

EVERGREEN 85 LOGISTICS PARK

1.7M± SF OF BUILD-TO-SUIT SPACE AVAILABLE

Evergreen Road
Anderson, SC 29621



EVERGREEN 85
LOGISTICS PARK

BUILD-TO-SUIT

FLEXIBLE SITE OPTIONS



**FOR MORE
INFORMATION
CONTACT**

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CBRE

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1.7M± SF OF BUILD-TO-SUIT SPACE AVAILABLE

SITE PLAN - 6-BUILDING OPTION

Evergreen Road
Anderson, SC 29621



BUILDINGS II & III

BUILDING SIZE	505,440± SF
DIMENSIONS	520' x 972'
CAR PARKING	400+
TRAILER PARKING	123+
TRUCK COURT	200'

BUILDING IV

BUILDING SIZE	202,800± SF
DIMENSIONS	260' x 780'
CAR PARKING	160+
TRAILER PARKING	56
TRUCK COURT	185'

BUILDING V

BUILDING SIZE	189,280± SF
DIMENSIONS	260' x 728'
CAR PARKING	150+
TRAILER PARKING	40
TRUCK COURT	185'

BUILDING VI

BUILDING SIZE	393,920± SF
DIMENSIONS	420' x 936'
CAR PARKING	160+
TRAILER PARKING	134
TRUCK COURT	185'

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SITE PLAN - 4-BUILDING OPTION

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BUILDING II

BUILDING SIZE	505,440± SF
DIMENSIONS	520' x 972'
CAR PARKING	400+
TRAILER PARKING	123+
TRUCK COURT	200'

BUILDING III

BUILDING SIZE	505,440± SF
DIMENSIONS	520' x 972'
CAR PARKING	400+
TRAILER PARKING	123+
TRUCK COURT	200'

BUILDING IV

BUILDING SIZE	677,160± SF
DIMENSIONS	570' x 1,188'
CAR PARKING	460+
TRAILER PARKING	180
TRUCK COURT	185'



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SITE PLAN - 3-BUILDING OPTION

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BUILDING II

BUILDING SIZE	1,036,800± SF
DIMENSIONS	600' x 1,728'
CAR PARKING	515+
TRAILER PARKING	500
TRUCK COURT	200'

BUILDING III

BUILDING SIZE	677,160± SF
DIMENSIONS	570' x 1,188'
CAR PARKING	460+
TRAILER PARKING	180
TRUCK COURT	185'



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AREA MAP
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Anderson, SC 29621



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



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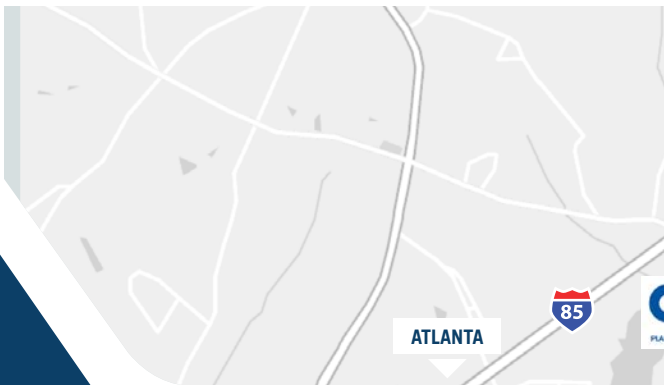
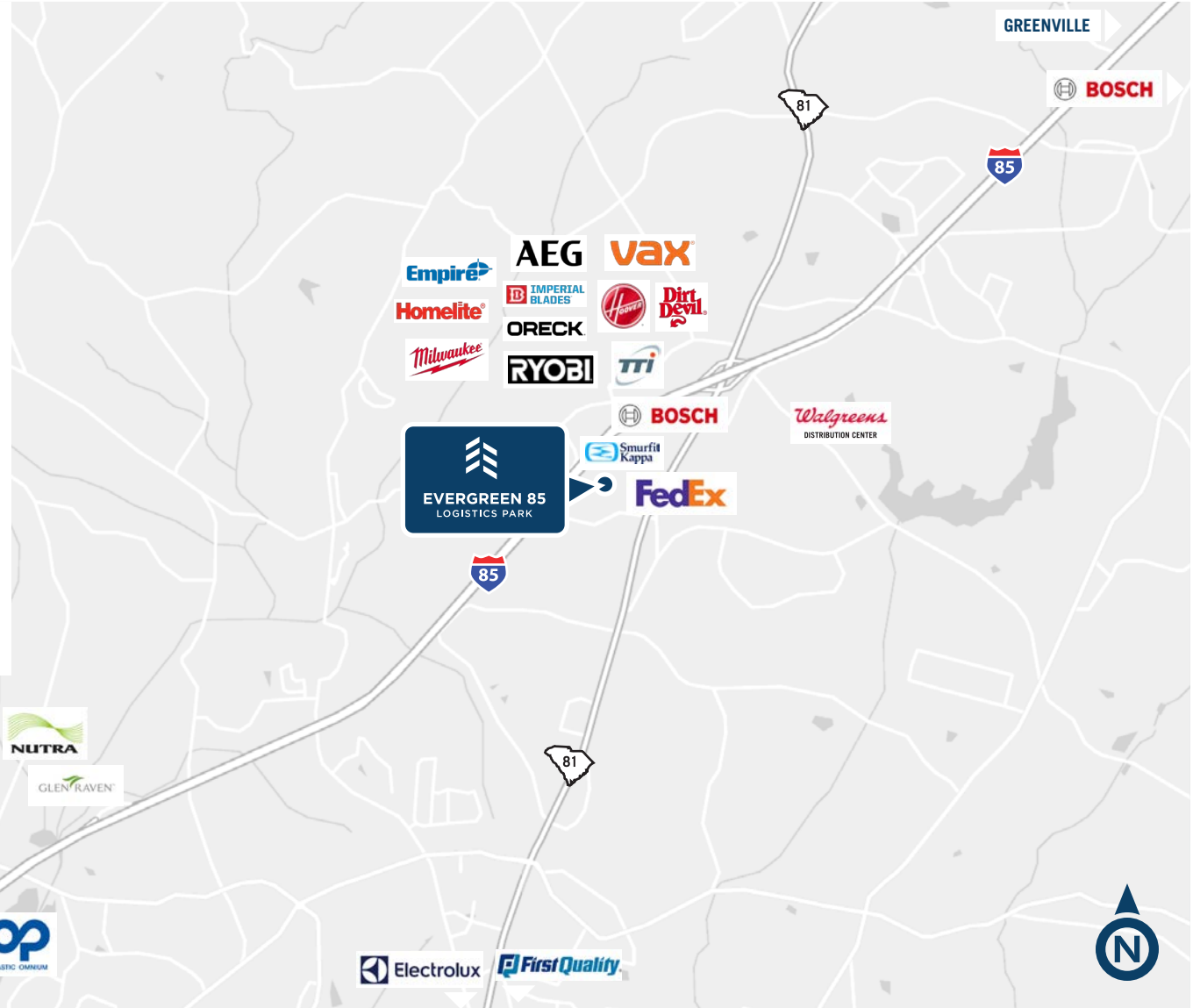
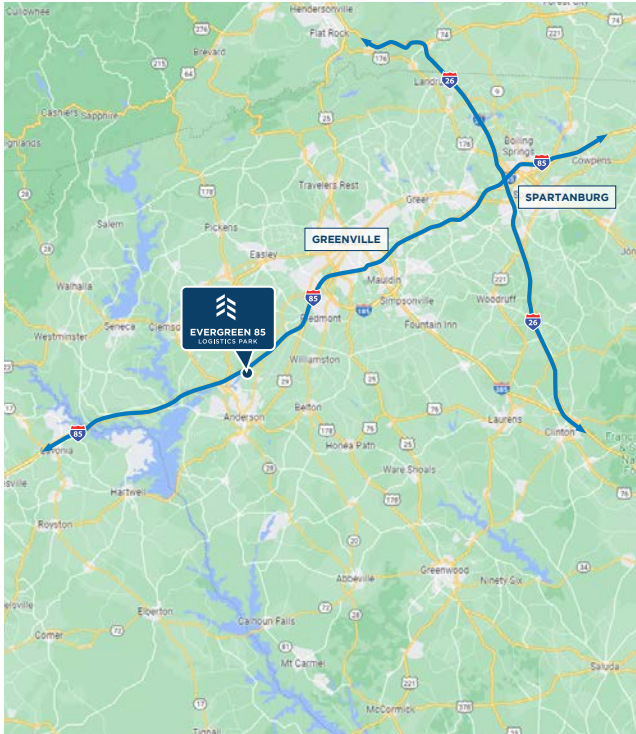
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LOCATION MAP
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1-DAY
SHIPPING TO
102M
CONSUMERS
(31% OF THE U.S.)

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



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