

Blackstock Commerce Center

452 Casual Dr | Wellford, SC



Newly Delivered

- Class A Industrial Park
- $\pm 72,900$ SF Remains in Move-in Ready Facility
- $\pm 3,200$ feet of Frontage on I-85
- $\pm 2,800$ -SF Spec Office



Leasing Contacts:

Dillon Swayngim, SIOR

Vice President
+1 864 527 5456
dillon.swayngim@colliers.com

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



Colliers

STAG
INDUSTRIAL

Building A Leased



171 PARKING SPACES

180' DEEP TRUCK COURT
W/ 60 TRAILERS @ 12' O.C.

(to be rebuilt
and widened)

CASUAL DRIVE

Building B Specifications

Available space	±72,900 SF remaining in Building B
Subdivisible	Yes - based on tenant need
Status	Newly delivered
Orientation	Rear-load
Truck court	185' depth
Column spacing	52.5' x 54'
Clear height	32'
Parking	55 auto / 18 trailer
Dock doors	13 (4 with pit levelers)

Drive-in doors	2
Fire protection	ESFR
Lighting	LED, 25FC
Office	±2,800-SF spec office
Amenities	Warehouse restrooms
Slab	7" unreinforced
Water	SJWD 12" line (2" meter, 3" line to building)
Sewer	Spartanburg water 6"
Power	Duke Energy 1,600amps
Natural Gas	Piedmont Natural Gas

Blackstock Commerce Center

Leasing Now | West Spartanburg (Wellford), SC

Blackstock Commerce Center is a new 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 ±72,900 SF remaining for lease, is newly delivered and move-in ready. With dock packages installed, Building B is ideal for speed-to-market users.

Blackstock Commerce Center

Building B Leasing Now | Spartanburg, SC

Office Specifications

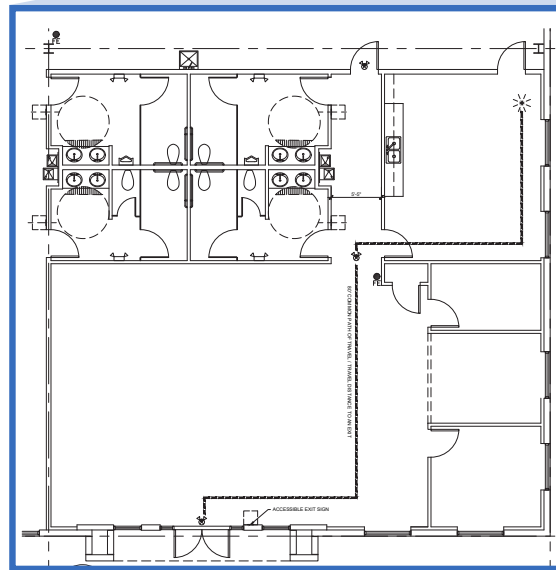
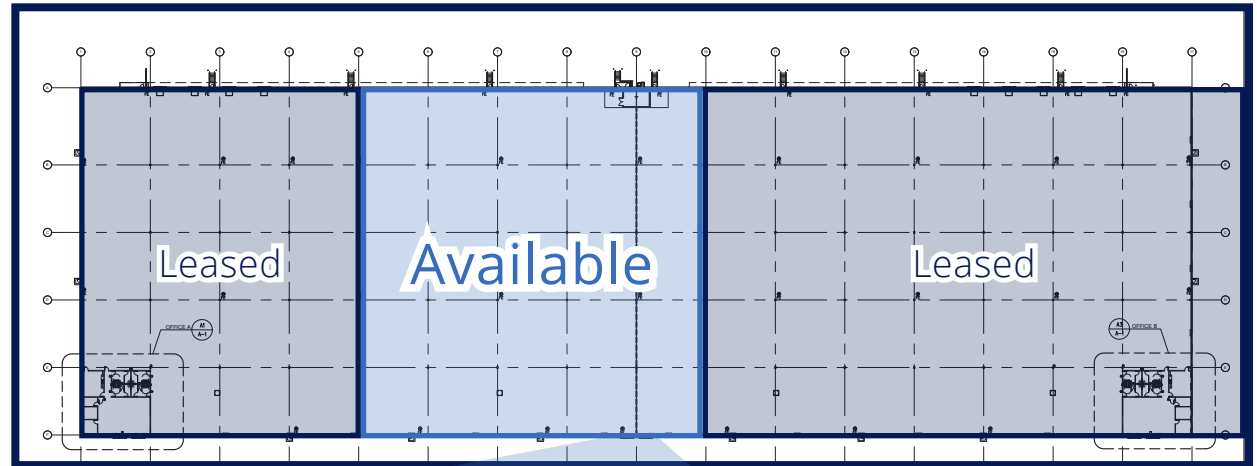
Total space ±2,800 SF

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 spec
office underway



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Building B Leasing Now | Spartanburg, SC



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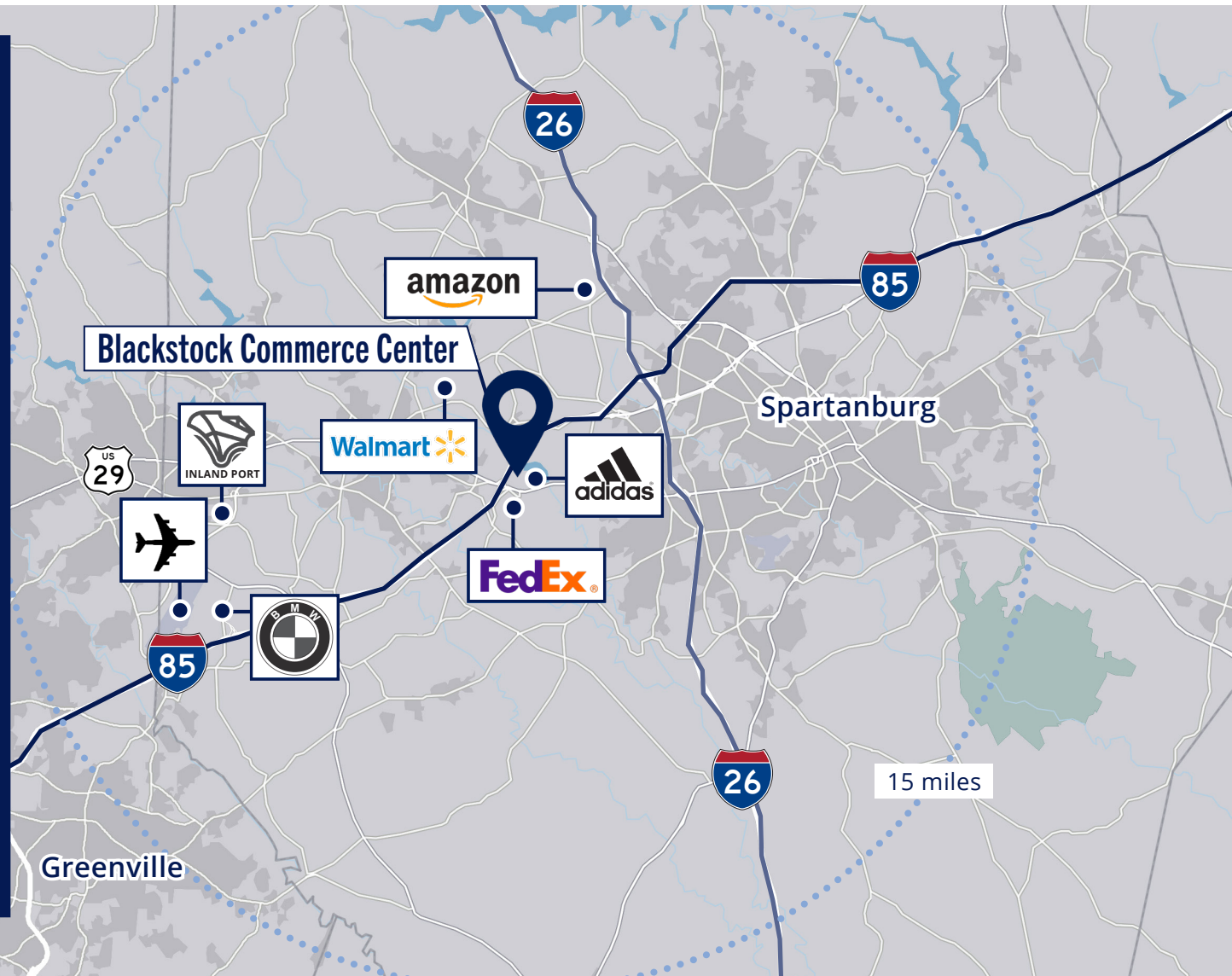
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Leasing Now | Spartanburg, SC

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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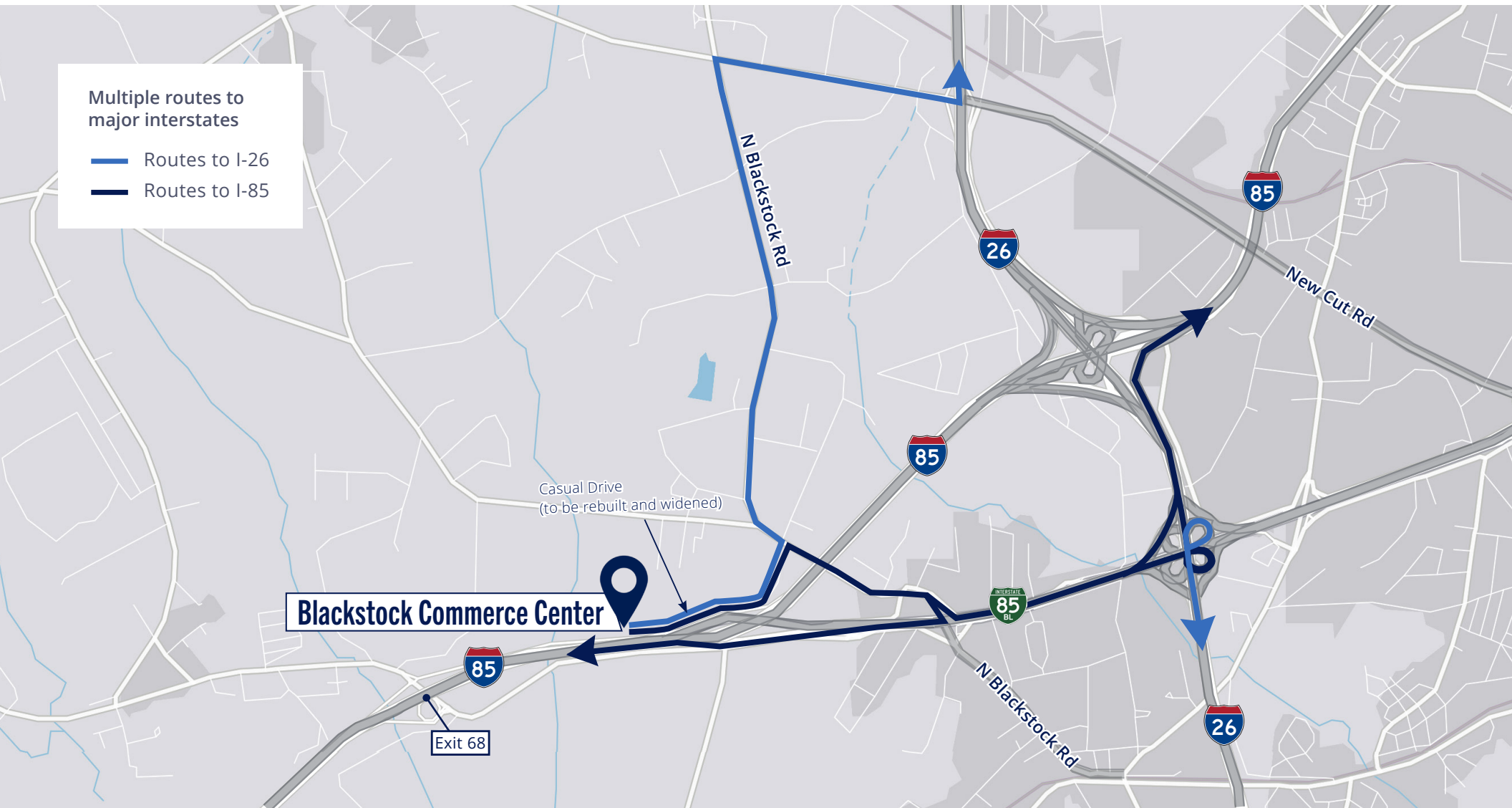
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