

# EVERGREEN 85 LOGISTICS PARK BUILDING I

258,801± SF NOW AVAILABLE

1105 Scotts Bridge Road  
Anderson, SC 29621



**EVERGREEN 85**  
LOGISTICS PARK

**FOR LEASE**

50,000± TO 258,801± SF OF CLASS A  
SPACE IMMEDIATELY AVAILABLE

**32' CLEAR HEIGHT, DIVISIBLE,  
26+ DOCK DOORS**



FOR MORE  
INFORMATION  
CONTACT

TREY PENNINGTON, SIOR  
864.527.6095  
Trey.Pennington@cbre.com

JEFF BENEDICT  
864.235.1961  
Jeff.Benedict@cbre.com

TRIPP SPEAKS  
803.669.2434  
Tripp.Speaks@cbre.com

**CBRE**

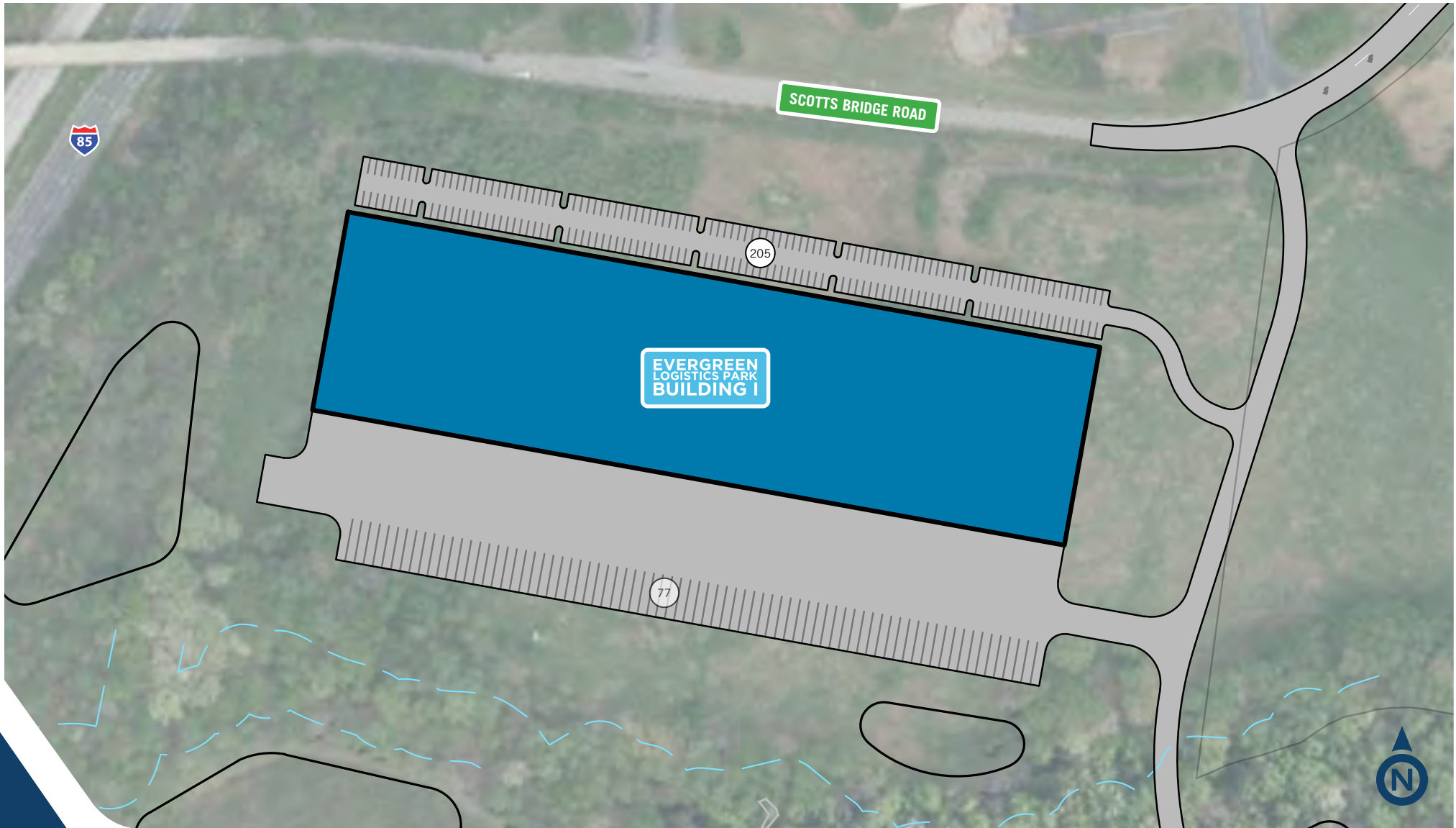
# EVERGREEN 85 LOGISTICS PARK BUILDING I

258,801± SF NOW AVAILABLE

BUILDING PLAN - PHASE I

1105 Scotts Bridge Road

Anderson, SC 29601



FOR MORE  
INFORMATION  
CONTACT

TREY PENNINGTON, SIOR  
864.527.6095  
Trey.Pennington@cbre.com

JEFF BENEDICT  
864.235.1961  
Jeff.Benedict@cbre.com

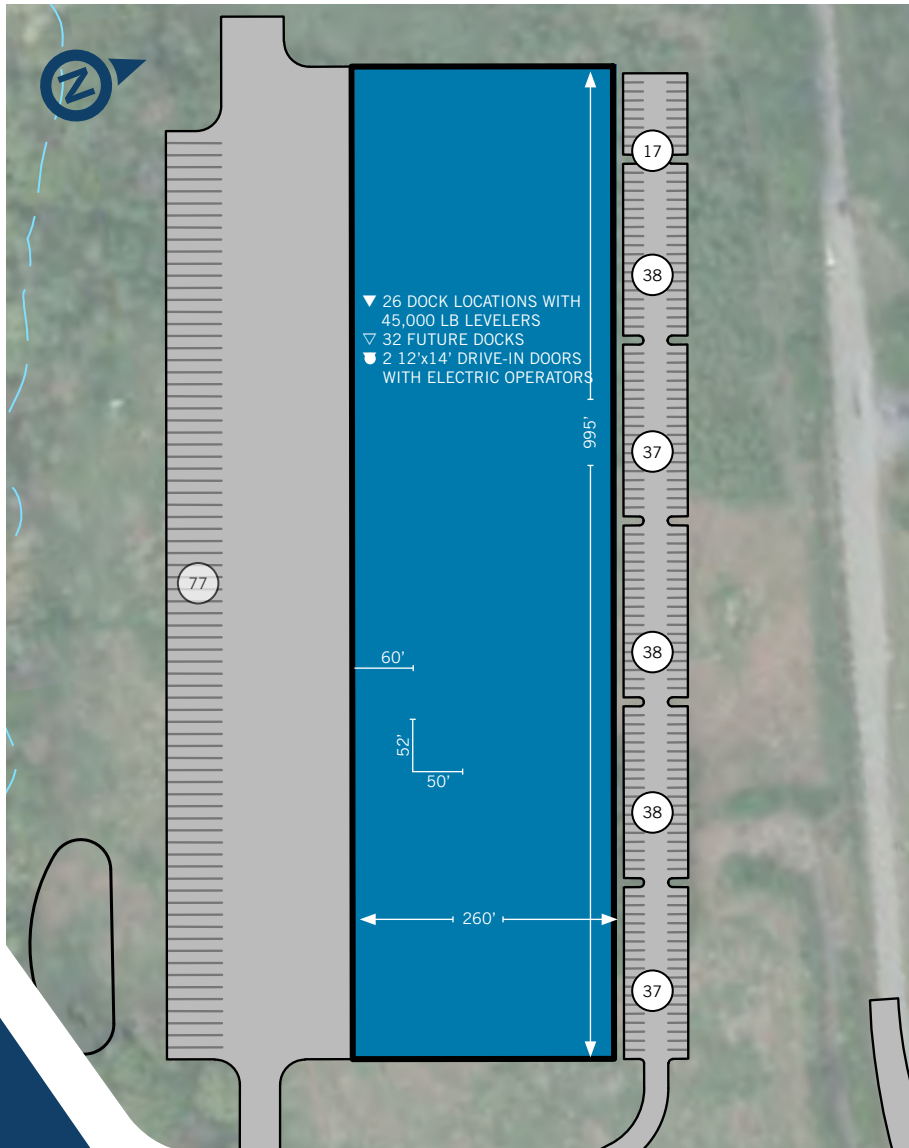
TRIPP SPEAKS  
803.669.2434  
Tripp.Speaks@cbre.com



# EVERGREEN 85 LOGISTICS PARK BUILDING I

258,801± SF NOW AVAILABLE

BUILDING SPECS  
1105 Scotts Bridge Road  
Anderson, SC 29601



- BUILDING TYPE** Concrete tilt panels with structural steel frame  
1" insulated Low-E glass windows
- BUILDING SIZE** Approximately 258,801 square feet
- BUILDING DIMENSIONS** 260' deep x 995' wide
- OFFICE** 1,500 SF spec office allows for immediate occupancy
- COLUMN SPACING** 50' deep x 52' wide typical, staging bays are 60' deep
- CLEAR HEIGHT** 32' minimum measured 6" inside the first column line of the staging bays
- DRIVE-IN DOORS** Two (2) 12' x 14' drive-in doors
- DOCK DOORS & EQUIPMENT** Twenty-Six (26) 9' x 10' dock-high doors expandable to 58 Z guards, set of dock bumpers, 45,000 lb. dock levelers, 10" dock seals
- ROOF** 60 Mil TPO single-ply white membrane, mechanically fastened with:
  - Slope 1/4" per foot
  - 22 gauge B-deck, welded
  - R-24 insulation for all roofing areas
  - 20-year manufacturer's warranty
  - Exterior gutter and downspouts (no internal roof drainage)
  - Downspouts to outfall into truck courts
- BUILDING FLOOR SLAB** 7" thick, 4,000 psi concrete typical floor flatness of FF 25 minimum. Floor levelness of FL 20 minimum
- FLOOR SEALER** Ashford
- ELECTRICAL SERVICE** 3,000 Amp, 480V
- WAREHOUSE LIGHTING** LED fixtures with 30 FC
- FIRE PROTECTION SYSTEM** ESRF K-25, operating at 25 PSI
- WAREHOUSE HEATING** Gas fired unit heaters with spark ignition, power vents and standard thermostats to maintain a minimum of 23° F above exterior temperature
- TRAILER PARKING** 77 future spaces available
- CAR PARKING** 205 total spaces



# EVERGREEN 85 LOGISTICS PARK BUILDING I

258,801± SF NOW AVAILABLE

BUILDING PHOTOS  
1105 Scotts Bridge Road  
Anderson, SC 29601



FOR MORE  
INFORMATION  
CONTACT

TREY PENNINGTON, SIOR  
864.527.6095  
Trey.Pennington@cbre.com

JEFF BENEDICT  
864.235.1961  
Jeff.Benedict@cbre.com

TRIPP SPEAKS  
803.669.2434  
Tripp.Speaks@cbre.com





# EVERGREEN 85 LOGISTICS PARK BUILDING I

258,801± SF NOW AVAILABLE

AREA MAP

1105 Scotts Bridge Road  
Anderson, SC 29601



## LOCATIONAL ADVANTAGES

**Upstate South Carolina's central location** within the booming Southeastern United States provides access to major markets, supplier networks and growing industries.

Companies here have access to direct, daily rail service from the Inland Port Greer connecting to the deepest seaport on the East coast, The Port of Charleston as well as interstate and rail connecting to more than 100 million consumers (1/3 of the U.S. population) within a one-day drive.

**1.2 MILES**  
I-85 - EXIT 27  
ON/OFF RAMP

**0.4 MILES**  
SC HIGHWAY 81  
INTERSECTION

**37 MILES**  
SC INLAND PORT GREER

**78 MILES**  
NE GEORGIA INLAND PORT

**31 MILES**  
GREENVILLE-SPARTANBURG  
INTERNATIONAL AIRPORT

**21 MILES**  
GREENVILLE, SC

**52 MILES**  
SPARTANBURG, SC

**115 MILES**  
NORTHEAST ATLANTA, GA



FOR MORE  
INFORMATION  
CONTACT

TREY PENNINGTON, SIOR  
864.527.6095  
Trey.Pennington@cbre.com

JEFF BENEDICT  
864.235.1961  
Jeff.Benedict@cbre.com

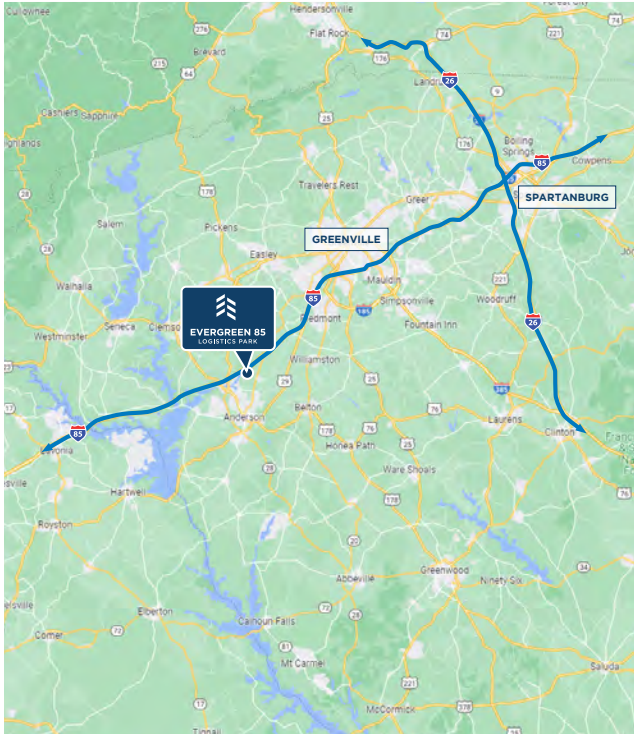
TRIPP SPEAKS  
803.669.2434  
Tripp.Speaks@cbre.com



# EVERGREEN 85 LOGISTICS PARK BUILDING I

258,801± SF NOW AVAILABLE

LOCATION MAP  
1105 Scotts Bridge Road  
Anderson, SC 29601



FOR MORE  
INFORMATION  
CONTACT

TREY PENNINGTON, SIOR  
864.527.6095  
Trey.Pennington@cbre.com

JEFF BENEDICT  
864.235.1961  
Jeff.Benedict@cbre.com

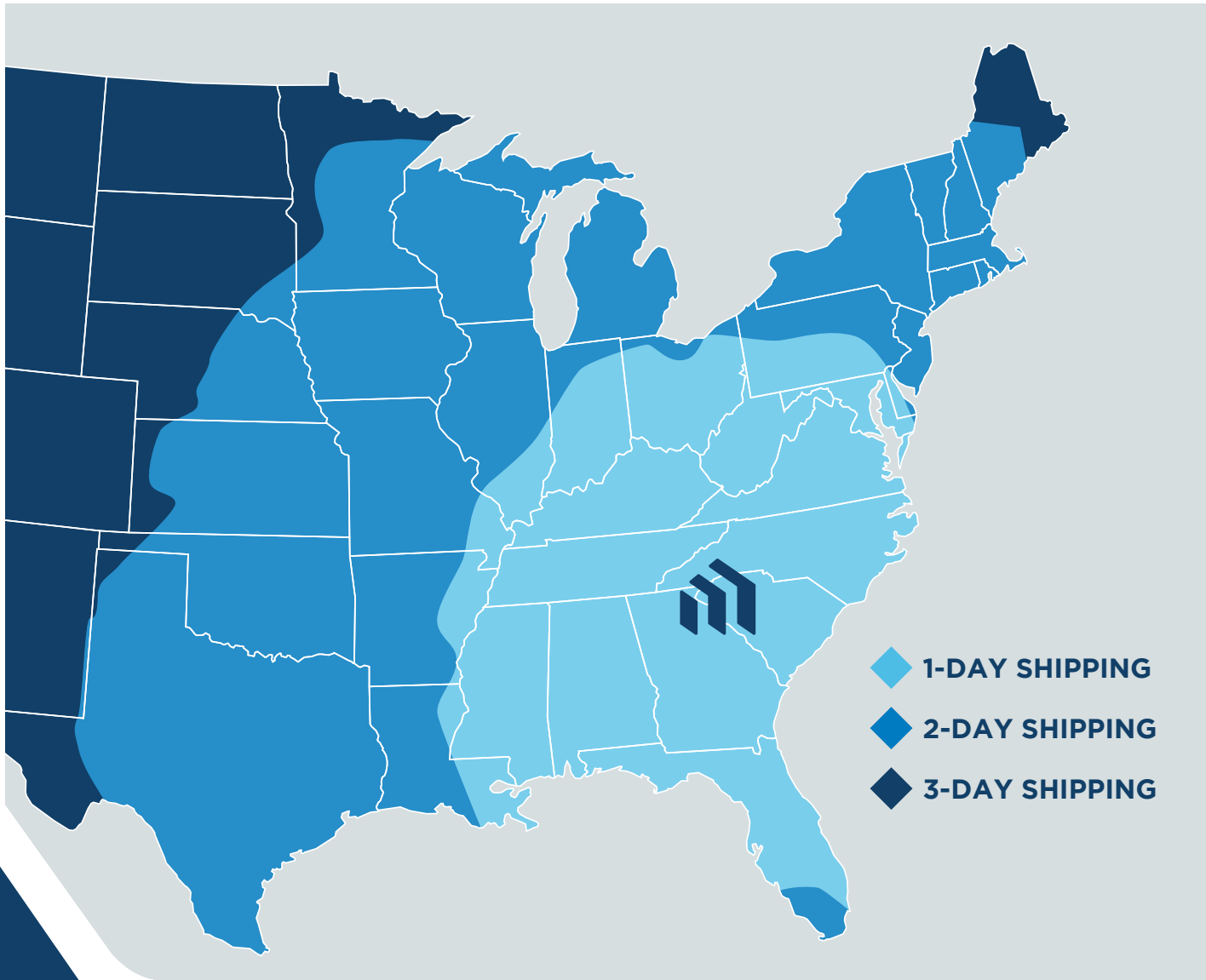
TRIPP SPEAKS  
803.669.2434  
Tripp.Speaks@cbre.com



# EVERGREEN 85 LOGISTICS PARK BUILDING I

258,801± SF NOW AVAILABLE

1105 Scotts Bridge Road  
Anderson, SC 29601



- ◆ 1-DAY SHIPPING
- ◆ 2-DAY SHIPPING
- ◆ 3-DAY SHIPPING

**1-DAY**  
SHIPPING TO  
**102M**  
CONSUMERS  
(31% OF THE U.S.)

**2-DAY**  
SHIPPING TO  
**250M**  
CONSUMERS  
(75% OF THE U.S.)



FOR MORE  
INFORMATION  
CONTACT

TREY PENNINGTON, SIOR  
864.527.6095  
Trey.Pennington@cbre.com

JEFF BENEDICT  
864.235.1961  
Jeff.Benedict@cbre.com

TRIPP SPEAKS  
803.669.2434  
Tripp.Speaks@cbre.com

