



Project Apollo Phase II

Project Apollo Phase II is an expansion of BMW's existing warehouse facility located at 1331 Freeman Farm Rd., 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 park expansion. With BMW's expansion option approaching expiration, 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 add a second electrical service near the existing main electrical room proved costly. Becknell, collaborating with its electrical engineer, proposed an alternative solution—relocating the second service to the facility's south end. This strategic adjustment resulted in an estimated cost savings of \$1.5 million, with final savings to be determined upon project completion. 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 on August 30, 2024, with an anticipated completion date of October 1, 2025. While BMW did not impose a tight timeframe, maintaining the project's schedule remained a priority. 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 features such as 203 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. Although the project did not seek formal LEED certification, a LEED scorecard was utilized to guide sustainable development practices.

Located within an industrial park, the site provides strategic access to major interstates. 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.

Project Apollo Phase II 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.