



Becknell Designs & Delivers Cost Effective Expansion for BMW

Project Size:

349,000 SF

Delivered:

December 2025

To support BMW's continued growth, this project expanded the company's existing warehouse facility in Greer, SC. As the long-term owner of the site, Becknell Industrial was uniquely positioned to execute this expansion, having previously completed Phase I, Phase IA, and a trailer parking expansion. Timely execution was critical to meeting their operational needs.

The project involves a 349,000-square-foot warehouse expansion designed to support BMW's manufacturing plant with additional storage and logistics capabilities. Key features include 56 new loading docks, revised site entry, VNA racking, and Foreign Trade Zone (FTZ) secured access. A major challenge was executing the expansion adjacent to a fully operational facility while maintaining strict security and safety protocols.

Becknell played a pivotal role in delivering cost-effective solutions for BMW. The original plan to upgrade the existing electrical service proved costly. Becknell, collaborating with its electrical engineer, proposed an alternative solution—adding a second service to the facility's south end, closer to the Phase II power needs. This strategic adjustment resulted in a significant estimated cost savings of \$1.5 million. Additionally, Becknell provided design flexibility by working with civil engineers to replace a proposed guardhouse with unmanned kiosks, optimizing both cost and efficiency.

The project commenced in September 2024, and was completed in December 2025, within project schedule. Becknell effectively managed the development within the original budget, leveraging in-house expertise in architecture, civil engineering, and BIM technology.

The expansion enhances BMW's logistics operations with several features including a total of 206 docks equipped with Serco Versa dock levelers, SL60 restraints, fans, lights, and digital controls. Sustainability was also a focus, with heat pumps introduced to eliminate natural gas consumption, aligning with a LEED-like design approach.

The expansion maximizes the facility's footprint, bringing the total size to 1.25 million square feet, with 818 trailer parking spaces and 450 auto parking spots. The project supports BMW's long-term logistics strategy while reinforcing Becknell's reputation as a trusted development partner.

The project exemplifies Becknell's expertise in delivering strategic, cost-effective industrial solutions. By optimizing design, maintaining budget discipline, and integrating sustainable features, Becknell successfully supports BMW's evolving operational needs while reinforcing its commitment to long-term ownership and development.