



# LEASING FAST!

– ONLY 67,152 SF REMAINING –

311 Genoble Rd. | Greer, SC  
OPPORTUNITY ZONE

[atlasIPG.com](http://atlasIPG.com)



**8,394 – 67,152 SF CLASS A INDUSTRIAL SPACE**

For more information, contact:

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**AVISON  
YOUNG**

# PROPERTY HIGHLIGHTS

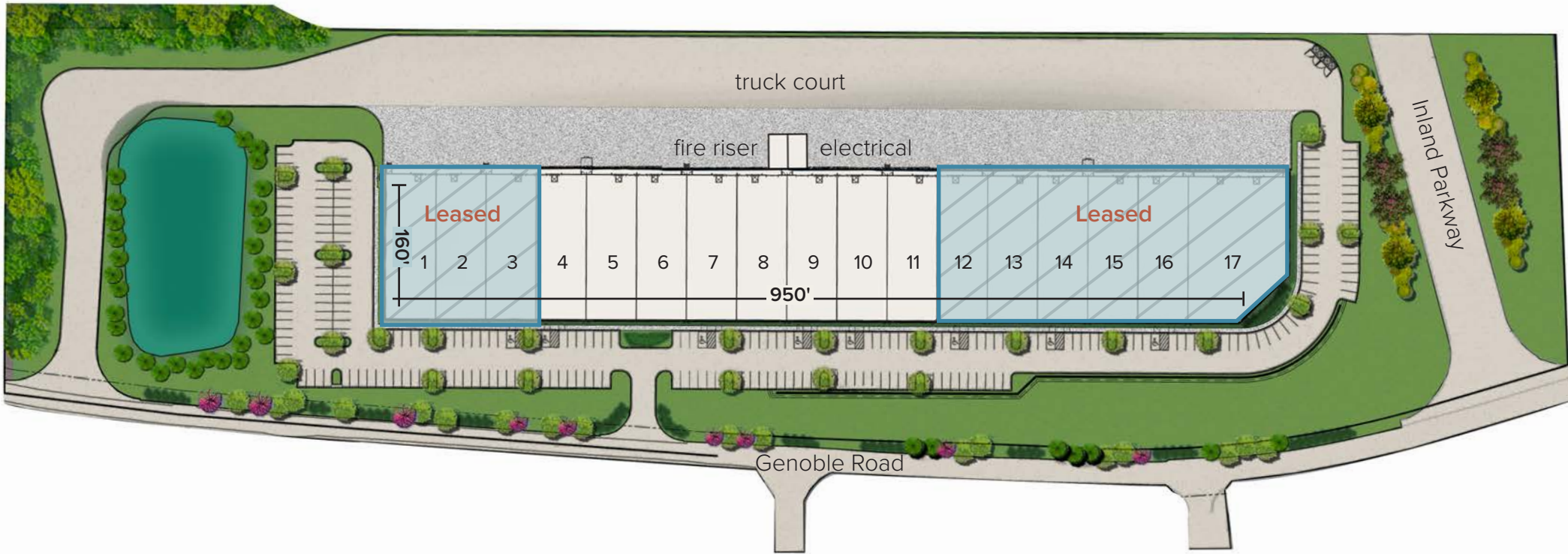
Atlas at Inland Port Greer is the upstate's first class A multi-tenant industrial park that is specifically designed to accommodate both small and large users. By offering amenities typically found in buildings reserved for much larger users, Atlas provides the highest quality and value that a user can find in the upstate market. At 150,006 sq ft, Atlas is designed to be subdivided to users as small as 8,394 square feet without compromising on functionality. Atlas' focus on curb appeal for both tenants and their customers is evident in the lushly landscaped 15 acres with over 1,500 feet of unobstructed visibility on Genoble Road.

Atlas is centrally located just minutes from Inland Port Greer, BMW, I-85 and Greenville Spartanburg International Airport. With large truck courtyards, wide driveways, ample parking, and an abundance of dock doors, Atlas offers unrivaled site access and convenience.



<b>Total square feet:</b>	150,006
<b>Class:</b>	A
<b>Availability:</b>	Immediately
<b>Base rent:</b>	NNN
<b>Primary use:</b>	Distribution, warehouse

# SITE PLAN



**Suite sf** ±8,394: suites 4-11



**Parking ratio** ±1.5 / 1,000 sf



**Zoning** I-1



**Truck court** 135 ft



**Acreage** 15



**Fee in Lieu of Taxes**

**8,394 – 67,152 SF**  
**AVAILABLE**



# BUILDING HIGHLIGHTS



**Total SF** 150,006  
160' x 950'



**Clear height** 32'



**Column spacing** 52' x 50'  
60' speed bay



**Dock doors** 3 / bay



**Truck apron** 65' concrete



**Fire suppression** ESFR sprinkler



**Lighting** natural; windows  
above bay doors



**Electrical** 200 A / bay  
upgradable



**Roof** 60 mil TPO



**Walls** Tilt-up concrete



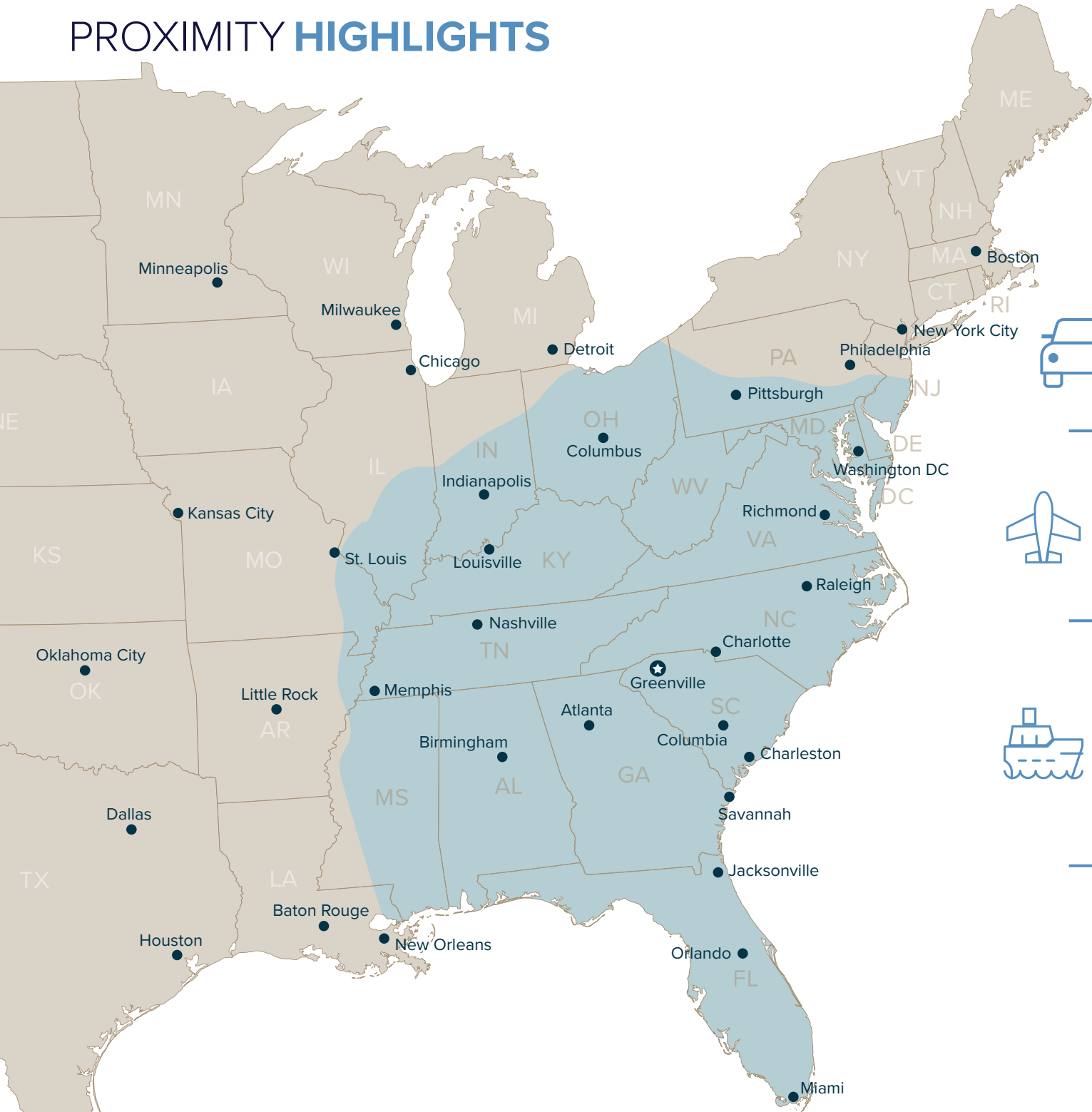
**Floors** 6" reinforced slab



## CUSTOM TENANT BUILD-OUTS



# PROXIMITY HIGHLIGHTS



**Drive Times**

1 day	96.5M population
2 day	244M population



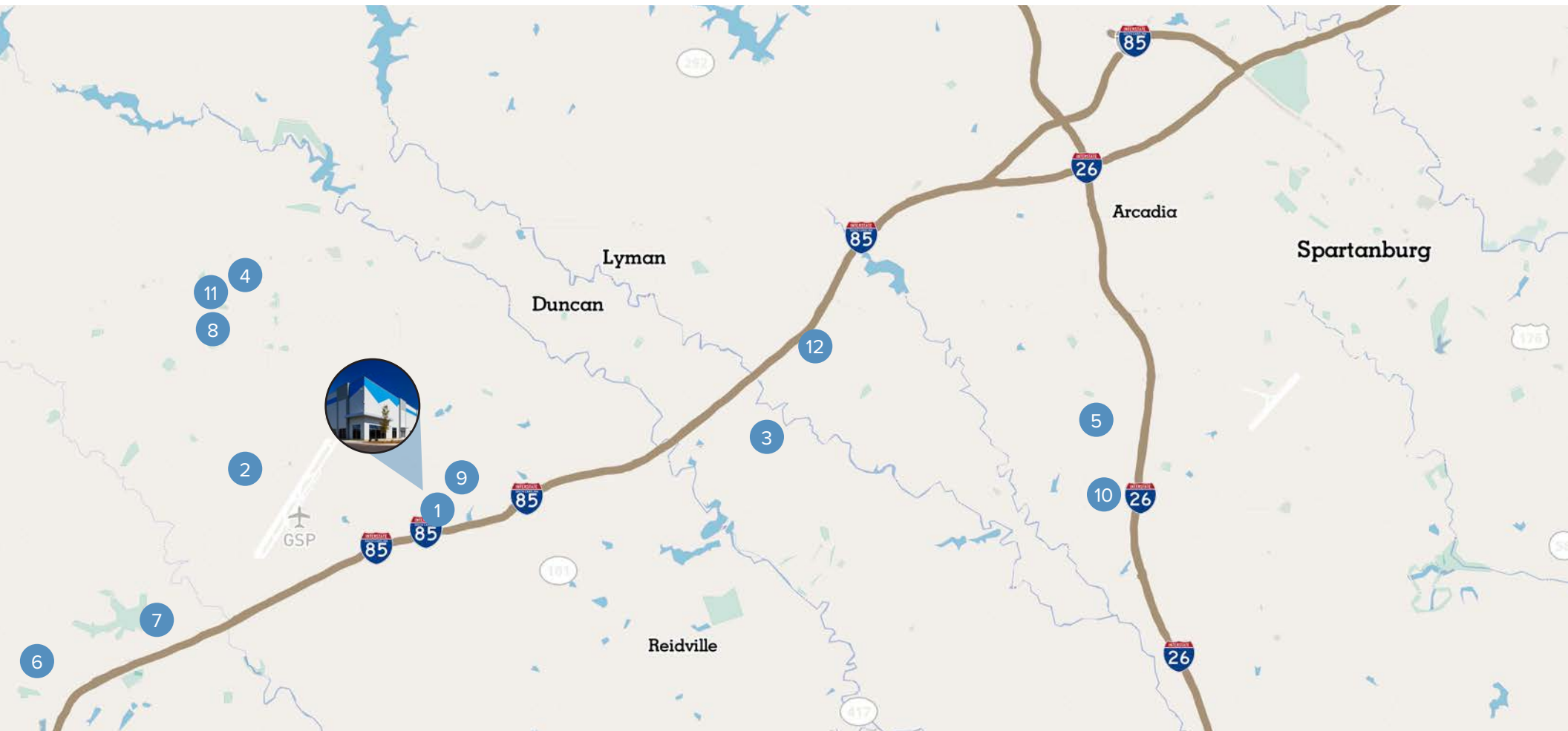
<b>GSP International</b>	4 miles
<b>ATL International</b>	168 miles
<b>CLT International</b>	82.3 miles



<b>Inland Port Greer</b>	2.5 miles
<b>NE Georgia Inland Port (planned)</b>	100 miles
<b>SC Port Authority</b>	211 miles
<b>Port of Savannah</b>	251 miles

<b>Interstate 85</b>	5.7 miles
<b>Interstate 26</b>	11.9 miles

# AMENITIES HIGHLIGHTS



IN THE HEART OF THE  
**MANUFACTURING  
 AND DISTRIBUTION  
 COORIDOR**

1



4



7



10



2



5



8



11



3



6



9



12





# YOUR NEIGHBORHOOD





# PROPERTY PHOTOS







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