



EVERGREEN
LOGISTICS PARK AT I-85

258,801 SF FOR LEASE

AVAILABLE Q4 2022

1105 SCOTTS BRIDGE ROAD
ANDERSON, SC 29621

A HUNT MIDWEST DEVELOPMENT



HUNT
MIDWEST

FOR MORE
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CBRE



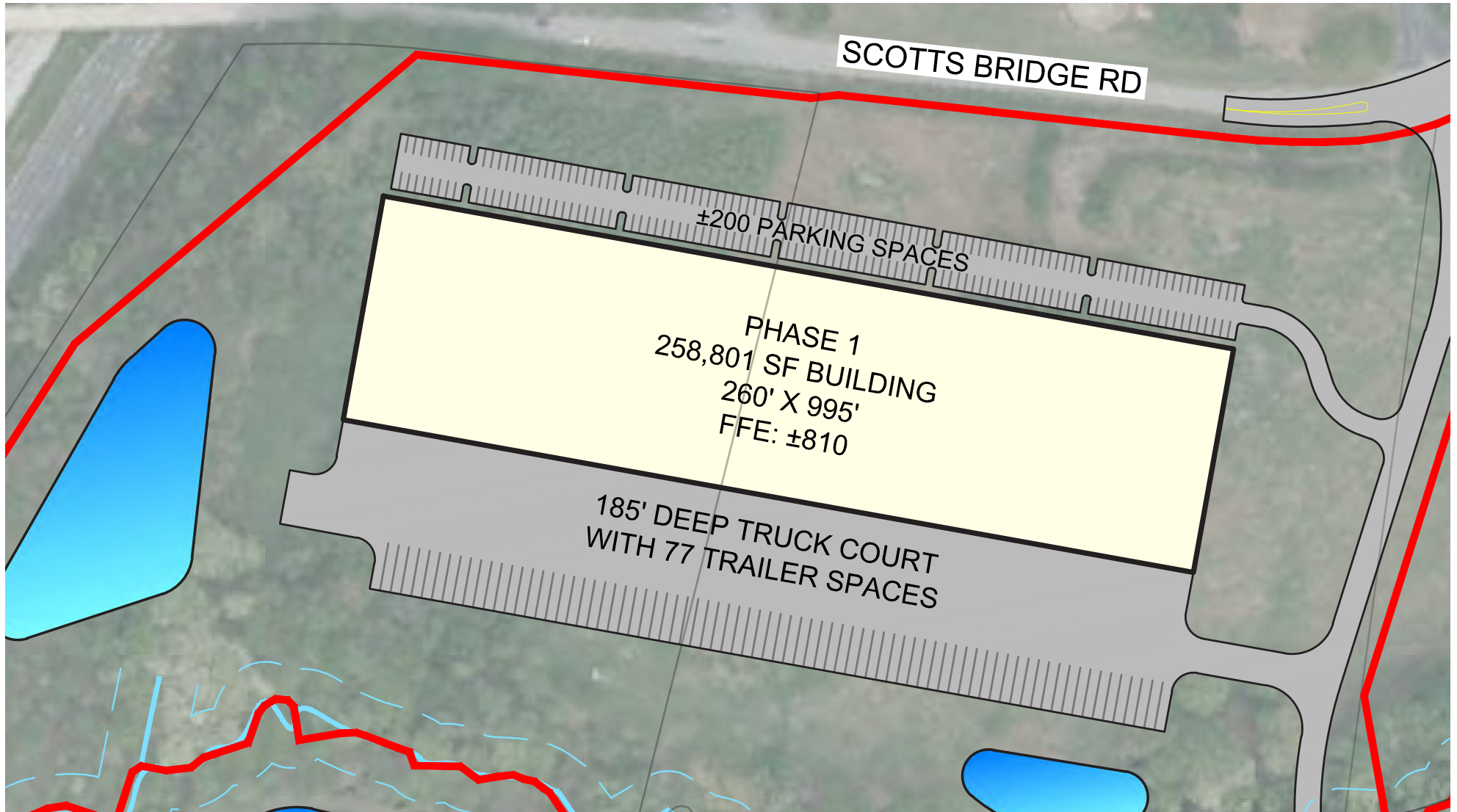
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BUILDING PLAN - PHASE I

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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: Approximately 258,801 square feet

BUILDING DIMENSIONS: 260' deep x 995' wide

COLUMN SPACING: 50' deep x 52' wide typical
Staging bays are 60' deep

CLEAR HEIGHT: 36 feet minimum, measured 6" inside the first column line of the staging bays

DOCK DOORS & EQUIPMENT: Twenty-Six (26) 9' x 10' dock doors . Dock packages include 45,000 lb mechanical dock leveler, dock bumpers and a dock seal. 32 additional knock-outs.

DRIVE-IN DOORS: Four (4) 12' x 14' drive-in doors

AUTO PARKING SPACES: ±200

TRUCK COURT: 185'

TRAILER PARKING SPACES: 77

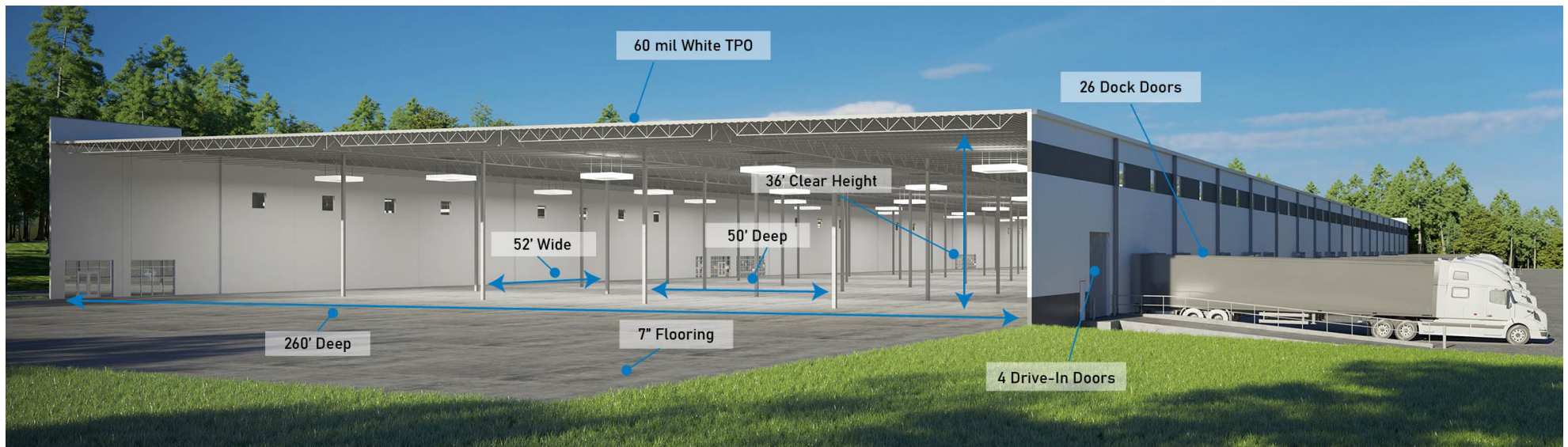
ROOF: 60 Mil TPO single-ply white membrane, mechanically fastened

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

FIRE PROTECTION SYSTEM: ESFR designed for Class I-IV commodities

VENTILATION: 1 air change per hour



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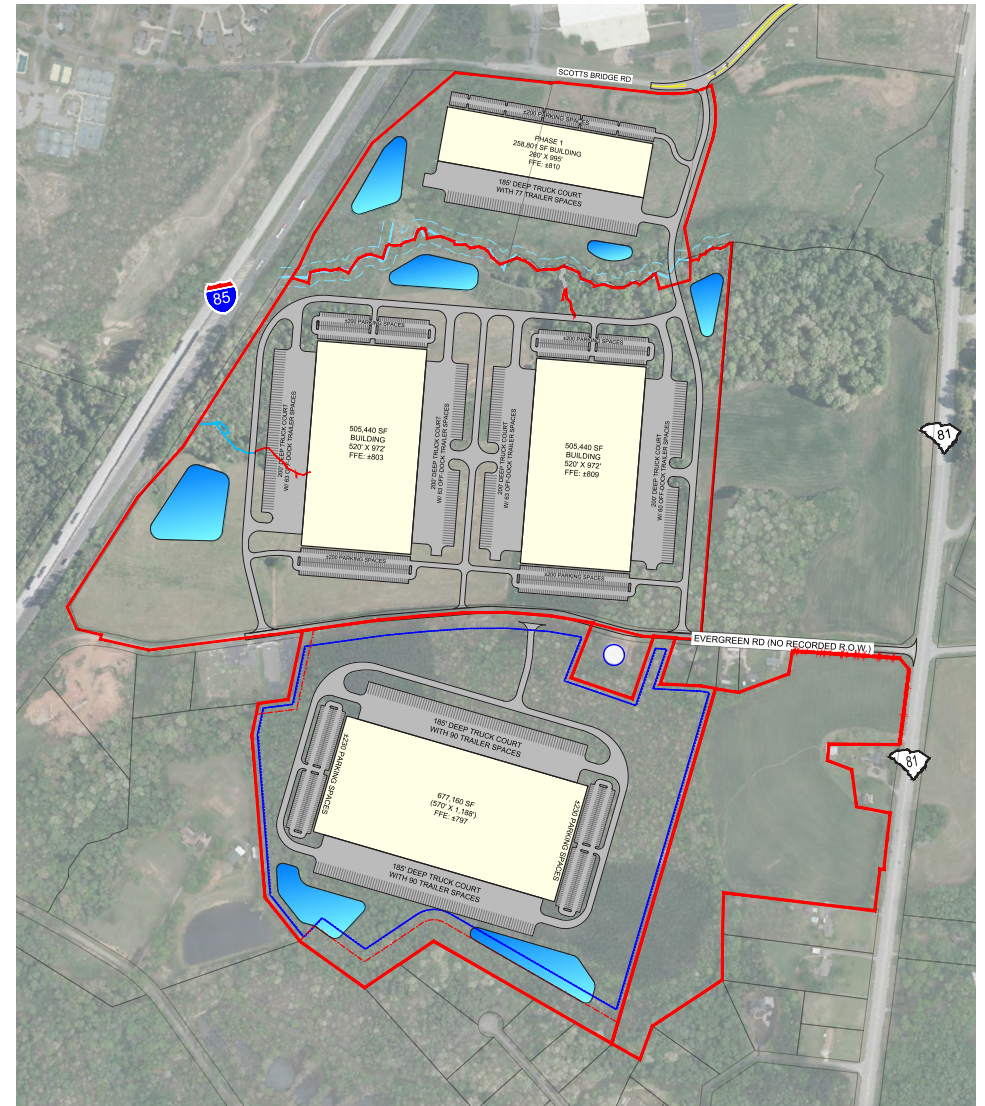
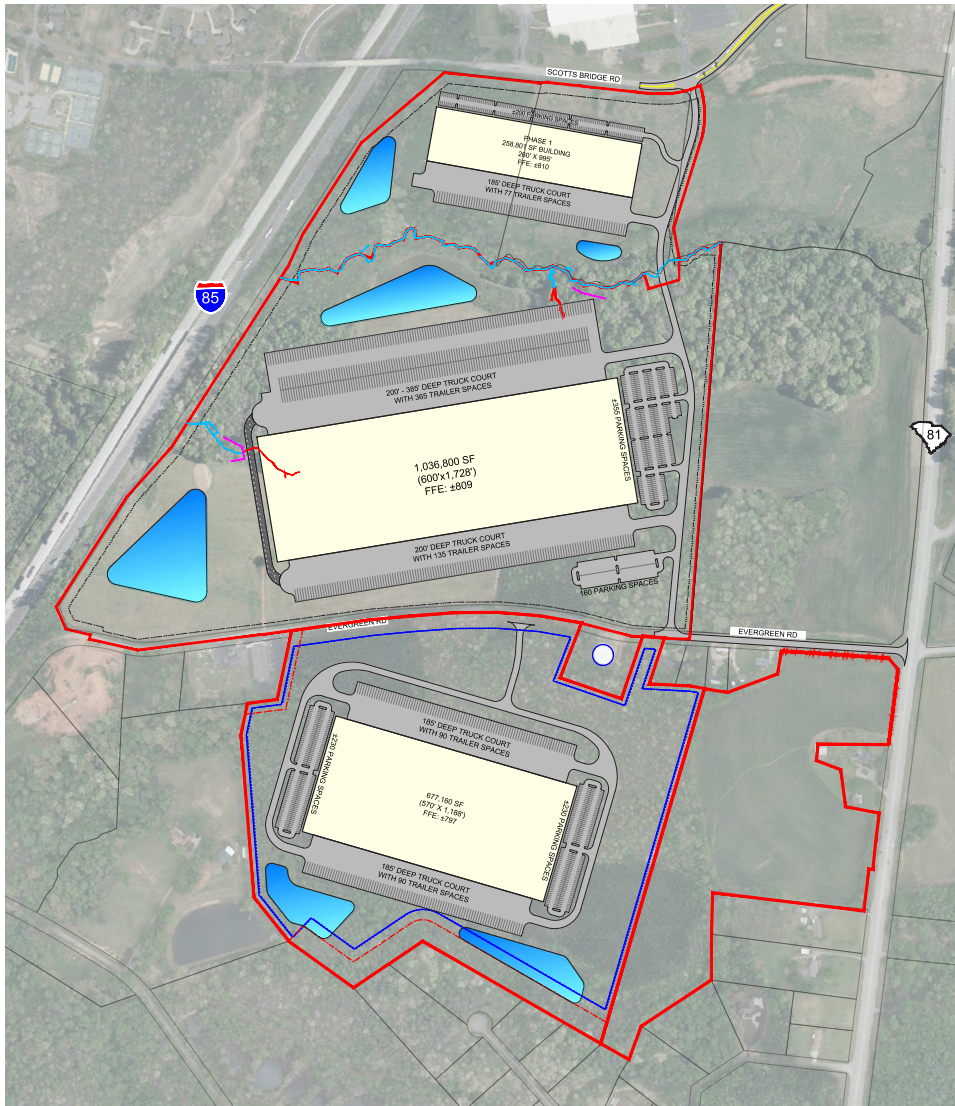
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SITE PLAN

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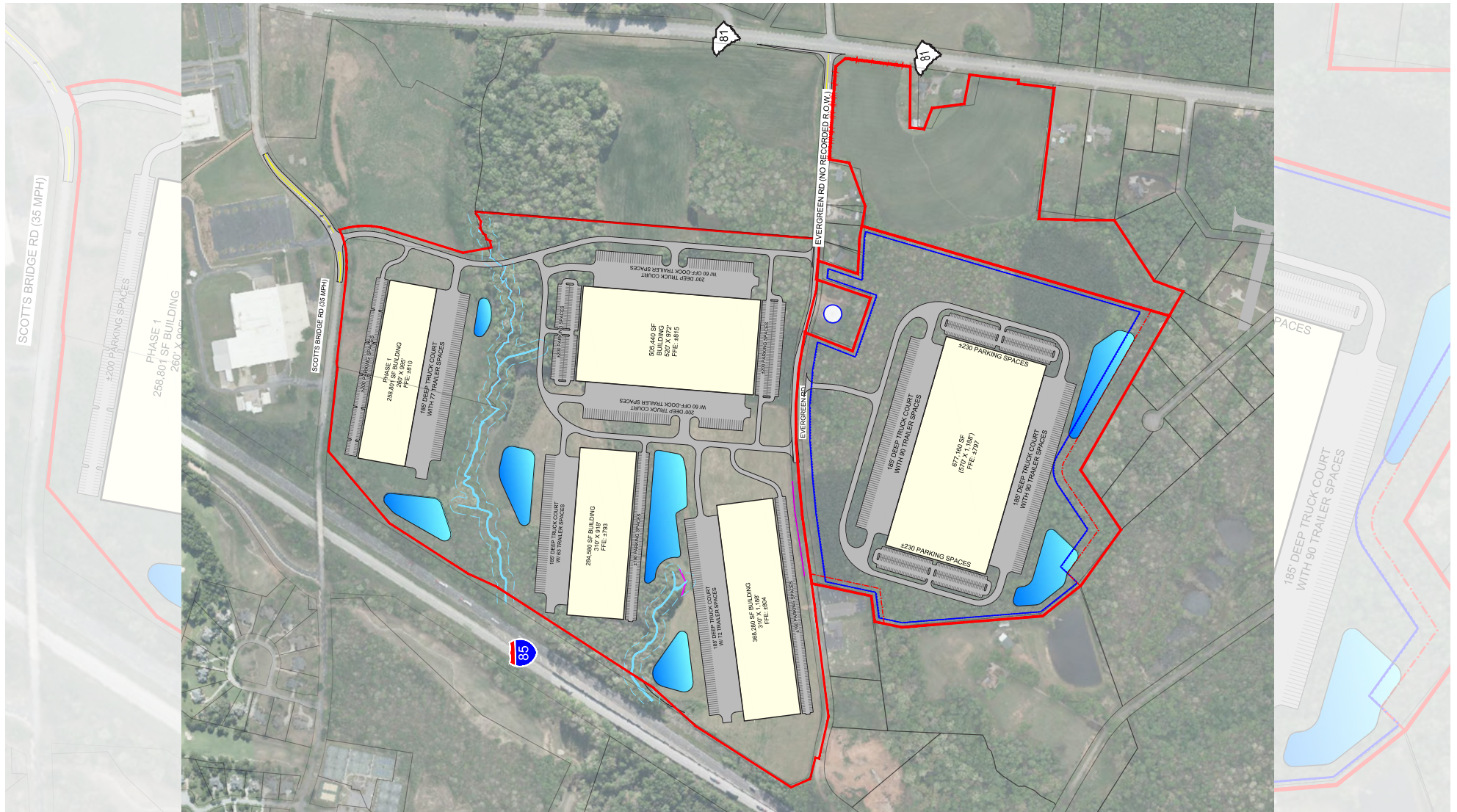
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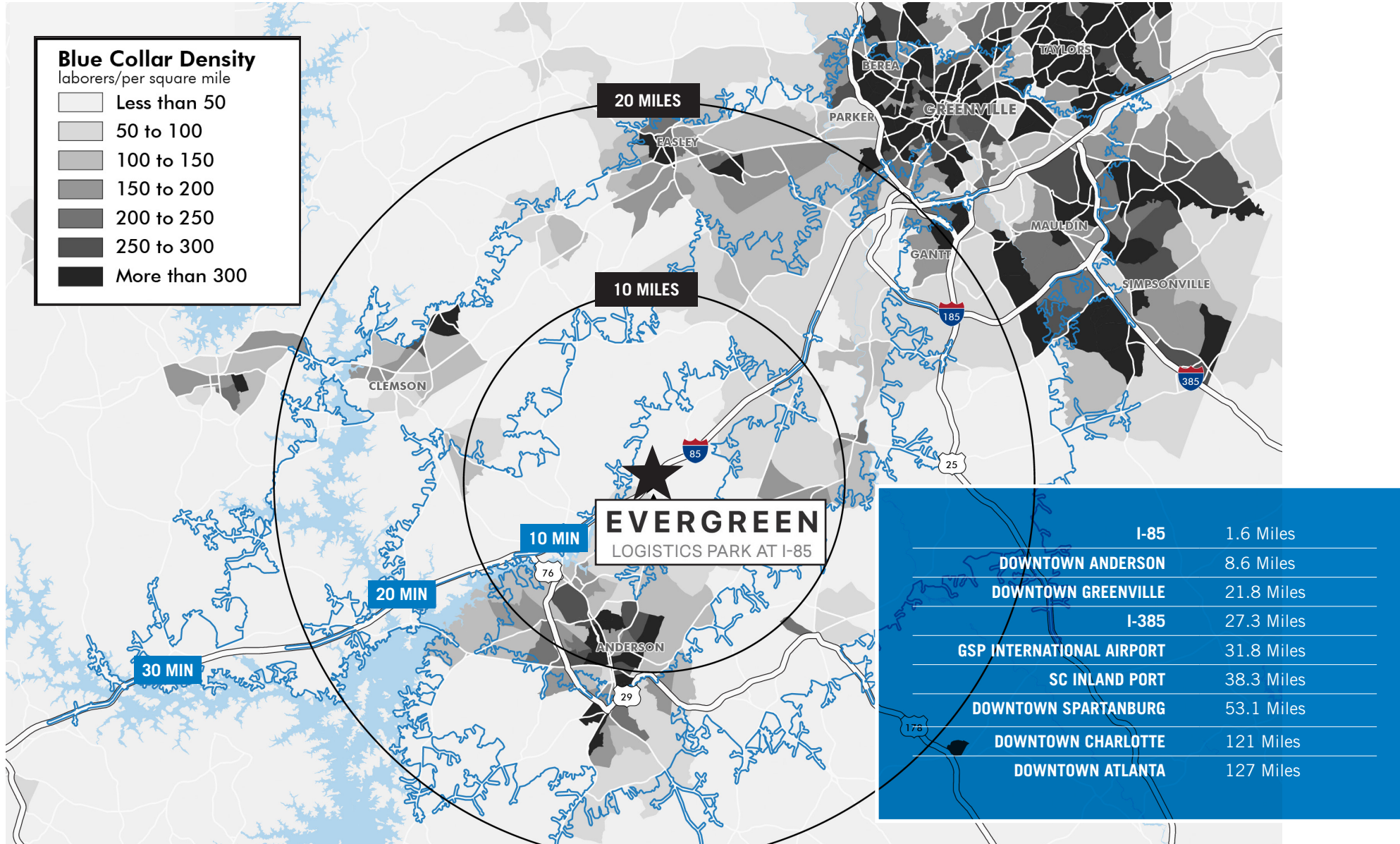
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LOCATION MAP

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LOCATION DETAILS

**1105 SCOTTS BRIDGE ROAD
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WHY ANDERSON COUNTY?



Located halfway between Atlanta and Charlotte along I-85



South Carolina's ReadySC Training Program is one of the most comprehensive and successful programs in the US, with more than 15 universities and colleges within 50 miles of Anderson



37.3% of the Anderson County population is of working age



Ease of access to airports (GSP, Atlanta, Charlotte), ports (Inland Port Greer, Port of Charleston) and rail (CSX, Norfolk-Southern, Carolina Piedmont)

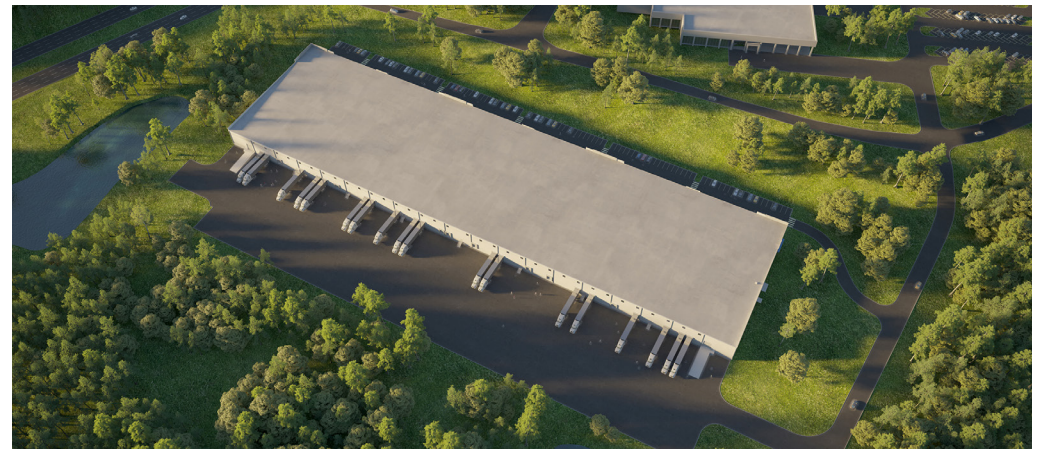


Industries investing as little as \$2.5 million in Anderson County may negotiate for a Fee-in-Lieu-of Property Taxes, or FILOT



New businesses may qualify for a \$2,750 tax credit or a 20% tax credit for a new corporate headquarters

	10 MILES	20 MILES	30 MILES
POPULATION:	132,350	487,763	969,219
DAYTIME POPULATION:	133,467	482,054	975,702
2021-2026 ANNUAL POPULATION GROWTH RATE	0.99%	1.15%	1.18%
BUSINESSES:	4,113	13,893	30,453
LABOR FORCE:	63,302	236,385	480,665
BACHELOR'S DEGREE OR HIGHER:	14,696	53,859	131,128
AVERAGE HH INCOME:	\$74,412	\$74,091	\$80,657





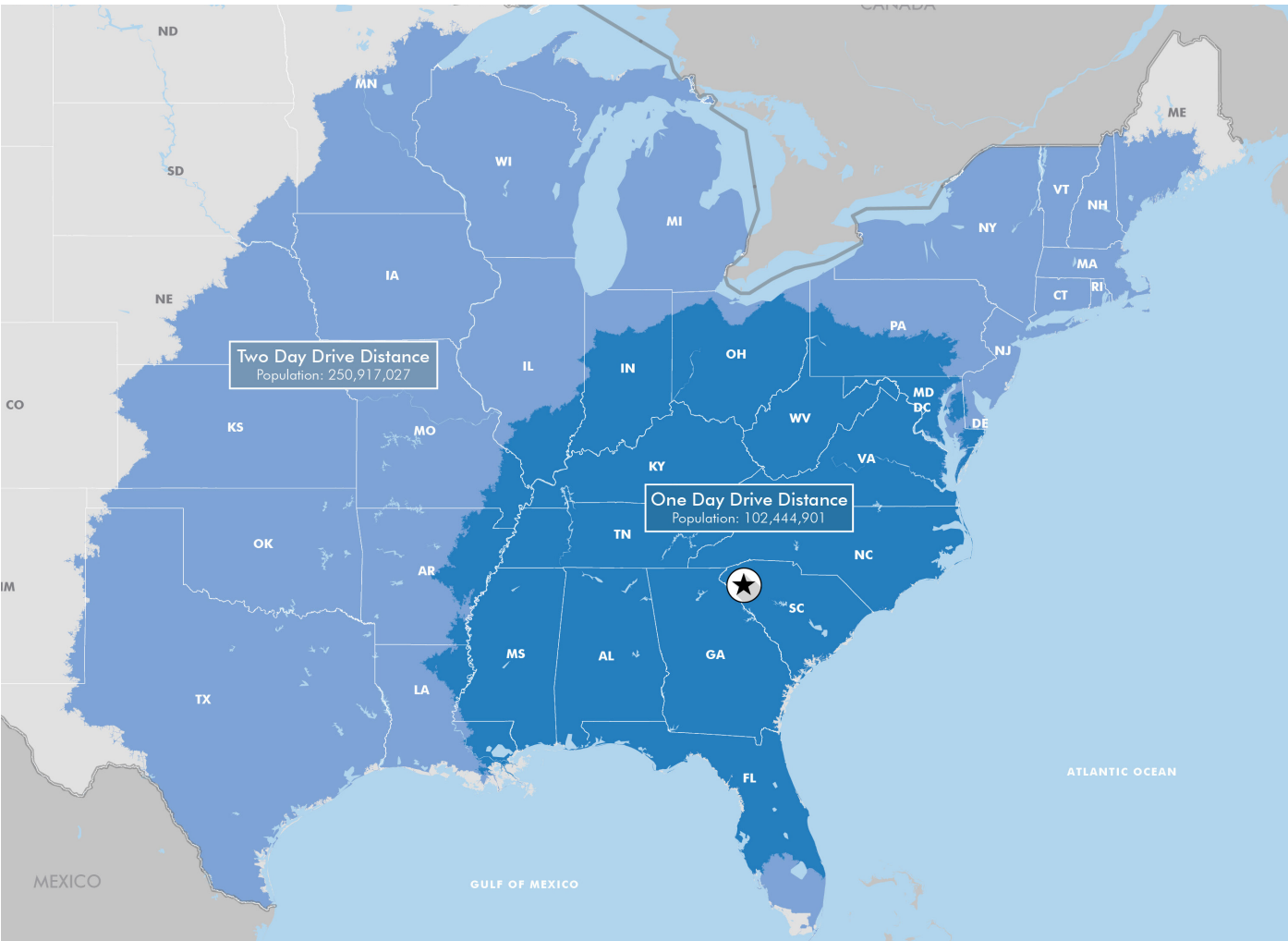
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LOCATION BENEFITS:

\$63.4B economic impact

100 foreign ports served

94M consumers live within 500 mile radius

59 nonstop flight destinations out of GSP

100+ daily flights



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