

# SPARTANBURG WEST LOGISTICS CENTER

594,880± SF - BUILD-TO-SUIT

Falling Creek Road and I-85  
Spartanburg, South Carolina 29301

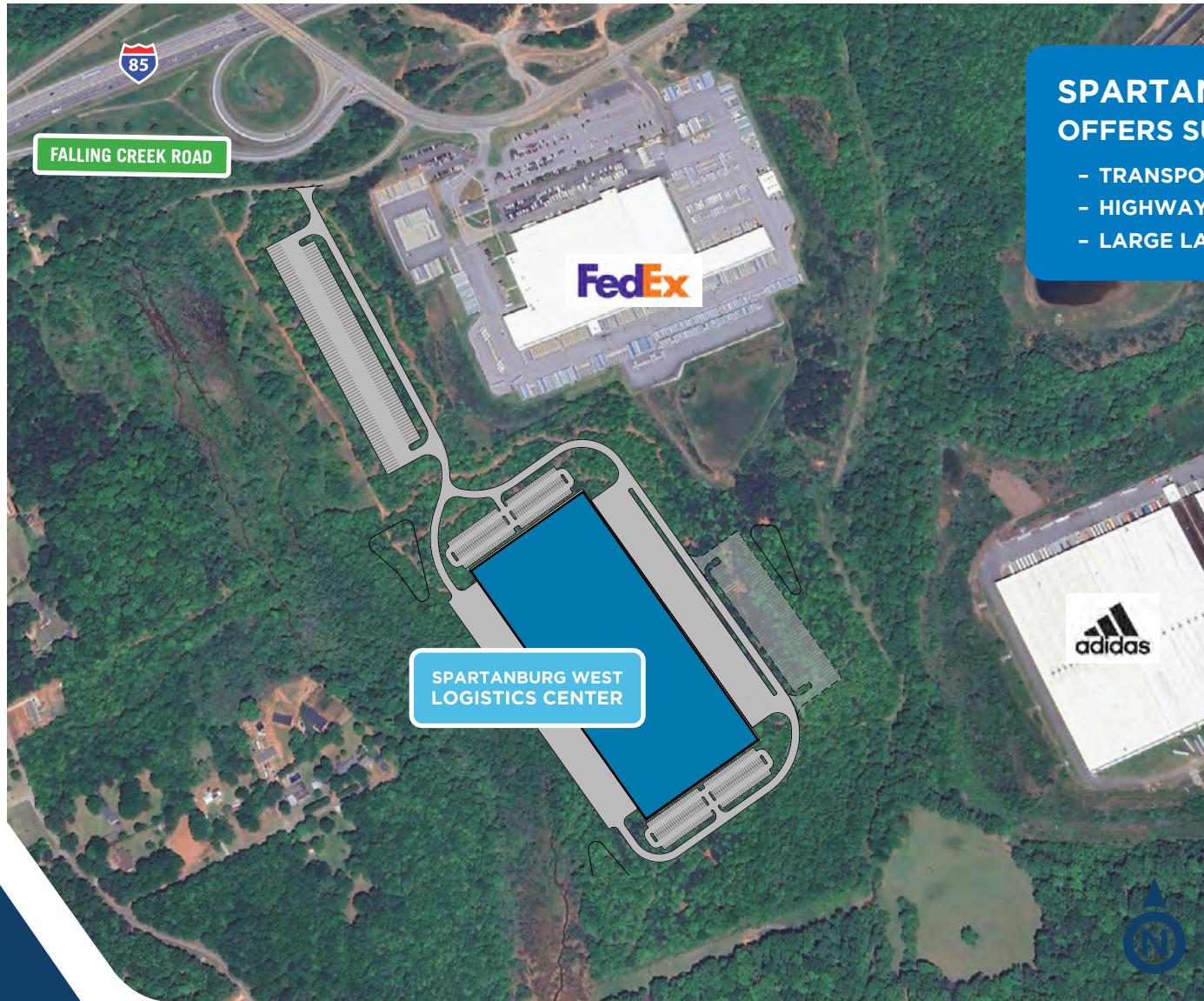


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SITE PLAN

Falling Creek Road and I-85  
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## SPARTANBURG WEST 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, Spartanburg West Logistics Center features industry-leading specifications necessary for manufacturing and/or distribution operations.

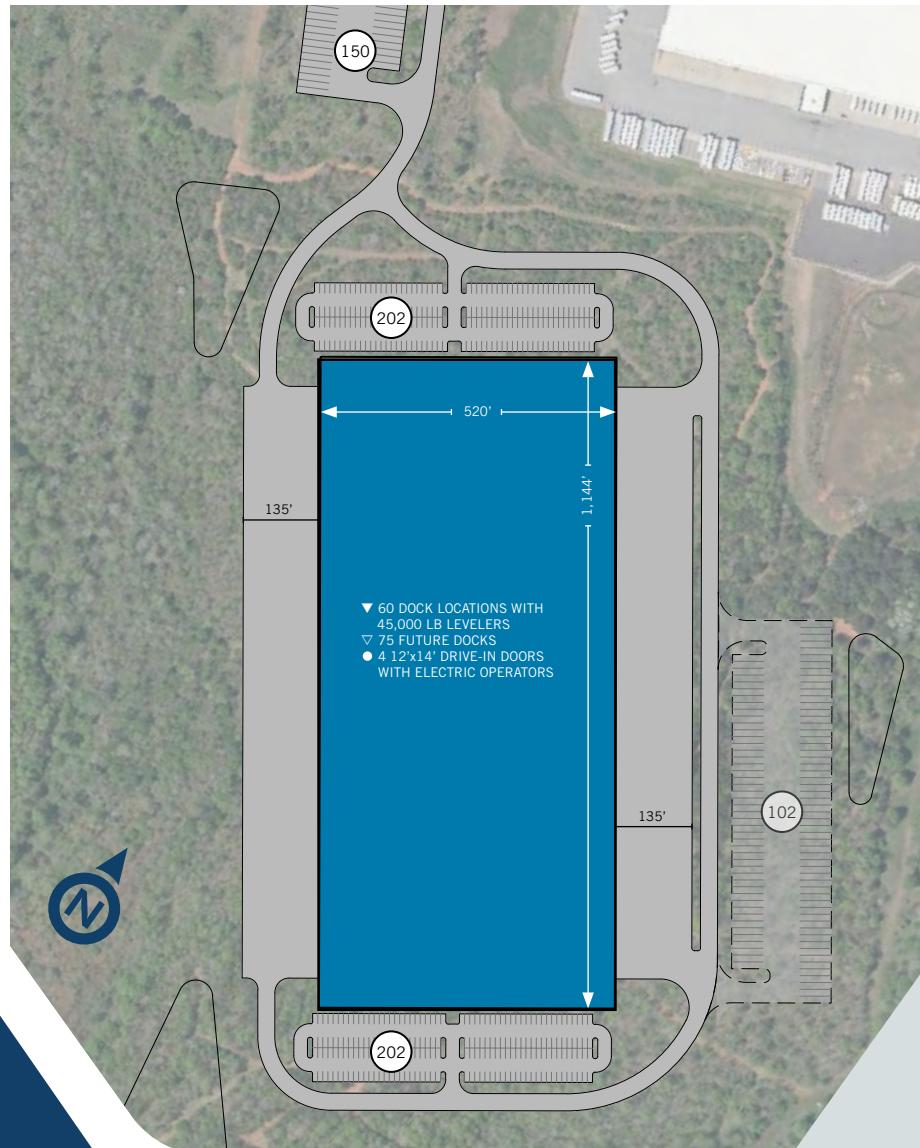
- ◆ Multiple routes to Inland Port - industrial epicenter of GVL-SPT
- ◆ Meets BMW's "Just-in-time, just-in-sequence" requirement
- ◆ Entitlements completed. Land Disturbance Permit in hand.
- ◆ Tilt-wall construction with Class A industry specification to-suit

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## BUILDING SPECS

Falling Creek Road and I-85  
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**BUILDING TYPE** Concrete tilt panels with structural steel frame  
1" insulated Low-E glass

**BUILDING SIZE** Approximately 594,880 square feet

**BUILDING DIMENSIONS** 520' deep x 1,144' wide

**ORIENTATION** Cross-dock

**COLUMN SPACING** 52' deep x 50' wide, 60' speed bays

**CLEAR HEIGHT** 40'

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

**BUILDING FLOOR SLAB** 7" thick, 4,000 psi concrete typical floor flatness of FF 22 minimum  
Floor levelness of FL 20 minimum

**FLOOR SEALER** Ashford

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

**DOCK DOORS & EQUIPMENT** Sixty (60) 9' x 10' dock-high doors expandable to 135  
Z guards, set of dock bumpers, 45,000 lb. mechanical dock levelers,  
10" dock seals

**ELECTRICAL SERVICE** 3,000 amp, 480V

**OFFICE** Build-to-suit

**WAREHOUSE LIGHTING** LED fixtures

**FIRE PROTECTION SYSTEM** Viking ESFR quick response pendant heads

**TRUCK COURTS** 135' deep

**TRAILER PARKING** 150 expandable to 252

**CAR PARKING** 404 total spaces

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## AREA MAP

Falling Creek Road and I-85  
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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.

**0.2  
MILES**

I-85 - EXIT 68  
ON/OFF RAMP

**9.0  
MILES**

SC INLAND PORT GREER

**10  
MILES**

GREENVILLE-SPARTANBURG  
INTERNATIONAL AIRPORT

**22  
MILES**

GREENVILLE, SC

**2.0  
MILES**

I-26 - EXIT 2A  
ON/OFF RAMP

**7.7  
MILES**

BMW PLANT  
SPARTANBURG

**8.5  
MILES**

SPARTANBURG, SC

**77  
MILES**

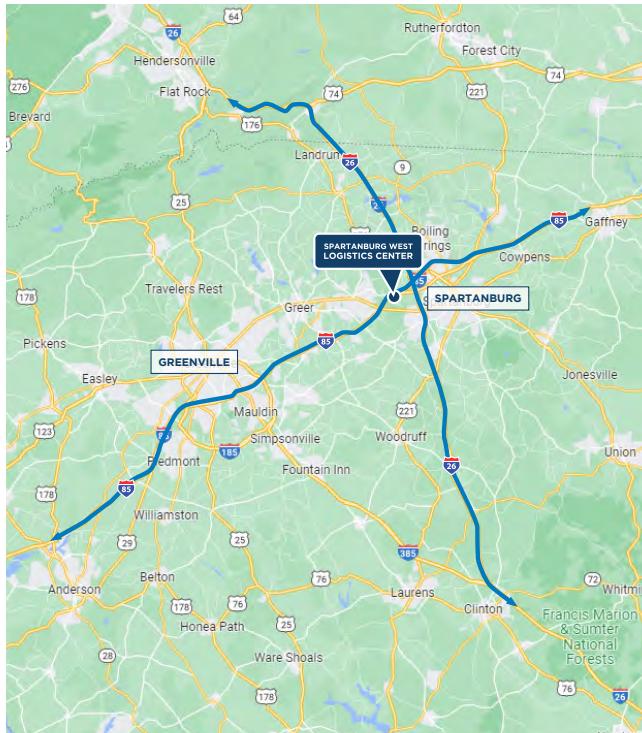
CHARLOTTE, NC

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LOCATION MAP

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

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