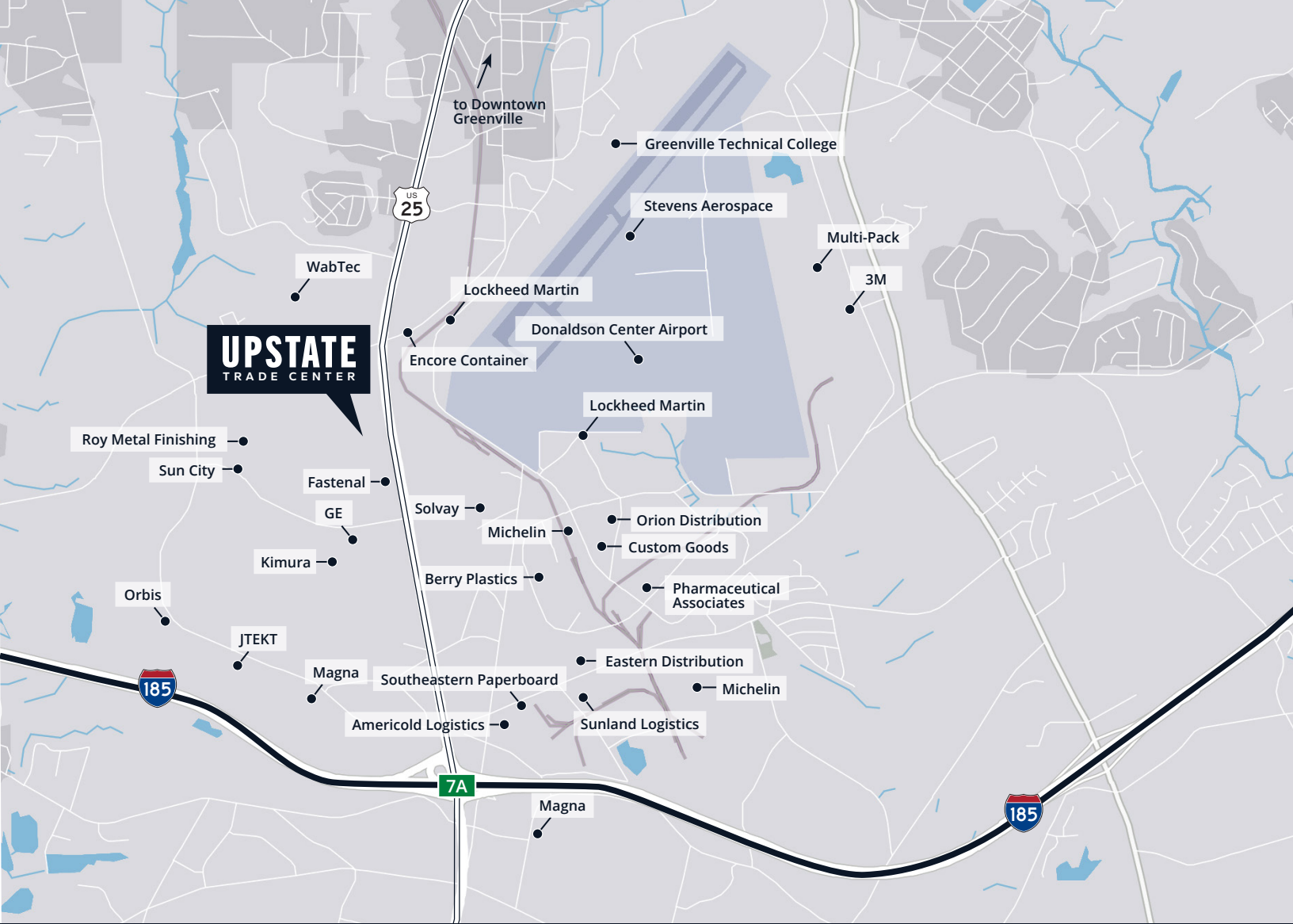


Garrett Scott, SIOR  
+1 864 527 5453  
garrett.scott@colliers.com

John Montgomery, SIOR  
+1 864 527 5422  
john.montgomery@colliers.com

Brockton Hall, SIOR  
+1 864 527 5441  
brockton.hall@colliers.com

Dillon Swayngim, SIOR  
+1 864 527 5456  
dillon.swayngim@colliers.com



## SCTAC submarket: Greenville's epicenter of industrial activity

**8 miles**

Greenville, SC

**1.5 miles**

I-185 connecting to I-85

**20 miles**

Inland Port Greer

**15 miles**

GSP Airport

**17 miles**

BMW Headquarters

**30 miles**

Spartanburg, SC

**100 miles**

Charlotte, NC

**135 miles**

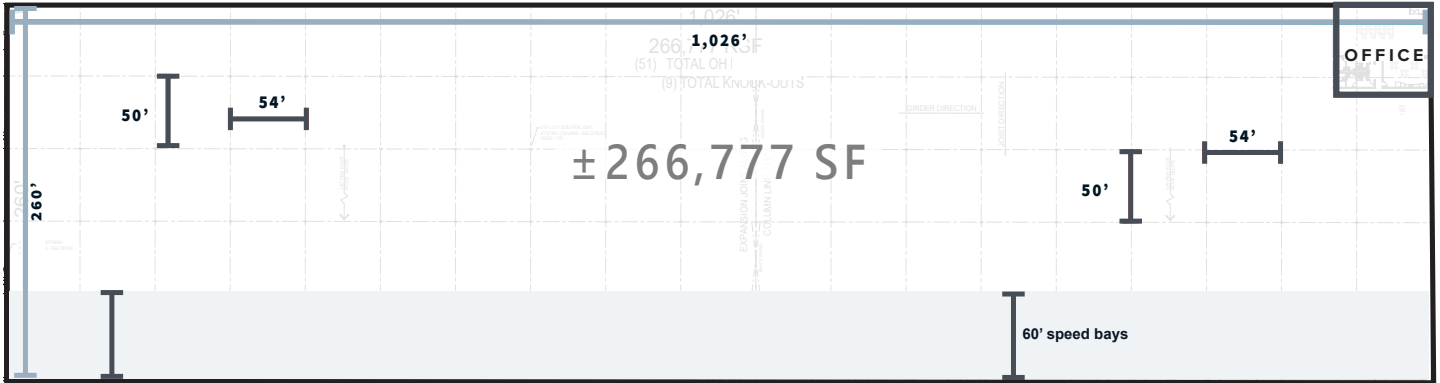
Atlanta, GA



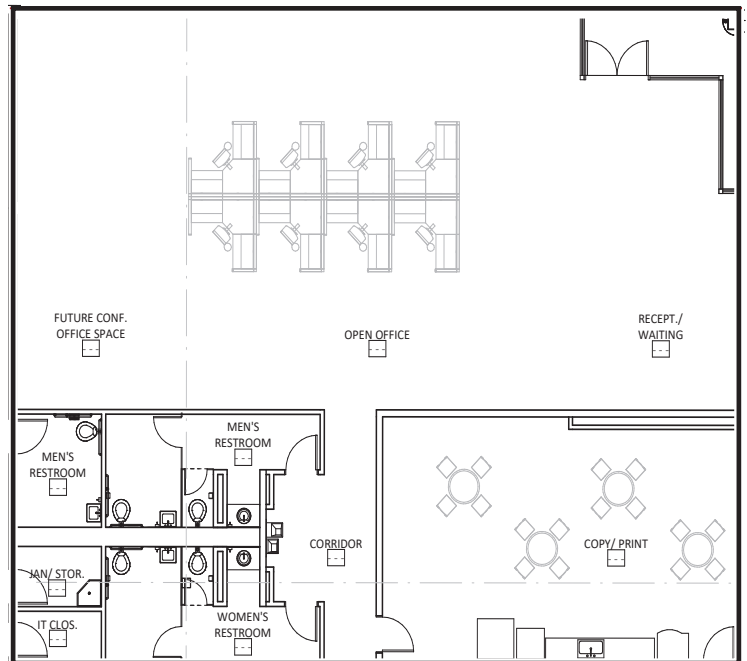
# UPSTATE

TRADE CENTER

## Building 2 Layout



## Office Layout



### 3,639-SF Office Space

Private Restrooms  
Open Office Space  
Copy/Print/Kitchen Areas  
Reception Area

### Dock Packages

25 of 49 dock doors have 45k lb mechanical pit levelers installed and ready for service

### Modern Finishes

Fully white-boxed throughout warehouse with neutral finishes in office spaces

## Key Details

Building size	±266,777 SF (1,026' x 260')	Clear height	32'
Office	±3,639-SF office w/ restrooms	Column spacing	54' x 50' (60' speed bays)
Orientation	Rear load	Dock doors	(49) 9' x 10' dock doors, (25) w/ pit levelers
Parking	216 auto/76 trailer	Drive-in doors	(2) 14' x 16' drive-ins
Zoning	I-2 Industrial	Roof	60mil TPO w/ 3.5" R-20 insulation
Floor slab	7" unreinforced w/ dowel baskets in speed bays over 4" stone base and 10mil polyethylene vapor barrier	Lighting	LED w/ motion sensors
Truck court	185' w/ 60' concrete aprons	Electrical	1,000amp main service

# UPSTATE TRADE CENTER



Garrett Scott, SIOR  
Managing Director  
+1 864 527 5453  
garrett.scott@colliers.com

John Montgomery, SIOR  
Managing Director  
+1 864 527 5422  
john.montgomery@colliers.com

Brockton Hall, SIOR  
Vice President  
+1 864 527 5441  
brockton.hall@colliers.com

Dillon Swayngim, SIOR  
Vice President  
+1 864 527 5456  
dillon.swayngim@colliers.com



# UPSTATE

TRADE CENTER

**Dalfen**  
INDUSTRIAL

Leasing Information:



**Garrett Scott, SIOR**  
Managing Director  
+1 864 527 5453  
garrett.scott@colliers.com

**John Montgomery, SIOR**  
Managing Director  
+1 864 527 5422  
john.montgomery@colliers.com

**Brockton Hall, SIOR**  
Vice President  
+1 864 527 5441  
brockton.hall@colliers.com

**Dillon Swayngim, SIOR**  
Vice President  
+1 864 527 5456  
dillon.swayngim@colliers.com

Copyright © 2024 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.