

# SPARTANBURG EAST LOGISTICS PARK

196,560 TO 408,240± SF - BUILD-TO-SUIT

SC Highway 110 & Cannons Campground Road  
Cowpens, South Carolina 29330



## FOR LEASE

102,060± TO 408,240± SF WITH ADDITIONAL  
PARKING AND TRAILER STORAGE

BUILD-TO-SUIT



FOR MORE  
INFORMATION  
CONTACT

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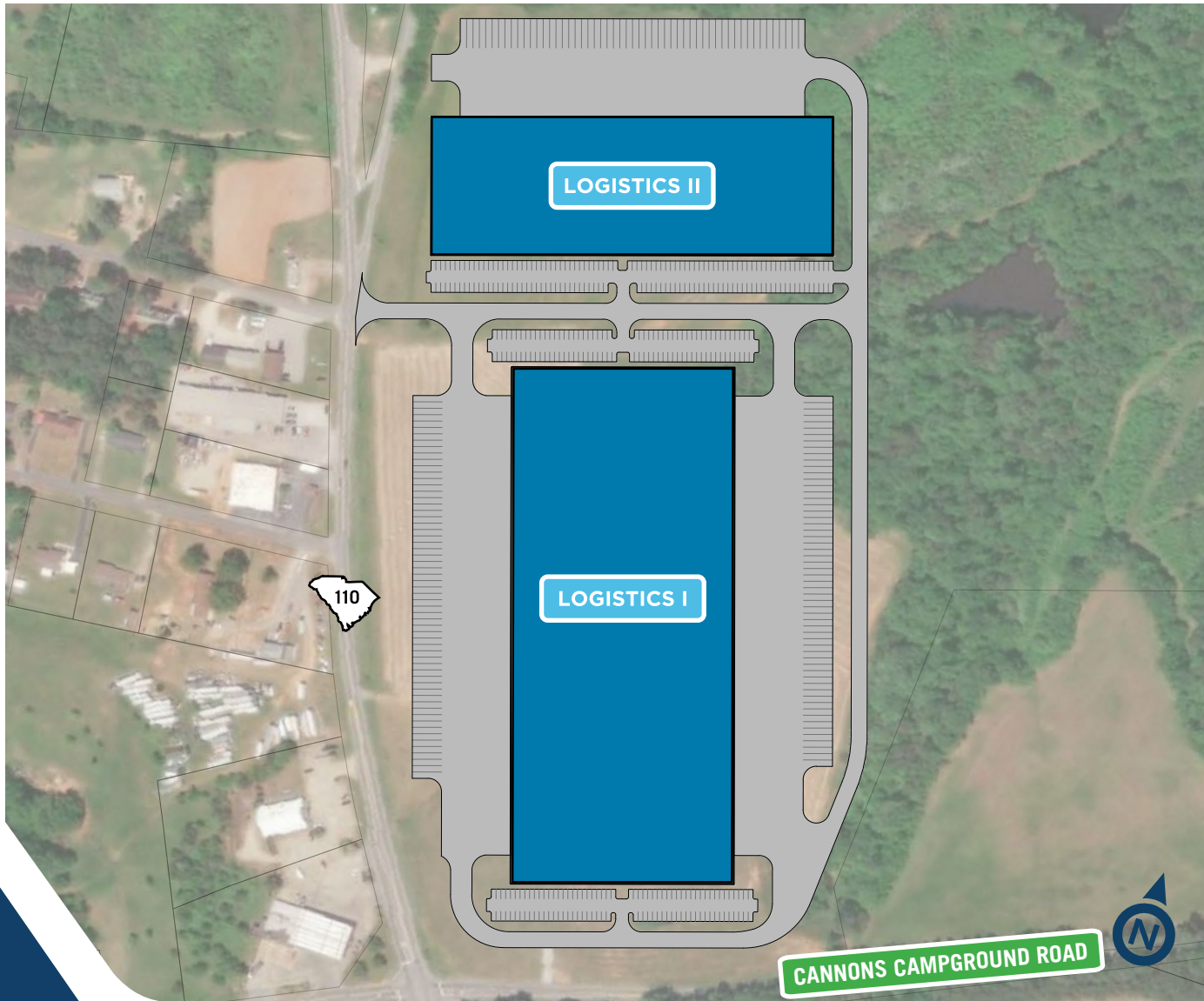


# SPARTANBURG EAST LOGISTICS PARK

196,560 TO 408,240± SF - BUILD-TO-SUIT

SITE PLAN

SC Highway 110 & Cannons Campground Road  
Cowpens, South Carolina 29330



## SPARTANBURG EAST LOGISTICS PARK

### LOGISTICS I

408,240 SF | Planned

### LOGISTICS II

196,560 SF | Planned

This site provides exceptional opportunity to businesses seeking advanced manufacturing and warehousing capabilities within a multi-tenant setup.

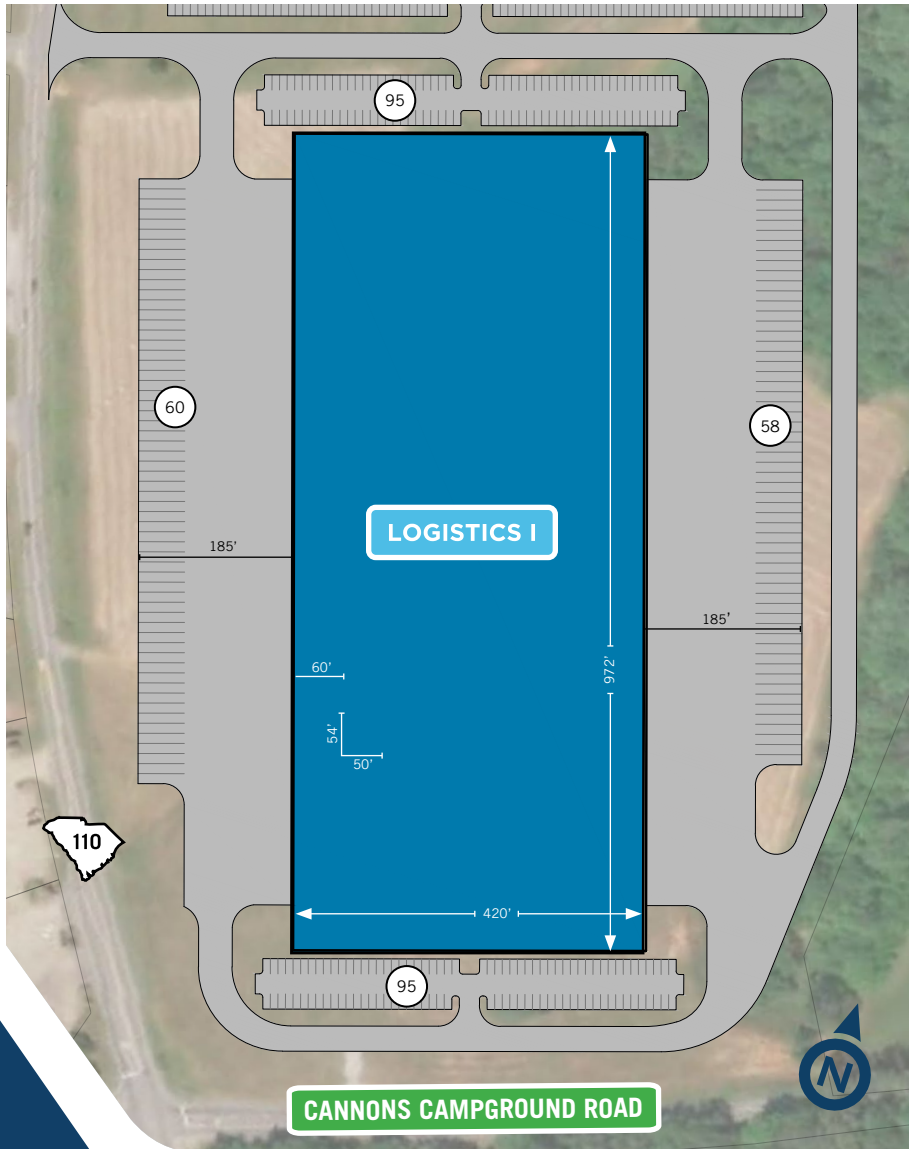
Future tenants can take advantage of features like abundant trailer storage and cross-dock or rear load capabilities. These benefits promise streamlined logistics and highly efficient operations.

Additionally, this location offers unrivaled connectivity to major transportation routes, making it an ideal choice for growing industrial ventures.

# SPARTANBURG EAST LOGISTICS PARK

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BUILDING SPECS - LOGISTICS I  
SC Highway 110 & Cannons Campground Road  
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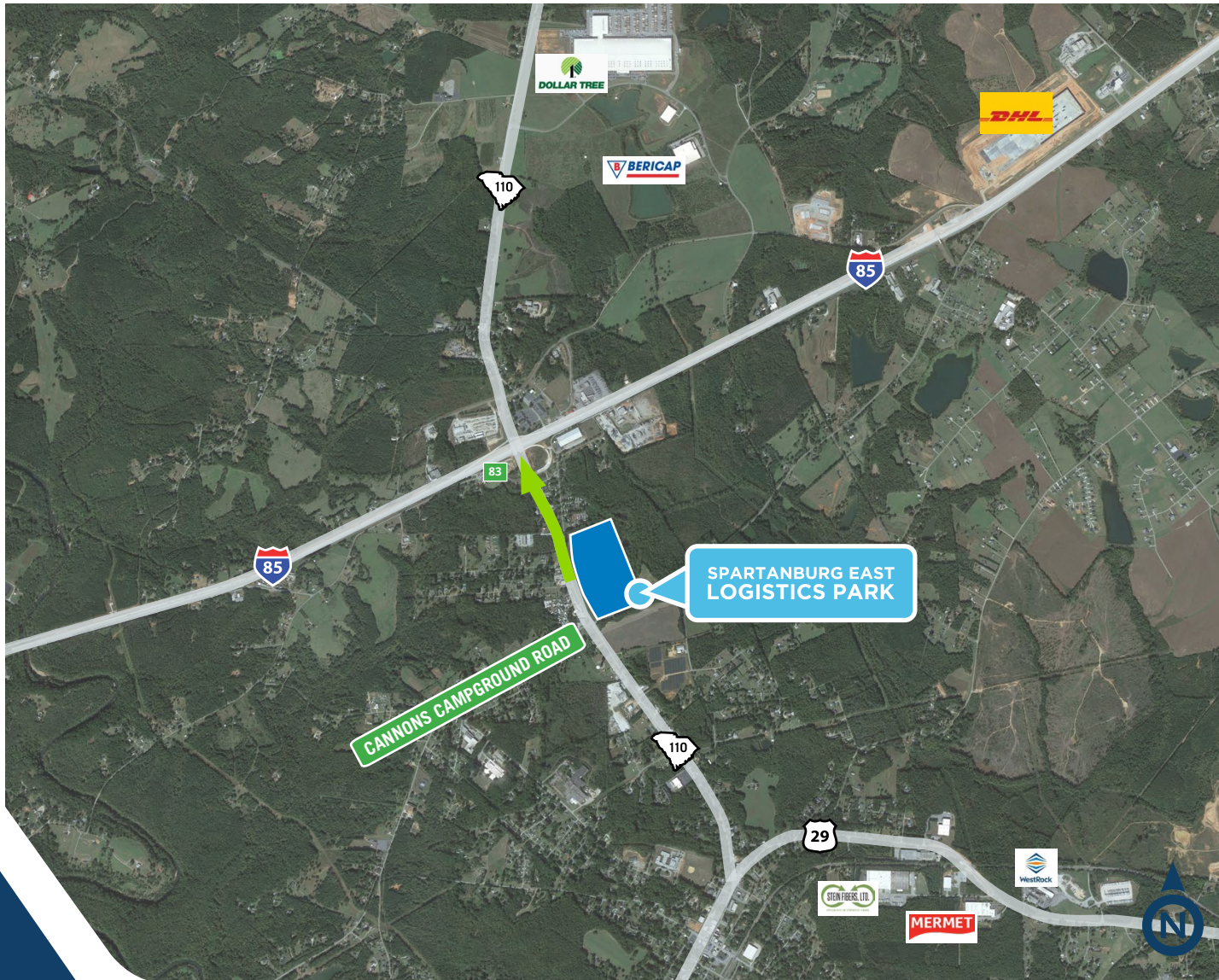
<b>BUILDING TYPE</b>	Tilt up concrete wall panels with structural steel frame and TPO roof (R-20)
<b>BUILDING SIZE</b>	408,240 SF divisible to 102,060 SF
<b>BUILDING DIMENSIONS</b>	420' deep x 972' wide
<b>COLUMN SPACING</b>	50' deep x 54' wide, 60' speed bays
<b>CLEAR HEIGHT</b>	36'
<b>ROOF</b>	60 Mil TPO single-ply white membrane, mechanically fastened
<b>BUILDING FLOOR SLAB</b>	7" thick, 4,000 psi concrete typical floor flatness of FF 35 minimum Floor levelness of FL 20 minimum
<b>FLOOR SEALER</b>	Ashford
<b>DRIVE-IN DOORS</b>	Build-to-suit
<b>DOCK DOORS &amp; EQUIPMENT</b>	Build-to-suit
<b>ELECTRICAL SERVICE</b>	4,000 amp, 480V
<b>WAREHOUSE LIGHTING</b>	30 FC LED lighting at 36' above floor-unracked
<b>FIRE PROTECTION SYSTEM</b>	ESFR designed for Class I-IV commodities
<b>WAREHOUSING HVAC</b>	Make up air units for freeze protection with 1 air change per hour summer ventilation
<b>TRUCK COURTS</b>	185' deep
<b>TRAILER PARKING</b>	118 total spaces
<b>CAR PARKING</b>	190 total spaces
<b>ENHANCED FEATURES</b>	Building interior painted white

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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.

**0.5 MILES**  
I-85 - EXIT 83  
ON/OFF RAMP

**1.2 MILES**  
US 29

**10 MILES**  
SPARTANBURG, SC  
VIA US 29

**12 MILES**  
SPARTANBURG, SC  
VIA I-85

**29 MILES**  
GREENVILLE-SPARTANBURG  
INTERNATIONAL AIRPORT

**30 MILES**  
SC INLAND PORT GREER

**39 MILES**  
GREENVILLE, SC

**62 MILES**  
CHARLOTTE, NC



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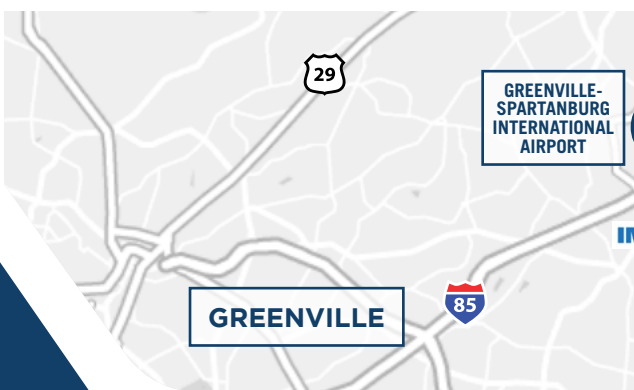
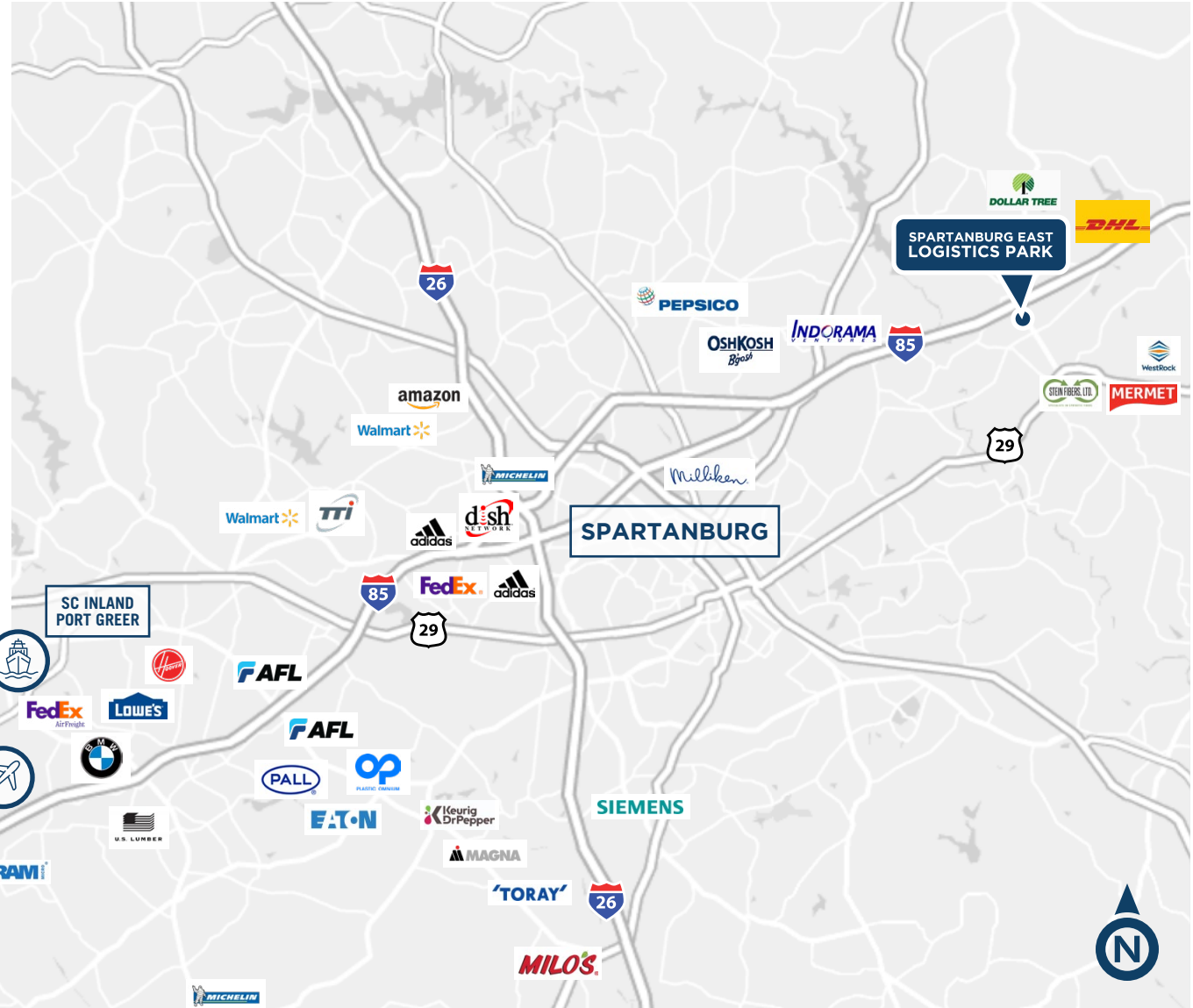
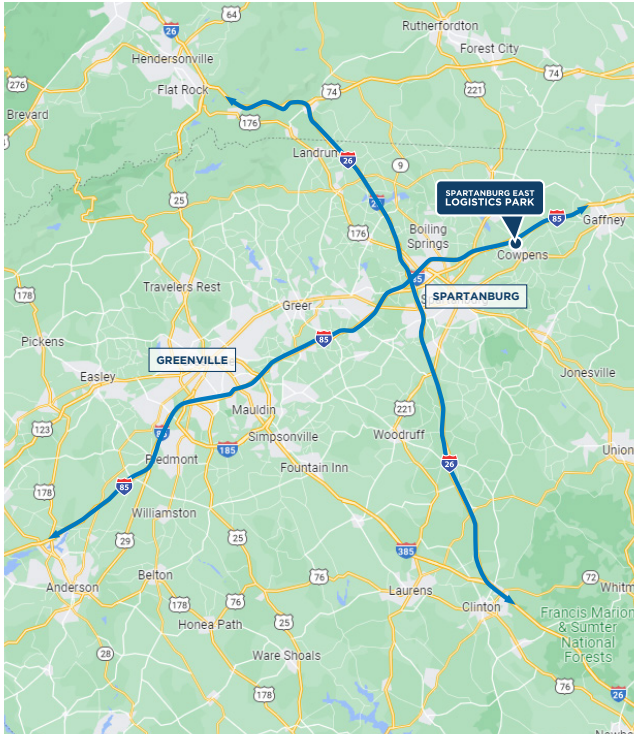


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LOCATION MAP

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**1-DAY**  
SHIPPING TO  
**102M**  
CONSUMERS

**2-DAY**  
SHIPPING TO  
**250M**  
CONSUMERS



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