

MASON FARM LANE

INLAND PORT GREER

±551,670 SF Cross Dock
For Lease



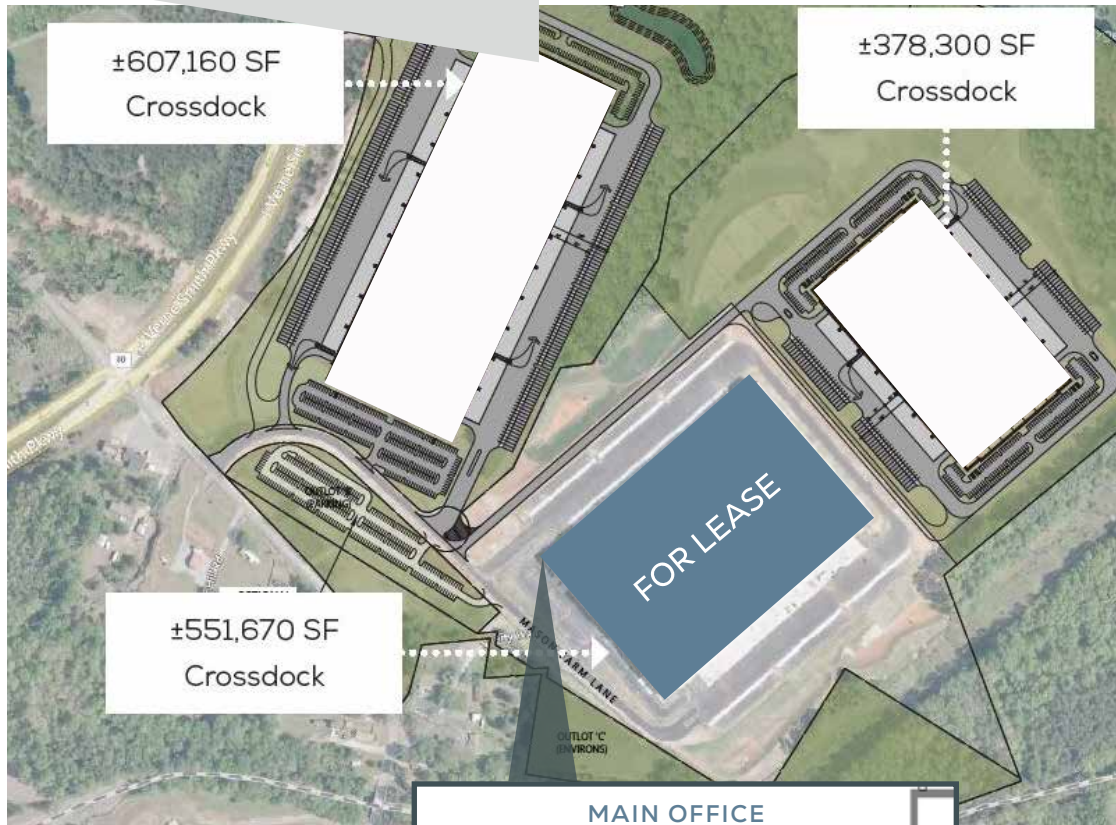
550 Mason Farm Lane Greer, SC 29651

LBA Logistics 





BUILDING 1 SPECS



BUILDING 1 FEATURES

- Size: ±551,670 SF
- Overall Dimensions: 600' x 918'
- Clear Height: 36'
- Main Office: ±2,160 SF
 - Two (2) Shipping/Receiving Offices: ±1,300 SF
- Column Spacing: 50' x 54'
- Power: 4,000 Amp service, 277/480 volt, 3 Phase (Upon Tenant Verification)
- Floors: 7" Slab, Reinforced, 4000 PSI
- HVLS Fans: 8
- Fire Protection: ESRF
- Skylights: Clerestory Windows

LOADING

- Dock Doors: 74+; 46 dock packages equipped with 35k lbs. levelers, lights, fans, and shelters (36 with dock restraints)
- Drive In Doors: 4 (12'x12')
- Speed Bay: 75'

SITE

- Car Parking: 216
- Trailer Parking: 144
- Truck Court: 200'
 - Guard Shack + Full Truck Court Fencing

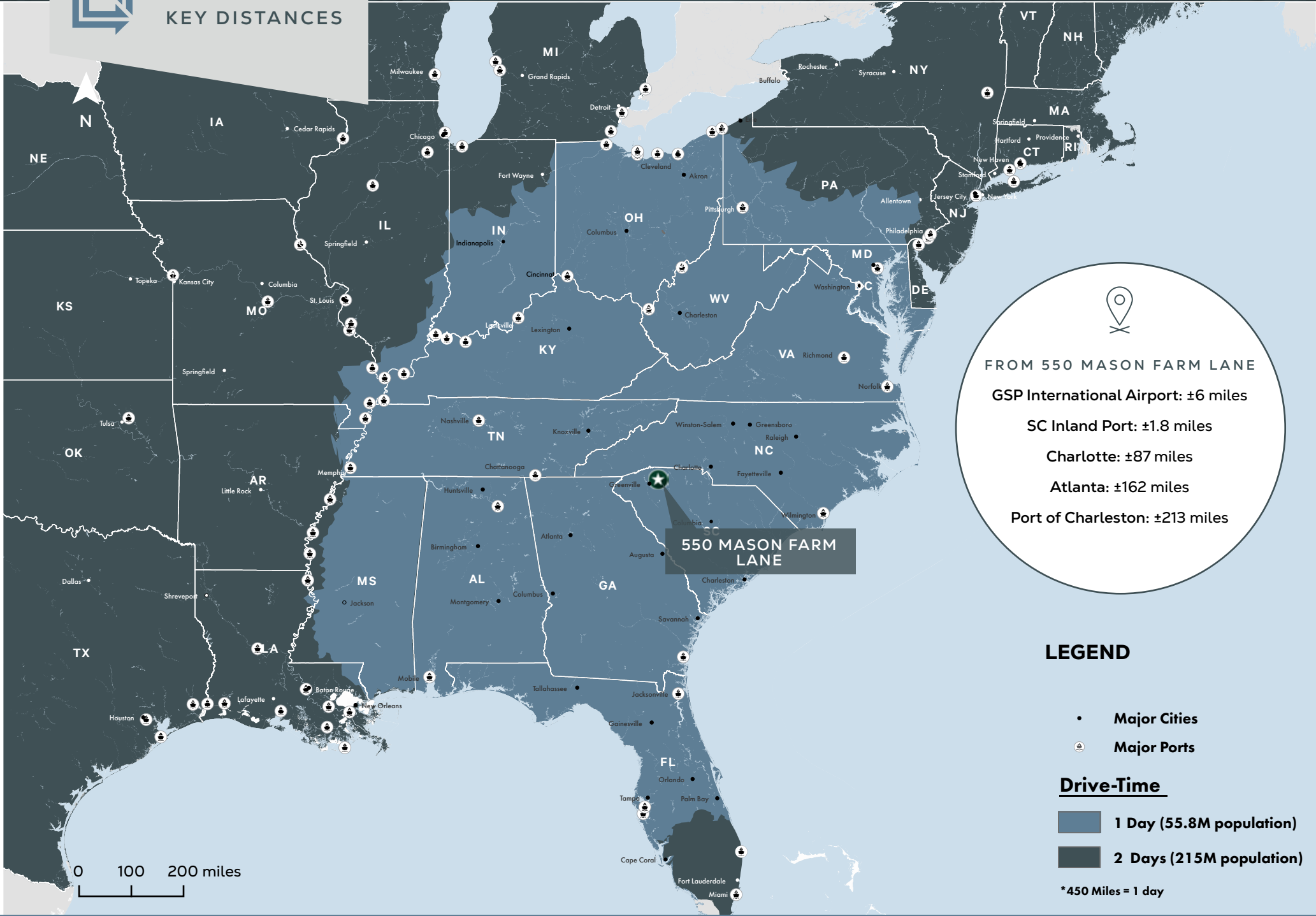
CONSTRUCTION

- Type: Tilt-Up Concrete Panels
- Roof: 45 mm TPO





DRIVE TIME & KEY DISTANCES




FROM 550 MASON FARM LANE
GSP International Airport: ±6 miles
SC Inland Port: ±1.8 miles
Charlotte: ±87 miles
Atlanta: ±162 miles
Port of Charleston: ±213 miles

LEGEND

- Major Cities
- 🚢 Major Ports

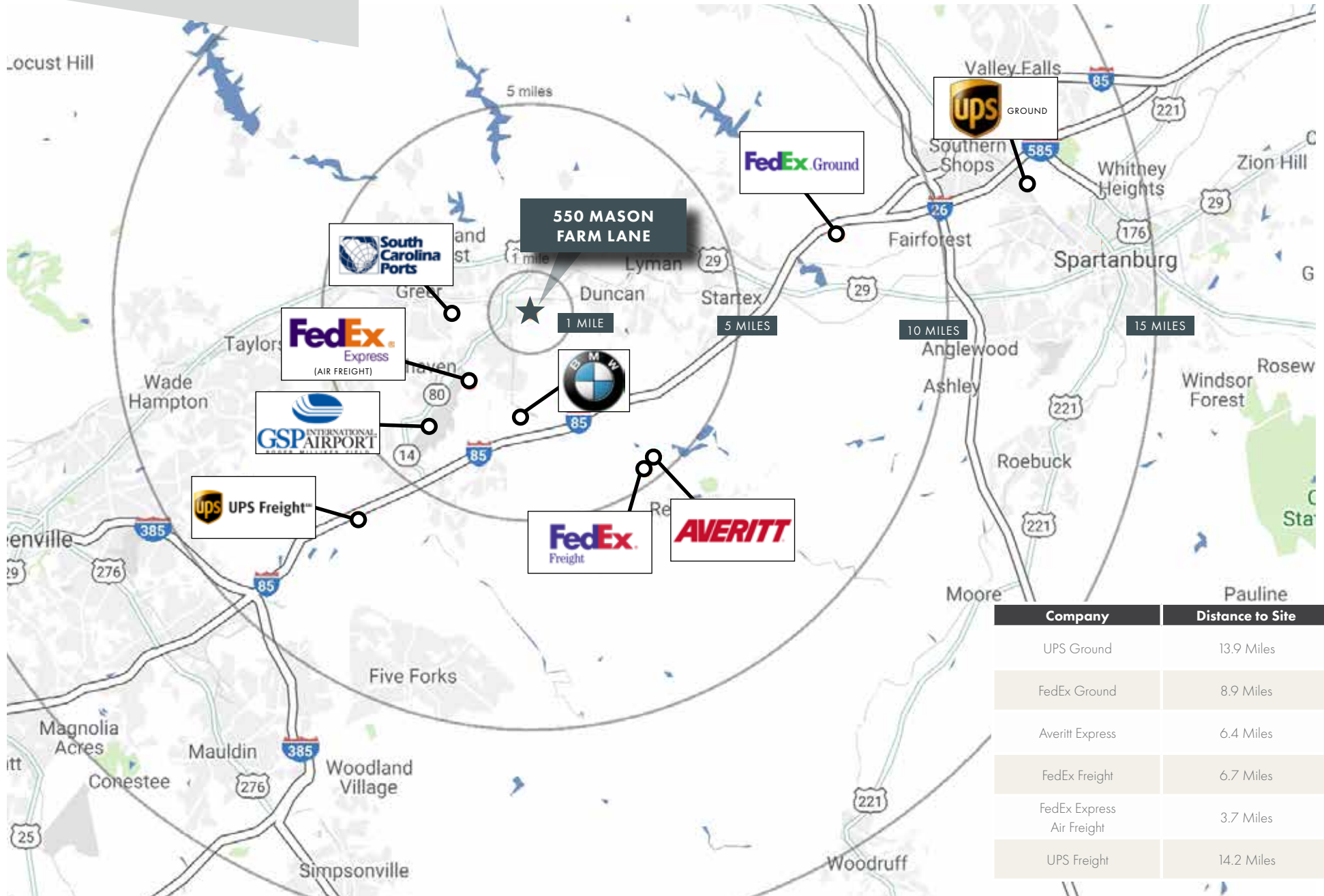
Drive-Time

- 1 Day (55.8M population)
- 2 Days (215M population)

*450 Miles = 1 day



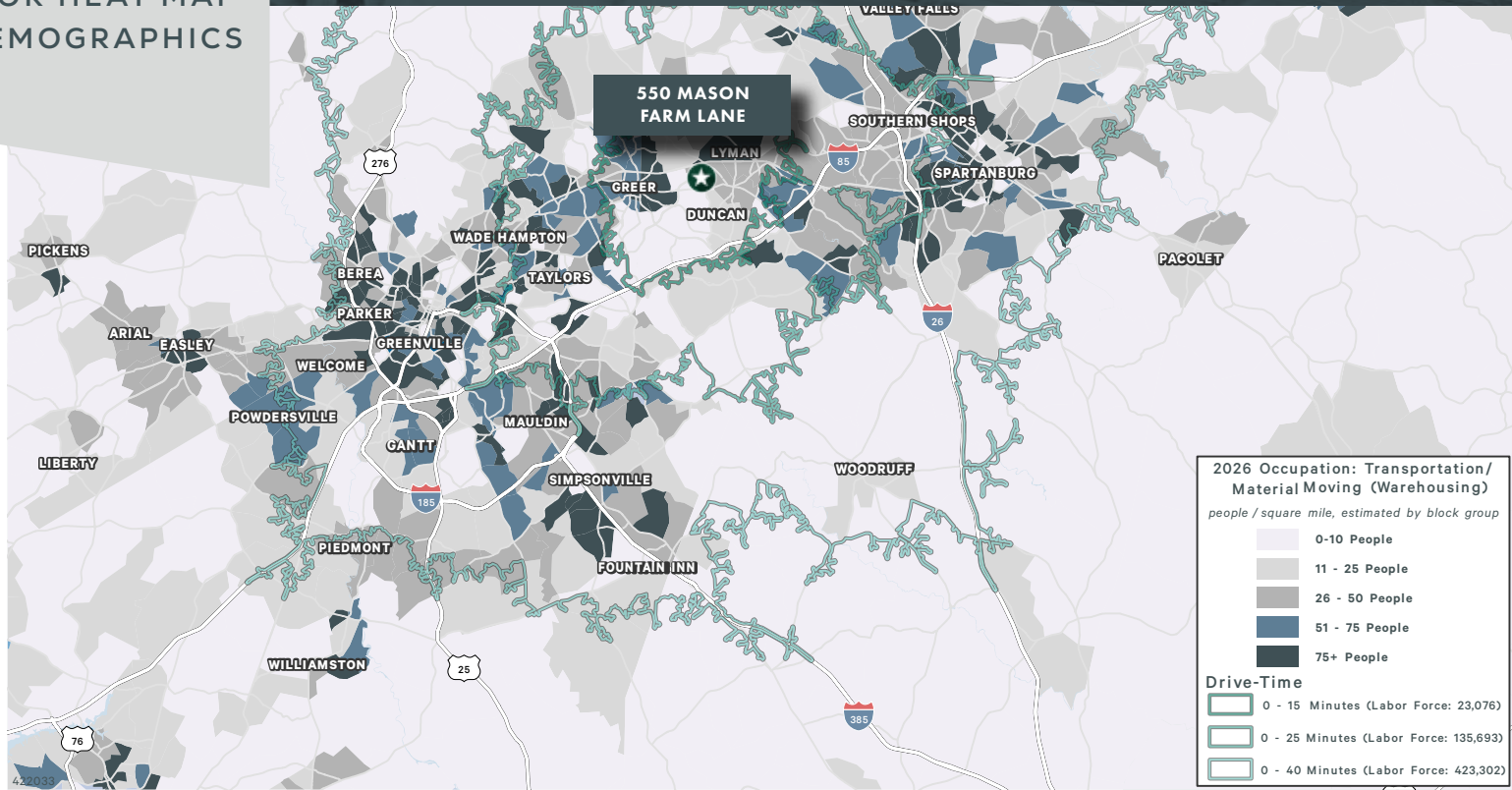
KEY LOCATIONS



Company	Distance to Site
UPS Ground	13.9 Miles
FedEx Ground	8.9 Miles
Averitt Express	6.4 Miles
FedEx Freight	6.7 Miles
FedEx Express Air Freight	3.7 Miles
UPS Freight	14.2 Miles



LABOR HEAT MAP & DEMOGRAPHICS



2026 Occupation: Transportation/ Material Moving (Warehousing)
 people / square mile, estimated by block group

- 0-10 People
- 11 - 25 People
- 26 - 50 People
- 51 - 75 People
- 75+ People

Drive-Time

- 0 - 15 Minutes (Labor Force: 23,076)
- 0 - 25 Minutes (Labor Force: 135,693)
- 0 - 40 Minutes (Labor Force: 423,302)



ESTIMATED POPULATION

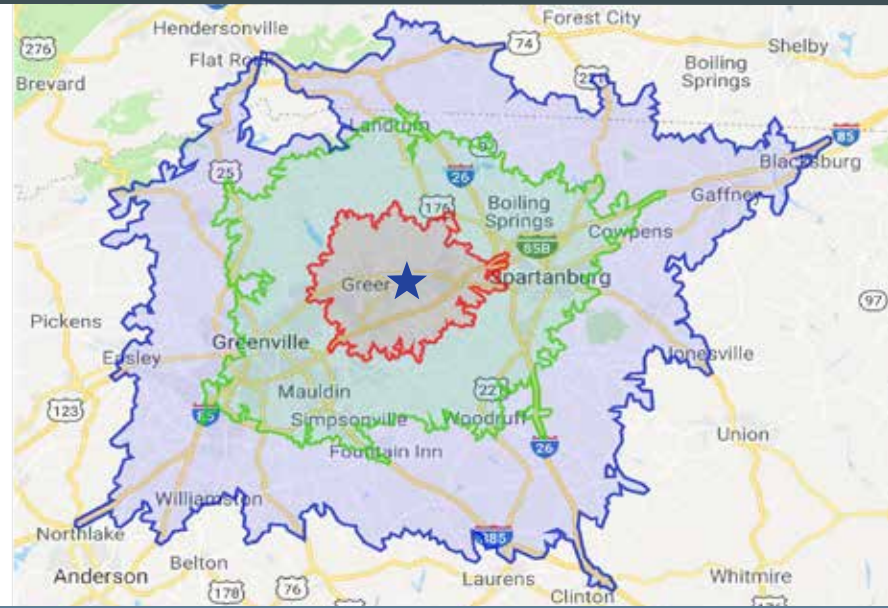


AVAILABLE LABOR



WAREHOUSE WORKFORCE

	15 MINUTES	126,667	65,097	2,488
	30 MINUTES	687,035	344,089	12,183
	45 MINUTES	1,001,175	491,235	17,432



HOURLY

Spartanburg County:
\$21.55

Greenville County:
\$22.75



MASON FARM LANE

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FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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