



Dalfen
INDUSTRIAL

Colliers

UPSTATE

TRADE CENTER

±112,327 SF | Move-In Ready
Class A Industrial

1172 Bracken Road | Piedmont, SC 29673

Leasing Team:

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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 consists of two buildings. Building 2 has ±112,327 SF available for lease. 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:

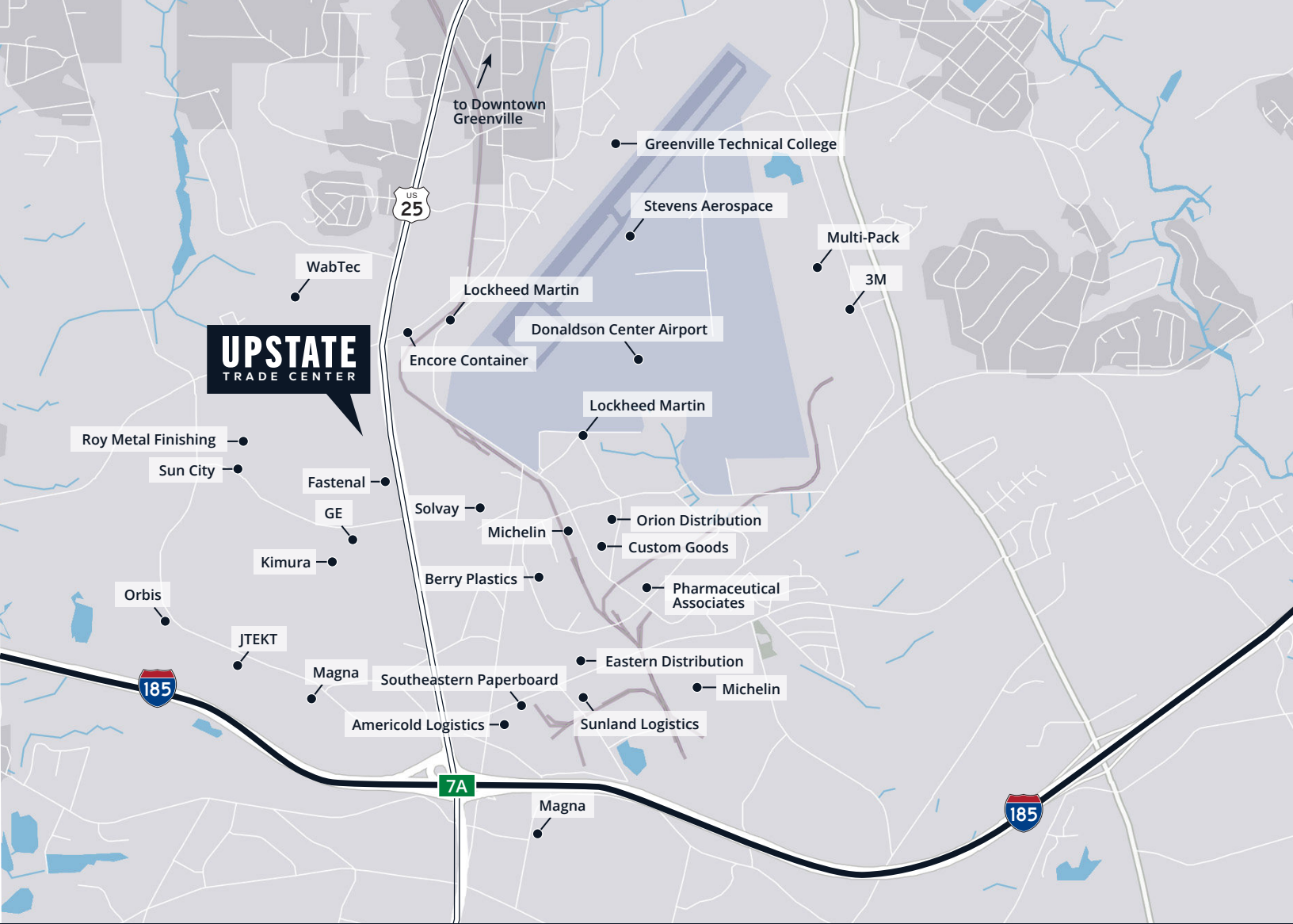
- **Easy access to major Southeast interstate corridor I-85 via multiple routes**
- **Capable and efficient Inland Port in Greer extends your reach to/from the Port of Charleston and throughout the Southeast**
- **Short drive to GSP International Airport**
- **Large population centers like Atlanta and 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**

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SCTAC submarket: Greenville's epicenter of industrial activity

8 miles

Greenville, SC

1.5 miles

I-185 connector 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

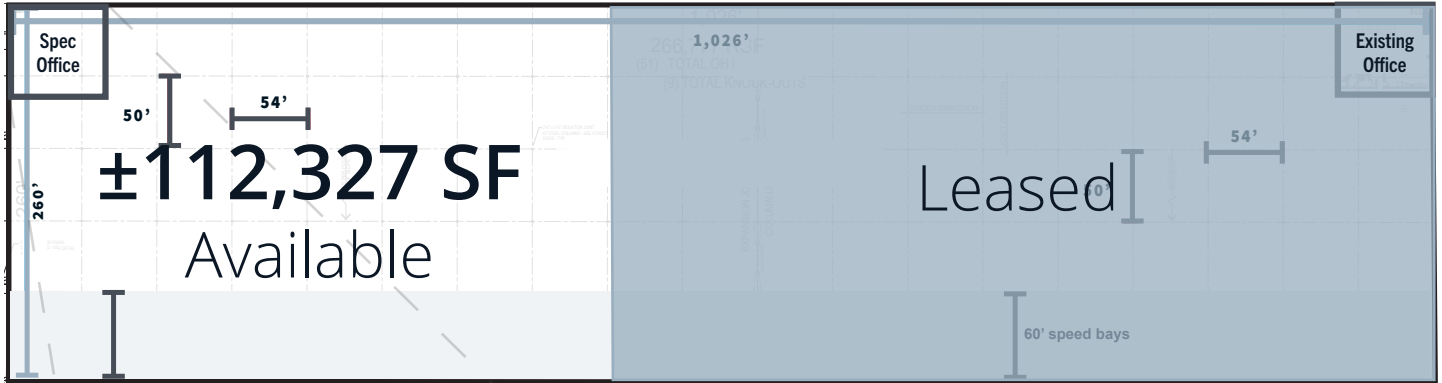
Atlanta, GA



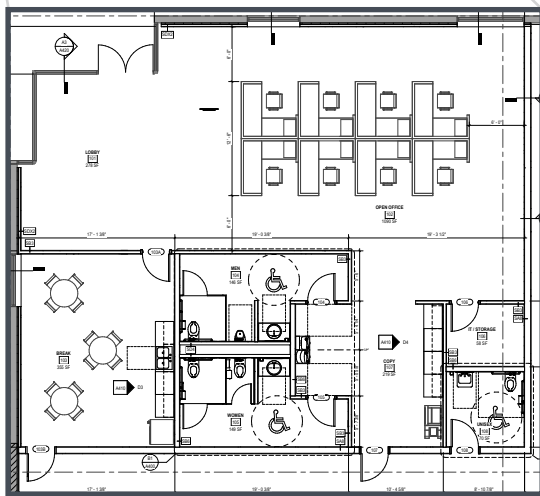
UPSTATE

TRADE CENTER

Building 2 Layout + Availability



Spec Office Layout



±112,327 SF Available

8 bays
1 drive-in door
Class A industrial space

Move-In Ready

New construction
Roof age is 2022 with a 20-year warranty

Dock Packages

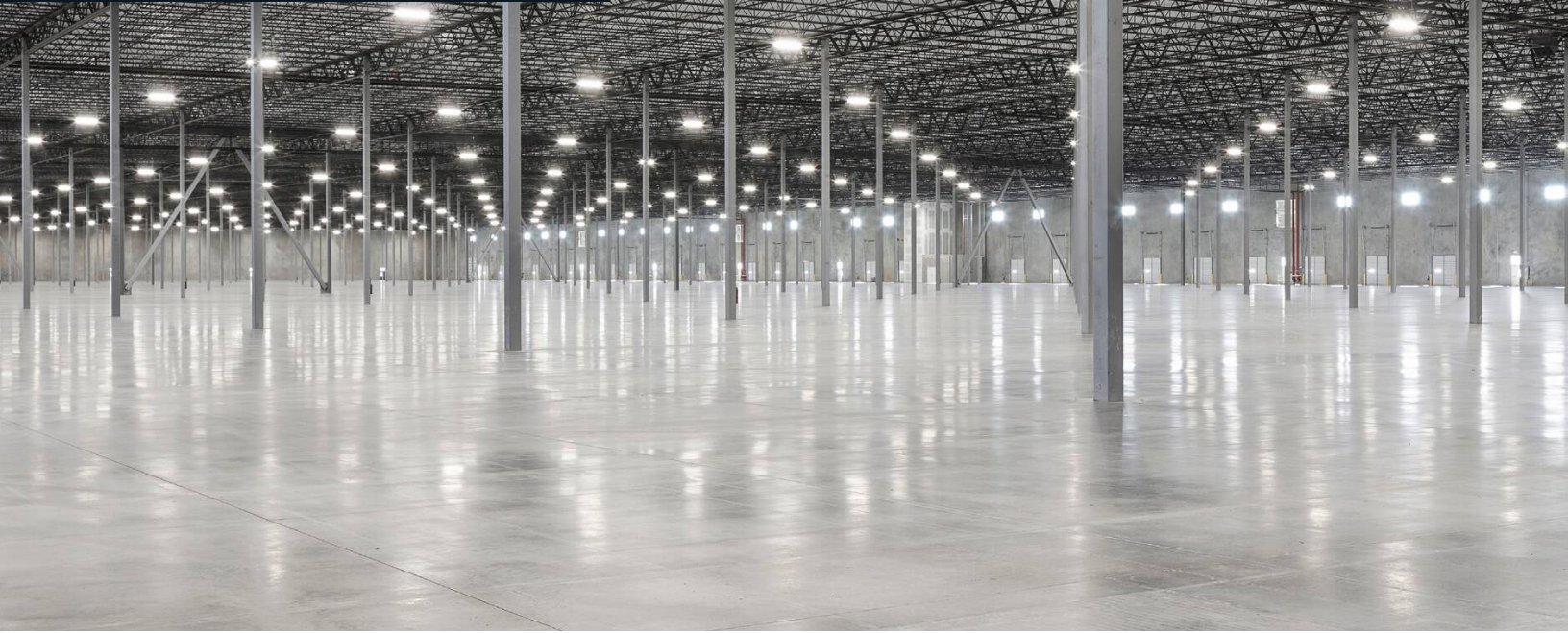
Includes 22 dock doors
Has 12, 45k lb mechanical pit levelers installed and ready for service

Key Details

Building size	±112,327 SF
Roof Age	22-year warranty (Exp. 2042)
Orientation	Rear load
Parking	.85/1,000 SF auto 35 trailer
Zoning	I-2 Industrial
Floor slab	7" unreinforced w/ dowel baskets in speed bays over 4" stone base and 10mil polyethylene vapor barrier

Clear height	32'
Column spacing	54' x 50' (60' speed bays)
Dock doors	(22) 9' x 10' dock doors, (12) w/ pit levelers
Drive-in doors	(1) 14' x 16' drive-in
Roof	60mil TPO w/ 3.5" R-20 insulation
Lighting	LED w/ motion sensors
Electrical	1,000amp main service

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