

Blackstock Commerce Center

452 Casual Dr | Wellford, SC



±58,370 SF | Move-in Ready

- Class A Industrial Park
- Available December 2026
- ±3,200 feet of frontage on I-85
- Less than 1 mile from I-85
- Lease Rate: \$6.75/SF NNN



Leasing Contacts:

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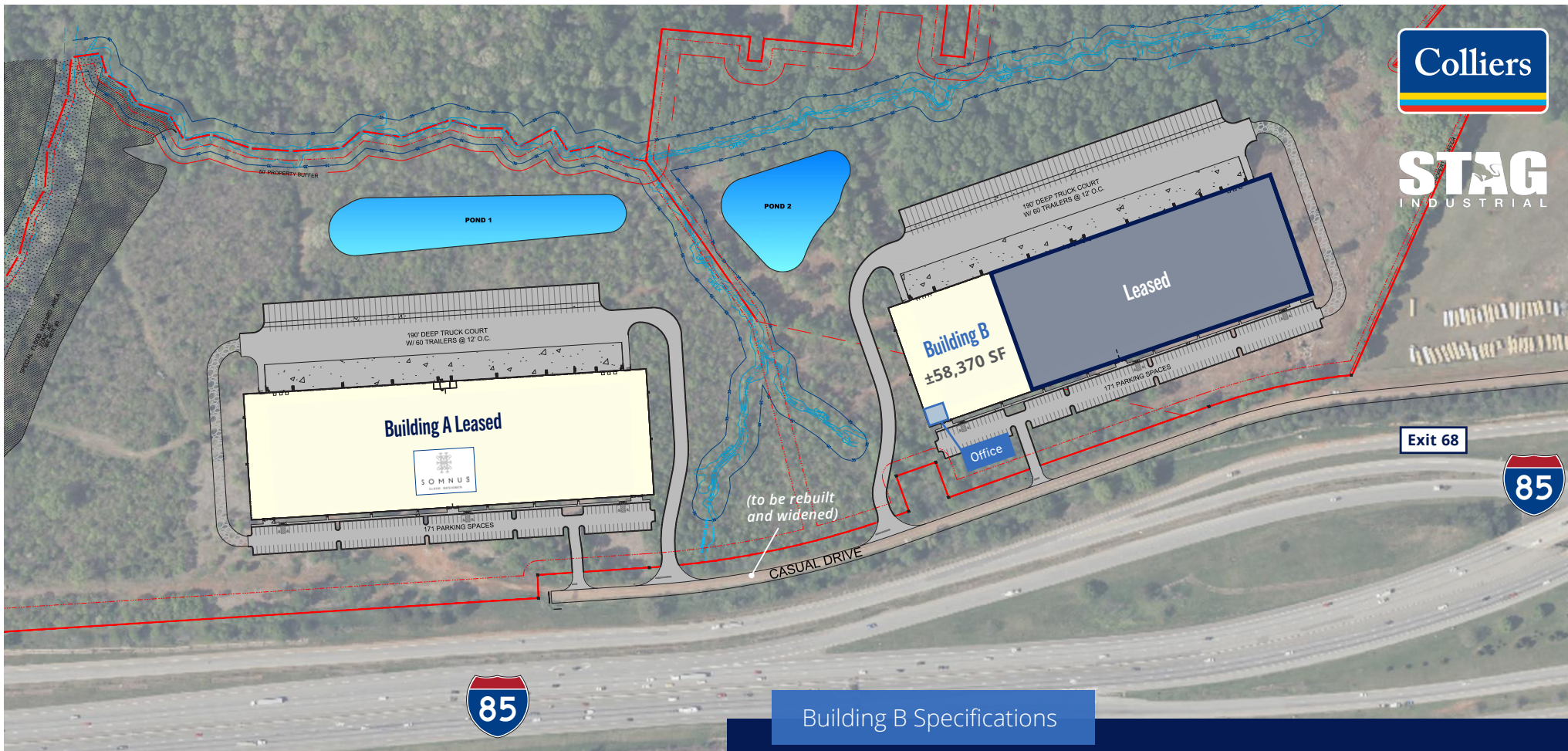
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Blackstock Commerce Center

Class A Industrial Park | West Spartanburg (Wellford), SC

Blackstock Commerce Center is a Class A industrial park in the Greenville-Spartanburg, SC market. This location offers unmatched visibility to more than ±88,900 travelers daily with ±3,200 feet of frontage on I-85. Tenants will benefit from the lowest drayage costs in-market with close proximity to the Inland Port in Greer and easy access to the industrial manufacturing base surrounding BMW and GSP International Airport.

Building A has been leased to Somnus Mattress. Building B has ±58,370 SF remaining for lease and available beginning December 2026. With dock packages installed, Building B is ideal for speed-to-market users.

Building B Specifications

Available space	±58,370 SF remaining in Building B	Fire protection	ESFR
Orientation	Rear-load	Lighting	LED, 25FC
Truck court	185' depth	Office	±2,800-SF office space
Column spacing	52.5' x 54'	Slab	7" unreinforced
Clear height	32'	Water	SJWD 12" line (2" meter, 3" line to building)
Parking	55 auto / 15 trailer	Sewer	Spartanburg water 6"
Dock doors	10 (9' x 10'), 4 with pit levelers	Power	Duke Energy 800amps
Drive-in doors	1 (14' x 16') drive-in door	Natural Gas	Piedmont Natural Gas

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Building B | Spartanburg, SC

Office Specifications

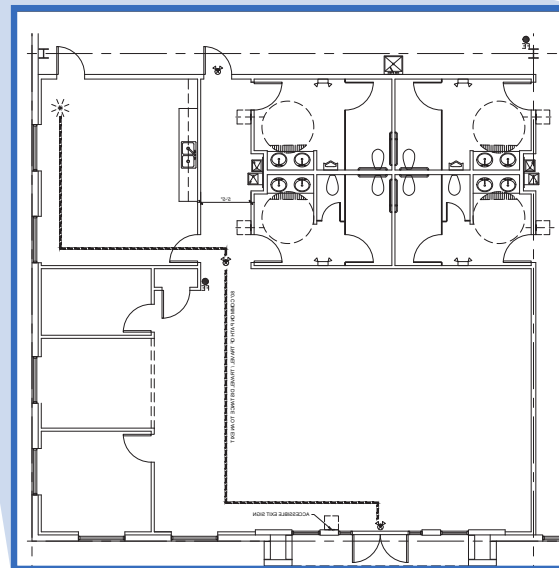
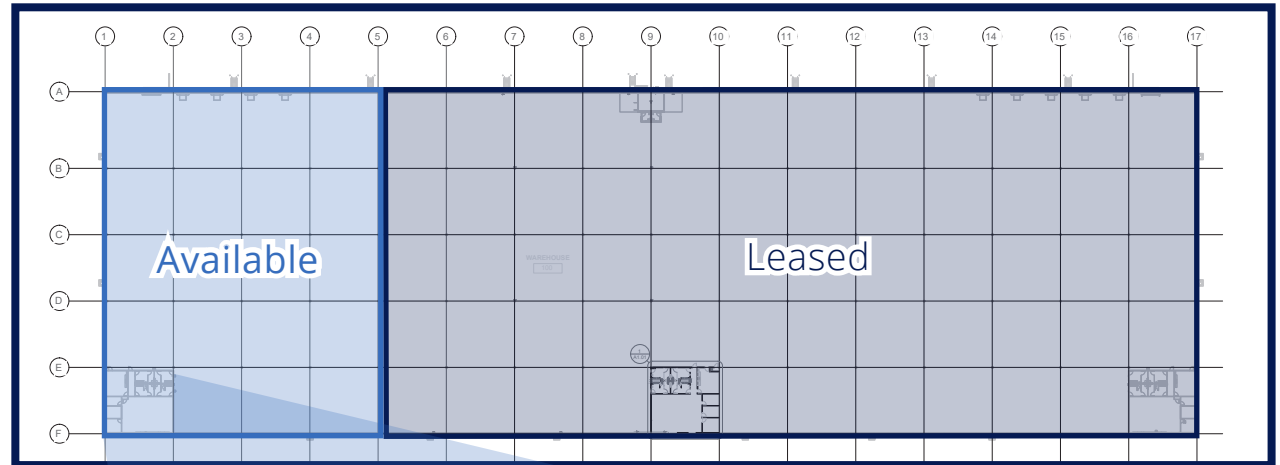
Total space ±2,800 SF

Dimensions 54' x 50'

Restrooms 4 total

Layout

Open office area,
private office(s),
conference room
option, I.T. room
and break room



±2,800-SF
Office



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Building B | Spartanburg, SC



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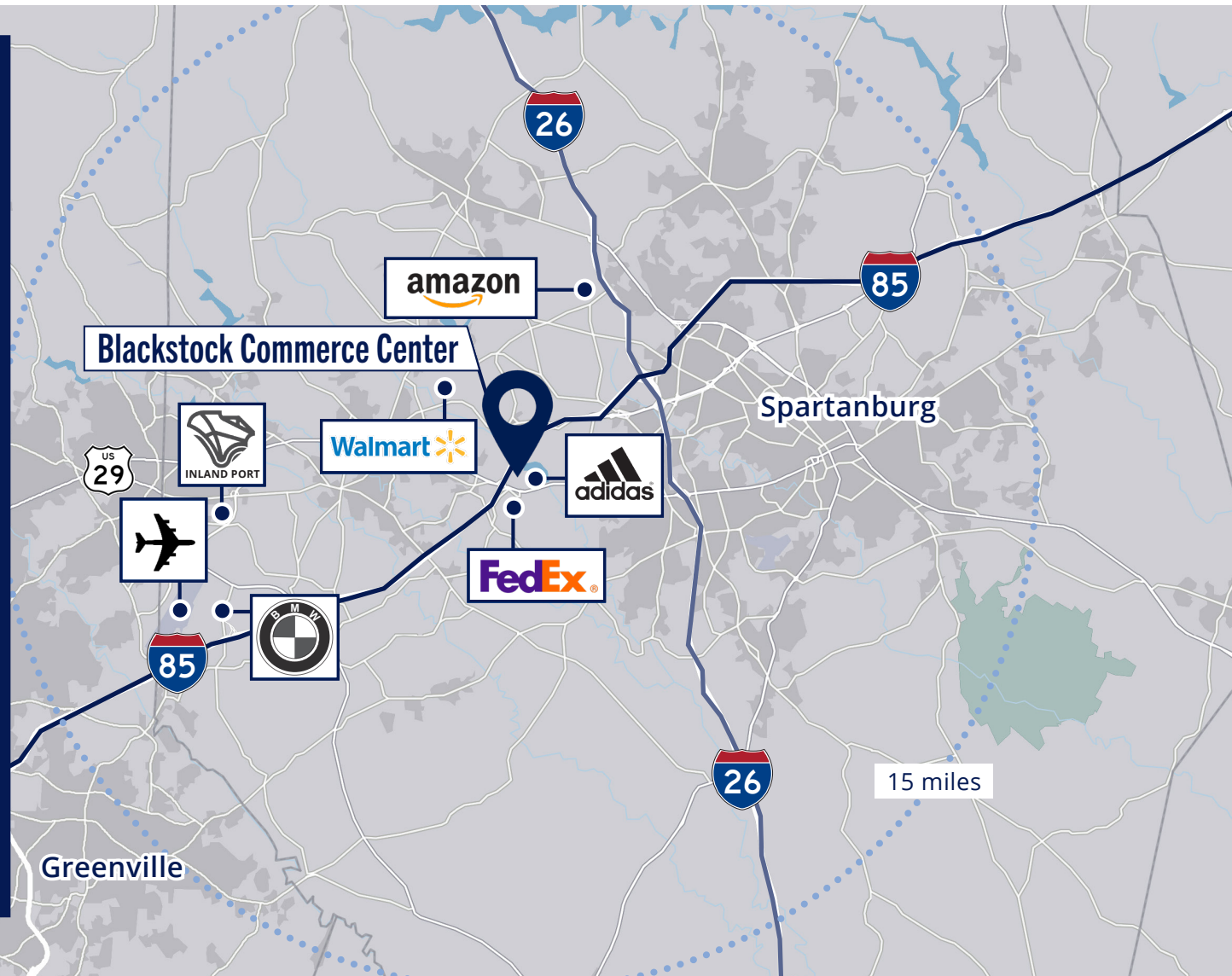
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Class A Industrial Park | Spartanburg, SC

Key Distances

I-85	0.4 miles
I-26	2.6 miles
Spartanburg, SC	8 miles
Greenville, SC	25 miles
Atlanta, GA	168 miles
Charlotte, NC	78 miles
Savannah, GA	250 miles
SC Inland Port	11 miles
Port of Charleston	207 miles
GSP Int'l Airport	11.4 miles
Charlotte Int'l Airport	71 miles
BMW	9.5 miles
FedEx Freight	10 miles
FedEx Air Freight	11 miles
FedEx Ground	0.6 miles
UPS Freight	18 miles



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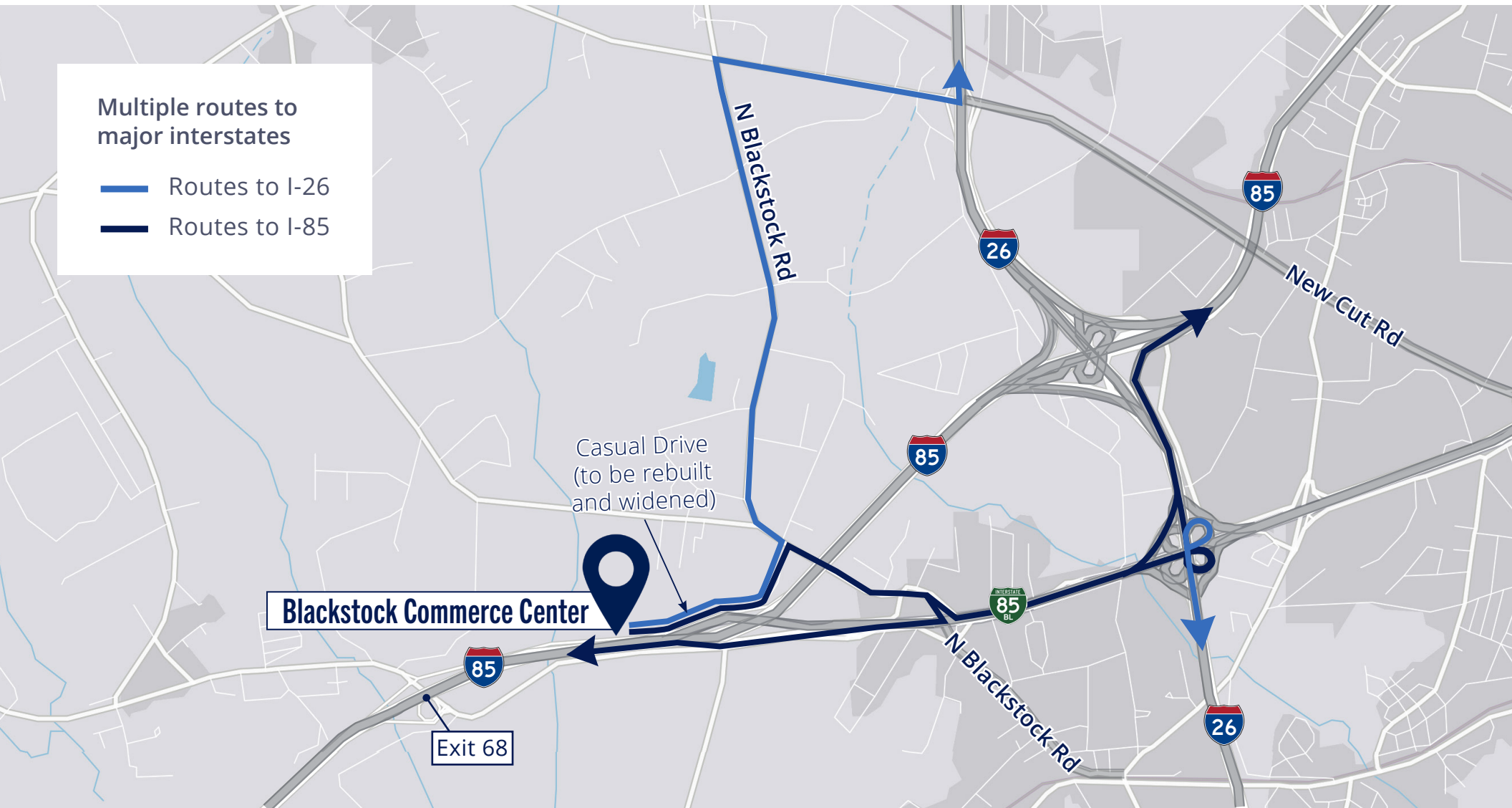
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