

FORT PRINCE LOGISTICS CENTER

476,280± SF NOW AVAILABLE

1090 Fort Prince Blvd
Wellford, South Carolina 29385



FOR LEASE

119,070± TO 476,280± SF WITH ADDITIONAL
PARKING AND TRAILER STORAGE

DIVISIBLE TO 119,070± SF



FOR MORE
INFORMATION
CONTACT

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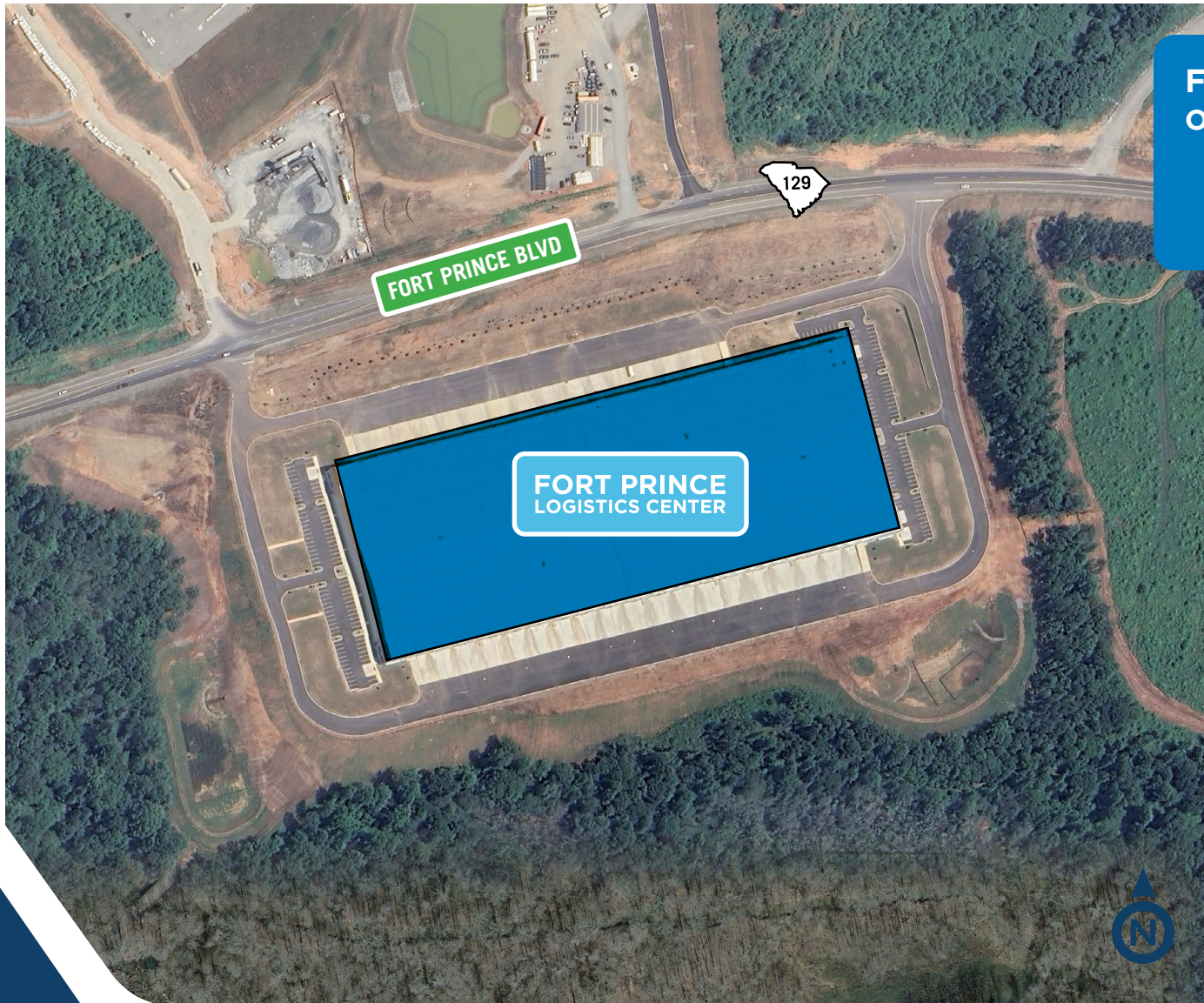


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SITE PLAN

1090 Fort Prince Blvd
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FORT PRINCE LOGISTICS CENTER OFFERS SUPERIOR ACCESS TO:

- TRANSPORTATION HUBS
- HIGHWAYS: I-85, I-26
- LARGE LABOR FORCE

Located within the emerging **Fort Prince industrial corridor** in Greenville-Spartanburg, SC, Fort Prince Logistics Center features industry-leading specifications necessary for manufacturing and/or distribution operations.

- ◆ Multiple routes to Inland Port - industrial epicenter of GSP
- ◆ Meets BMW's "Just-in-time, just-in-sequence" requirement
- ◆ Move-in ready with existing office - ideal for speed-to-market requirements
- ◆ Suited for manufacturing use: heavy power/water/sewer and expandable employee parking
- ◆ Transformers and switchgear to the building are energized

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BUILDING SPECS

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BUILDING TYPE	Tilt up concrete wall panels with structural steel frame and TPO roof (R-20)
BUILDING SIZE	476,280 SF divisible to 119,070 SF
BUILDING DIMENSIONS	420' deep x 1,134' wide
COLUMN SPACING	50' deep x 54' wide, 60' speed bays
CLEAR HEIGHT	36'
ROOF	60 Mil TPO single-ply white membrane, mechanically fastened
BUILDING FLOOR SLAB	7" thick, 4,000 psi concrete typical floor flatness of FF 35 minimum Floor levelness of FL 20 minimum
FLOOR SEALER	Ashford
DRIVE-IN DOORS	Four (4) 12' x 14' drive-in doors
DOCK DOORS & EQUIPMENT	Forty-eight (48) 9' x 10' dock-high doors expandable to 117 Z guards, set of dock bumpers, 45,000 lb. mechanical dock levelers, 10" dock seals
ELECTRICAL SERVICE	4,000 amp, 480V
WAREHOUSE LIGHTING	30 FC LED lighting at 36' above floor-unracked
FIRE PROTECTION SYSTEM	ESFR designed for Class I-IV commodities
WAREHOUSING HVAC	Make up air units for freeze protection with 1 air change per hour summer ventilation
TRUCK COURTS	135' deep
TRAILER PARKING	125 future spaces
CAR PARKING	189 total spaces expandable to 385
ENHANCED FEATURES	Building interior painted white 2,500 SF spec office Remote shipping/receiving restrooms

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AREA MAP

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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.

2.0 MILES
I-85 - EXIT 68
ON/OFF RAMP

5.0 MILES
I-26 - EXIT 2A
ON/OFF RAMP

7.0 MILES
SC INLAND PORT GREER

7.5 MILES
BMW PLANT
SPARTANBURG

8.0 MILES
GREENVILLE-SPARTANBURG
INTERNATIONAL AIRPORT

9.0 MILES
SPARTANBURG, SC

25 MILES
GREENVILLE, NC

80 MILES
CHARLOTTE, NC



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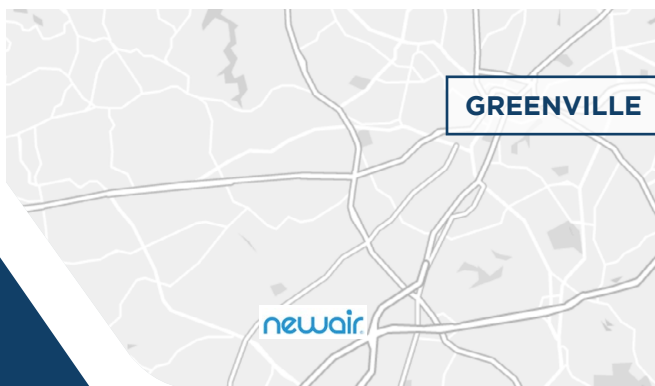
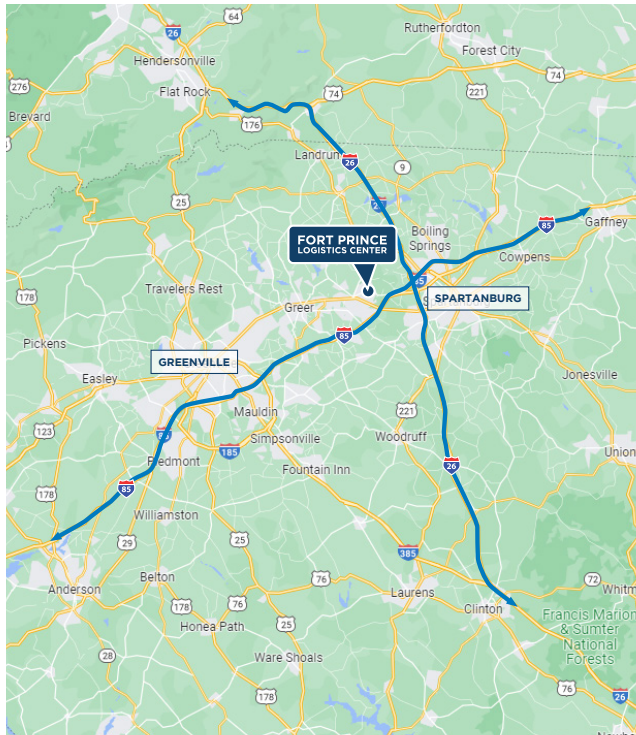
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LOCATION MAP

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1-DAY
SHIPPING TO
102M
CONSUMERS

2-DAY
SHIPPING TO
250M
CONSUMERS



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