

SPARTANBURG WEST LOGISTICS CENTER

594,880± SF - BUILD-TO-SUIT

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

FOR LEASE

UP TO 594,880± SF WITH ADDITIONAL PARKING
AND TRAILER STORAGE

SPECULATIVE OR BUILD-TO-SUIT



FOR MORE
INFORMATION
CONTACT

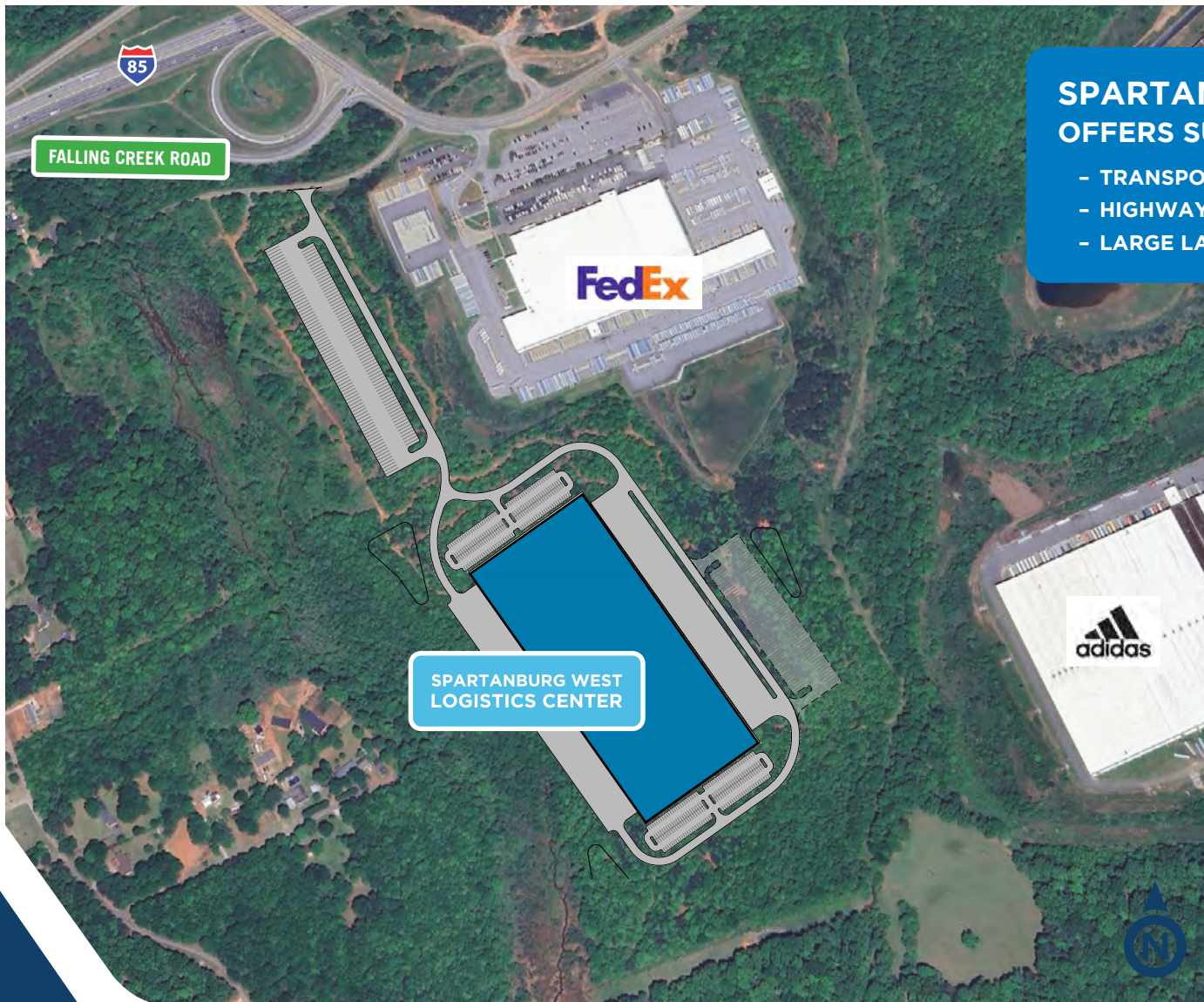
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SITE PLAN

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.

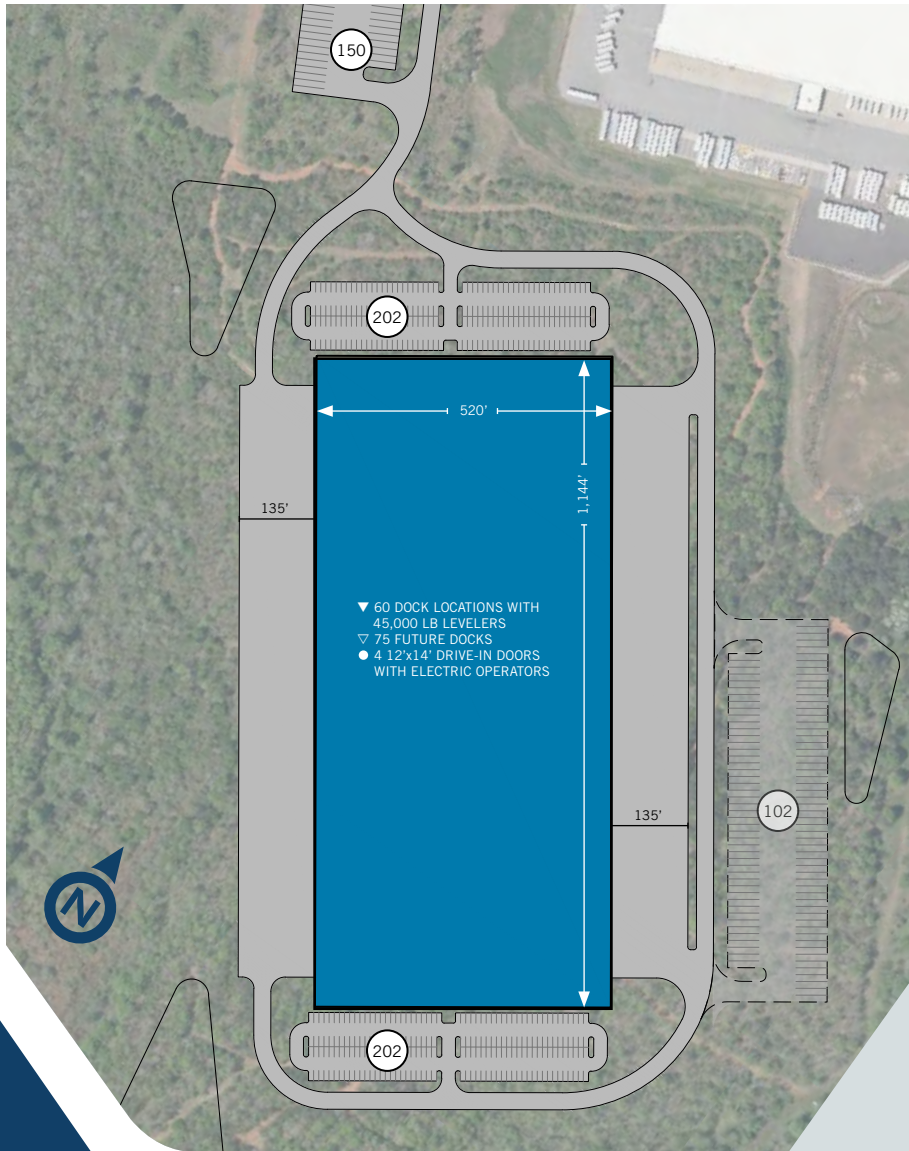
- ◆ Multiple routes to Inland Port - industrial epicenter of GVL-SPT
- ◆ Meets BMW's "just-in-time, just-in-sequence" requirement
- ◆ Entitlements completed. Land Disturbance Permit in hand.
- ◆ Tilt-wall construction with Class A industry specification to-suit

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BUILDING SPECS

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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 pendent heads
TRUCK COURTS	135' deep
TRAILER PARKING	150 expandable to 252
CAR PARKING	404 total spaces

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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.

0.2 MILES
I-85 - EXIT 68
ON/OFF RAMP

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

9.0 MILES
SC INLAND PORT GREER

7.7 MILES
BMW PLANT
SPARTANBURG

10 MILES
GREENVILLE-SPARTANBURG
INTERNATIONAL AIRPORT

8.5 MILES
SPARTANBURG, SC

22 MILES
GREENVILLE, SC

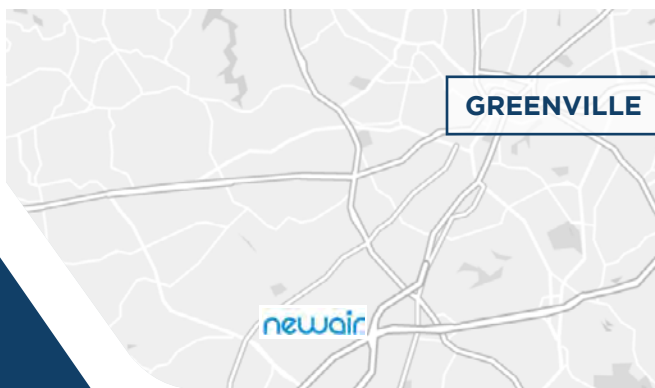
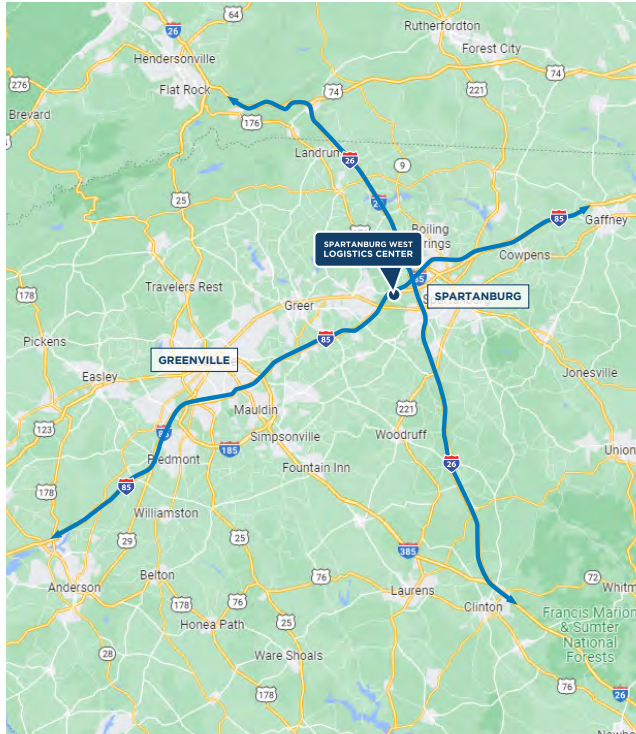
77 MILES
CHARLOTTE, NC

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LOCATION MAP

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1-DAY
SHIPPING TO
102M
CONSUMERS

2-DAY
SHIPPING TO
250M
CONSUMERS