



After multiple rounds of proposals and site plan adjustments, Becknell Industrial was trusted and chosen to do a two-building project in Greenville, South Carolina after working with both Decostar and Proper Polymers before. Key customer business are key components to our strategy in securing this deal.

Becknell was selected as the developer based largely on having a previous excellent relationship and prior performance with two previous build-to suit projects, including a 478,000 square foot facility in Liberty, MO and a 151,000 square foot facility currently under construction in Lyon Township, MI. Built on trust and an understanding of business and real estate needs, Becknell built these state-of-the-art facilities that supports the BMW assembly plant located at 1400 Highway 101 South in Greer, SC approximately 15 miles from the proposed facility.

The primary tenant in the transaction is Decostar, a manufacturing division of Magna. This 161,600 square foot facility provides assembly and sequencing of 13 different exterior painted products for BMW, including Rocker Panels, Wheel Arch Flares, Door Cladding, Spoilers, and Front and Rear Fascia. Decostar's facility features a 28' clear height, 12 dock doors, 2 drive-in doors, ESFR and LED. The second building was built for a tier two supplier, Proper Polymers, which supplies smaller plastic components to Decostar. Proper Polymers 49,100 square foot facility provides components to Decostar to make these assemblies. Proper Polymer's facility features 28' clear height, 2 dock doors, 2 drive-in doors, ESFR and LED.

