

DANZLER LOGISTICS CENTER

241,920± SF - BUILD-TO-SUIT

S Danzler Road
Duncan, South Carolina 29334



FOR LEASE

60,480± TO 241,920± SF WITH
I-85 FRONTAGE VISIBILITY

BUILD-TO-SUIT



FOR MORE
INFORMATION
CONTACT

JOHN MONTGOMERY, SIOR
+1 864.527.5422
John.Montgomery@Colliers.com

DILLON SWAYNGIM, SIOR
+1 864.527.5456
Dillon.Swayngim@Colliers.com



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SITE PLAN

S Danzler Road

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DANZLER LOGISTICS CENTER OFFERS SUPERIOR ACCESS TO:

- TRANSPORTATION HUBS
- HIGHWAYS: I-85
- INLAND PORT GREER AND BMW
- LARGE LABOR FORCE

Excellent infill location within the Greenville-Spartanburg market, Danzler Logistics Center features industry-leading specifications necessary for manufacturing and/or distribution operations.

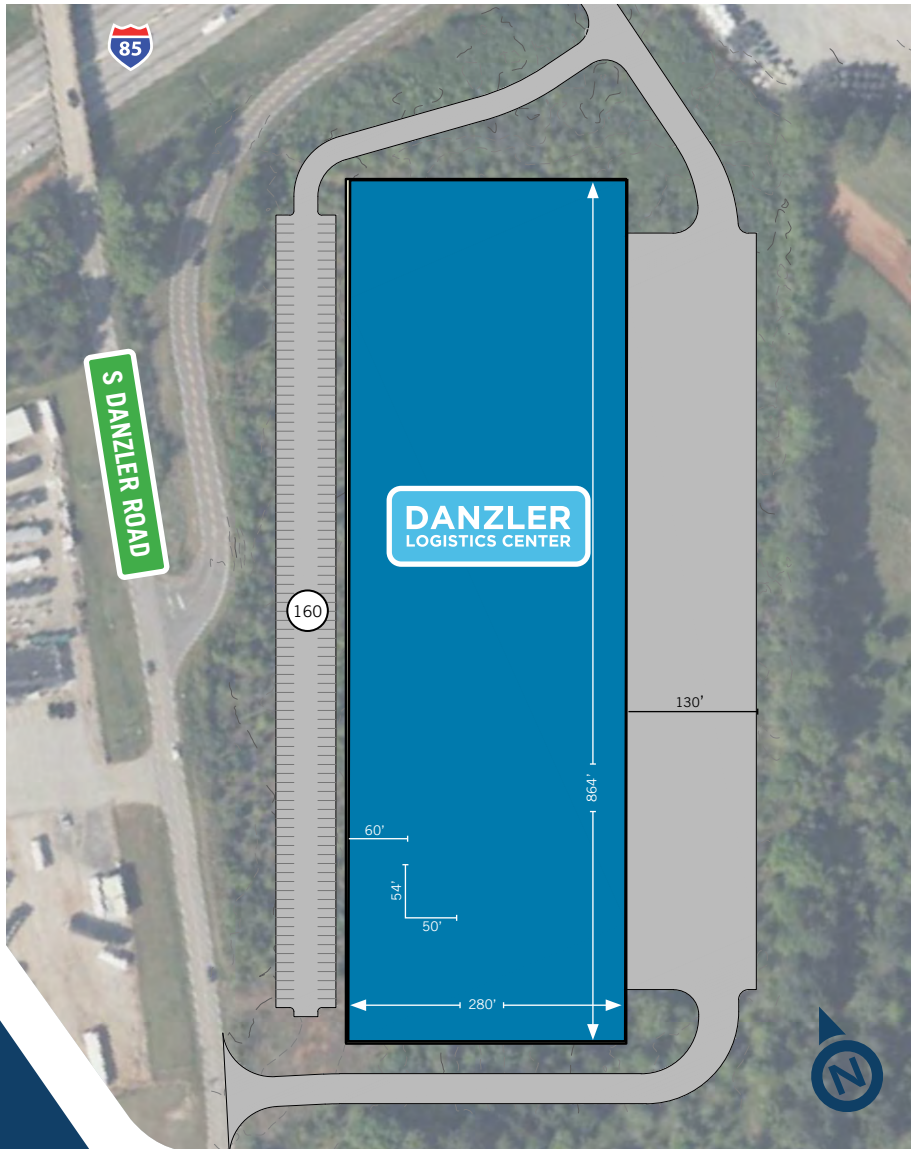
- ◆ Multiple routes to Inland Port - industrial epicenter of GSP
- ◆ Meets BMW's "Just-in-time, just-in-sequence" requirement
- ◆ Suited for manufacturing use: heavy power/water/sewer and expandable employee parking
- ◆ Interstate frontage/visibility

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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	241,920 SF divisible to 60,480 SF
BUILDING DIMENSIONS	280' deep x 864' 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	Build-to-suit
DOCK DOORS & EQUIPMENT	Build-to-suit
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	130' deep
CAR PARKING	160 total spaces
ENHANCED FEATURES	Building interior painted white

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AREA MAP

S Danzler Road

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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 60
ON/OFF RAMP

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

5.3 MILES
SC INLAND PORT GREER

1.5 MILES
BMW PLANT
SPARTANBURG

6.5 MILES
GREENVILLE-SPARTANBURG
INTERNATIONAL AIRPORT

14 MILES
SPARTANBURG, SC

17 MILES
GREENVILLE, SC

85 MILES
CHARLOTTE, NC



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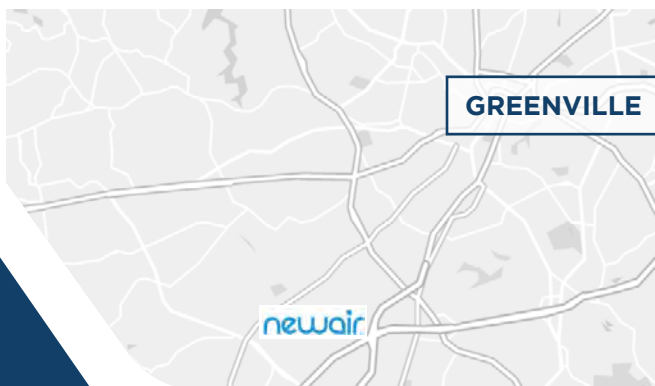
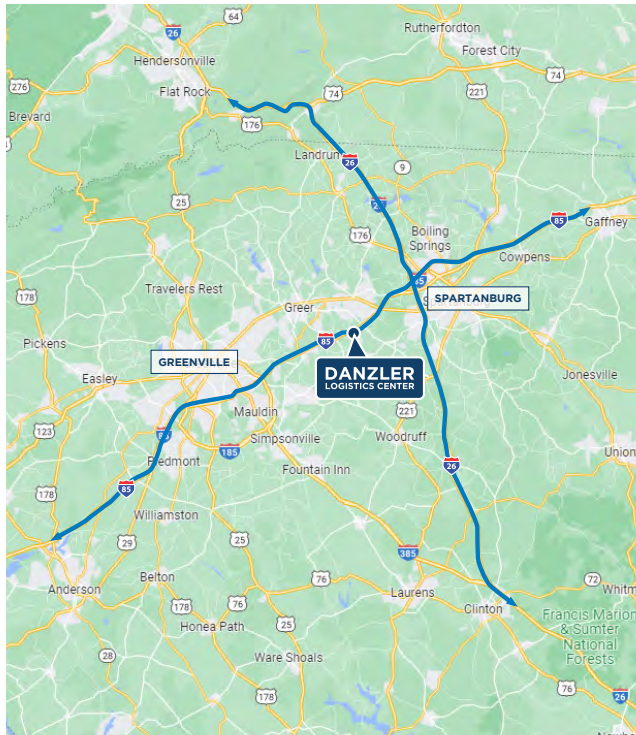
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LOCATION MAP

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1-DAY
SHIPPING TO
102M
CONSUMERS

2-DAY
SHIPPING TO
250M
CONSUMERS



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