

# Available For Sale or Build-to-Suit Up To 500,000 SF

N. Old Laurens Road  
Gray Court, SC 29645  
Site #2235

Land List Price: \$60,000 per Acre



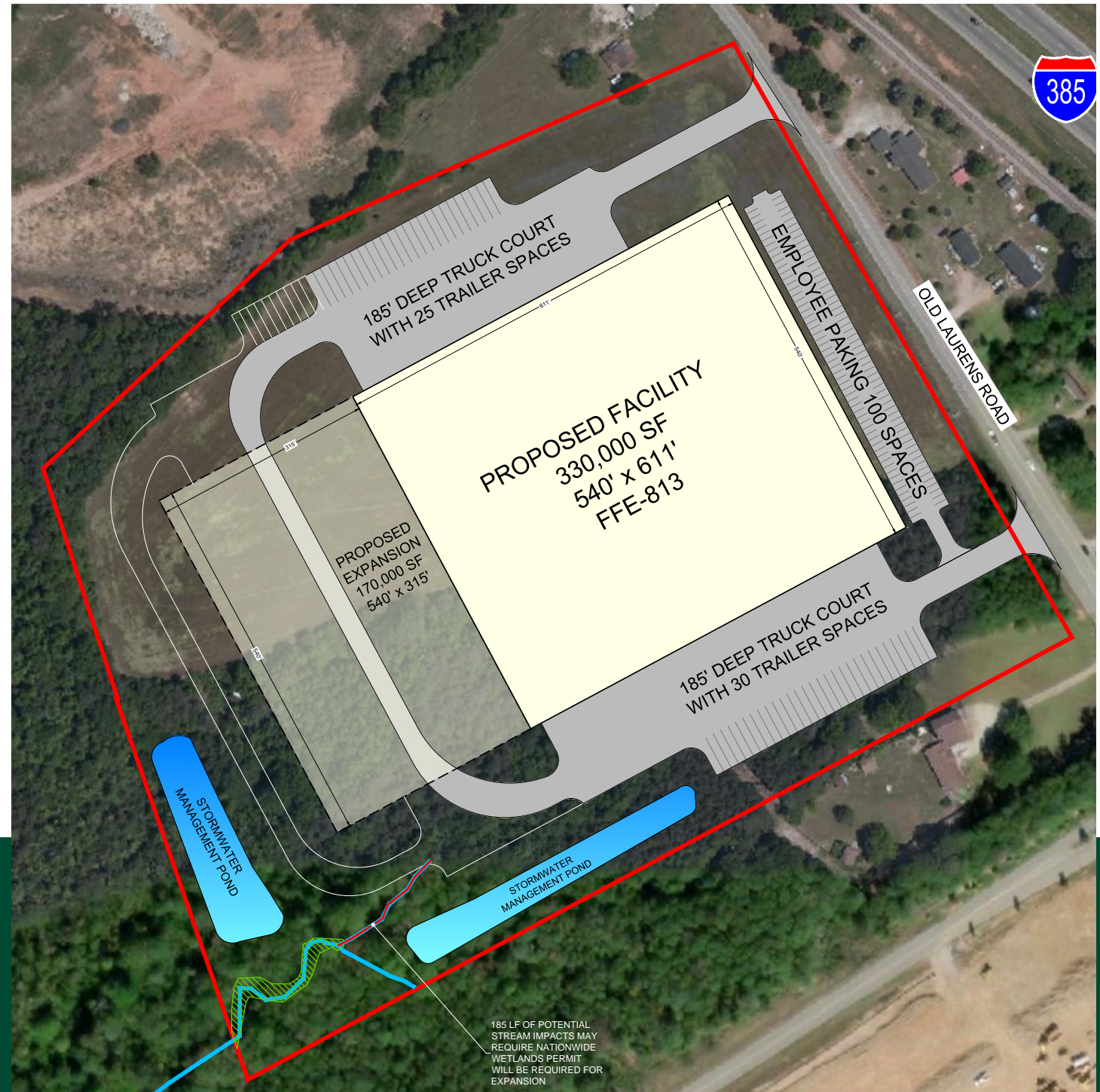
## Contact Us

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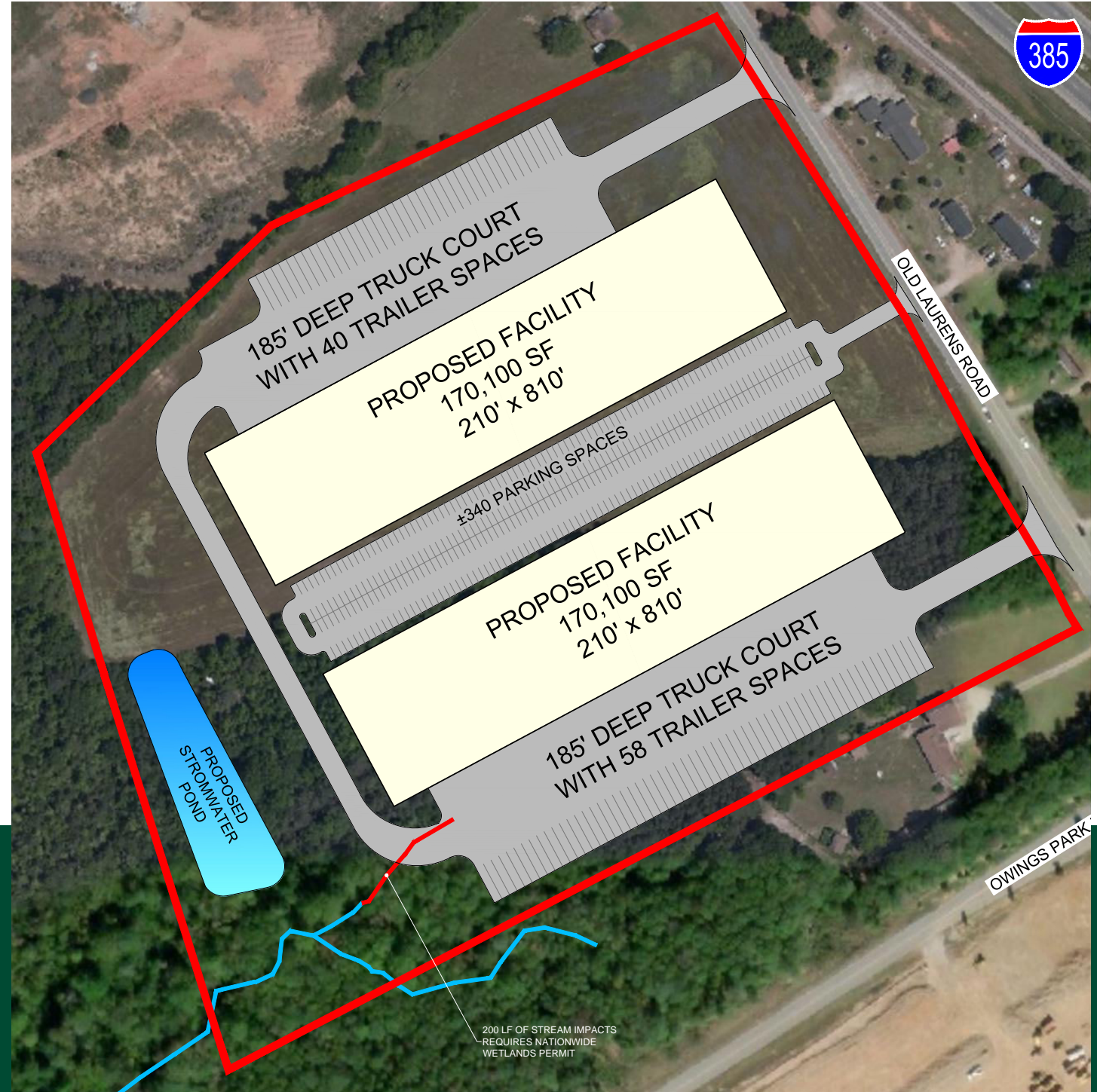
# Conceptual Site Plan 1 - Crossdock Configuration

- + Building Size: 330,000 SF
- + Expandable To: 500,000 SF
- + Land Size: 27.76 Acres
- + Building Dimensions: 540' x 611'
- + Dock Doors: To Suit
- + Drive-In Doors: To Suit
- + Load Type: Cross Dock
- + Sprinkler: ESFR
- + Lighting: LED
- + Auto Parking: 100
- + Trailer Parking: 55
- + Truck Court: 185'

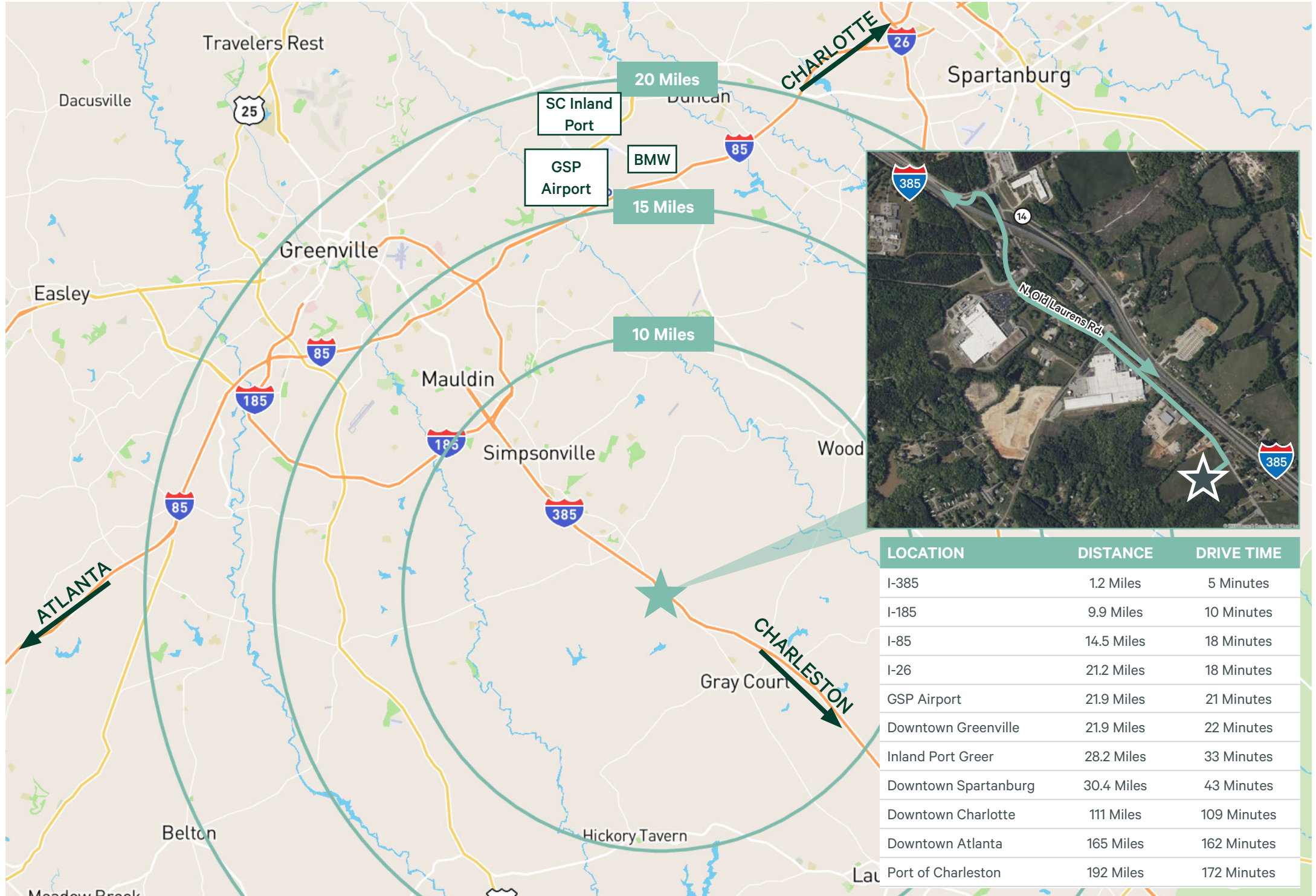


# Conceptual Site Plan 2 - Two (2) Single Load Buildings

- + Building Size: 170,100 SF
- + Expandable To: 500,000 SF
- + Land Size: 27.76 Acres
- + Building Dimensions: 210' x 810'
- + Dock Doors: To Suit
- + Drive-In Doors: To Suit
- + Load Type: Single Load
- + Sprinkler: ESFR
- + Lighting: LED
- + Auto Parking: 340
- + Trailer Parking: 98
- + Truck Court: 185'

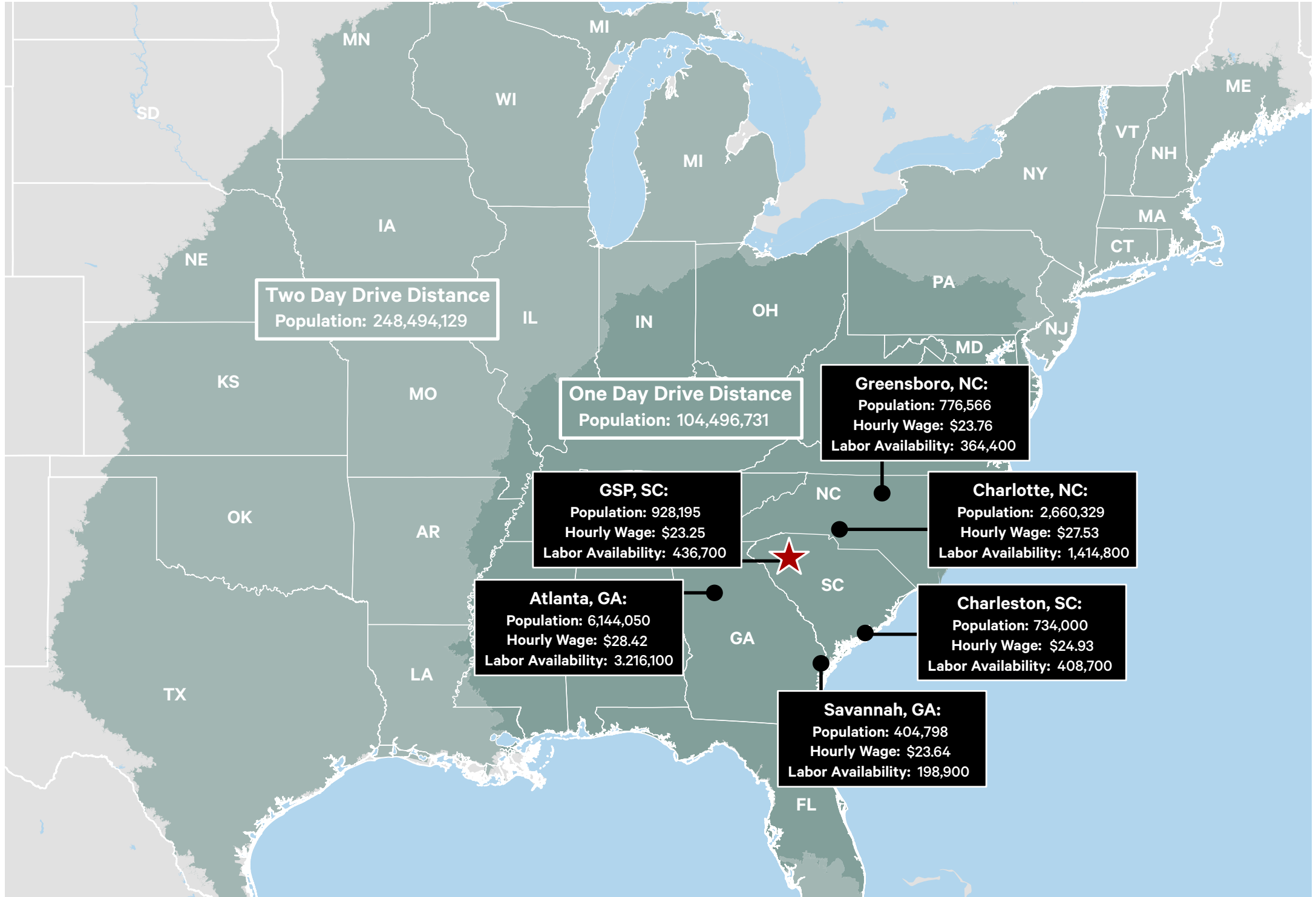


# Location Details

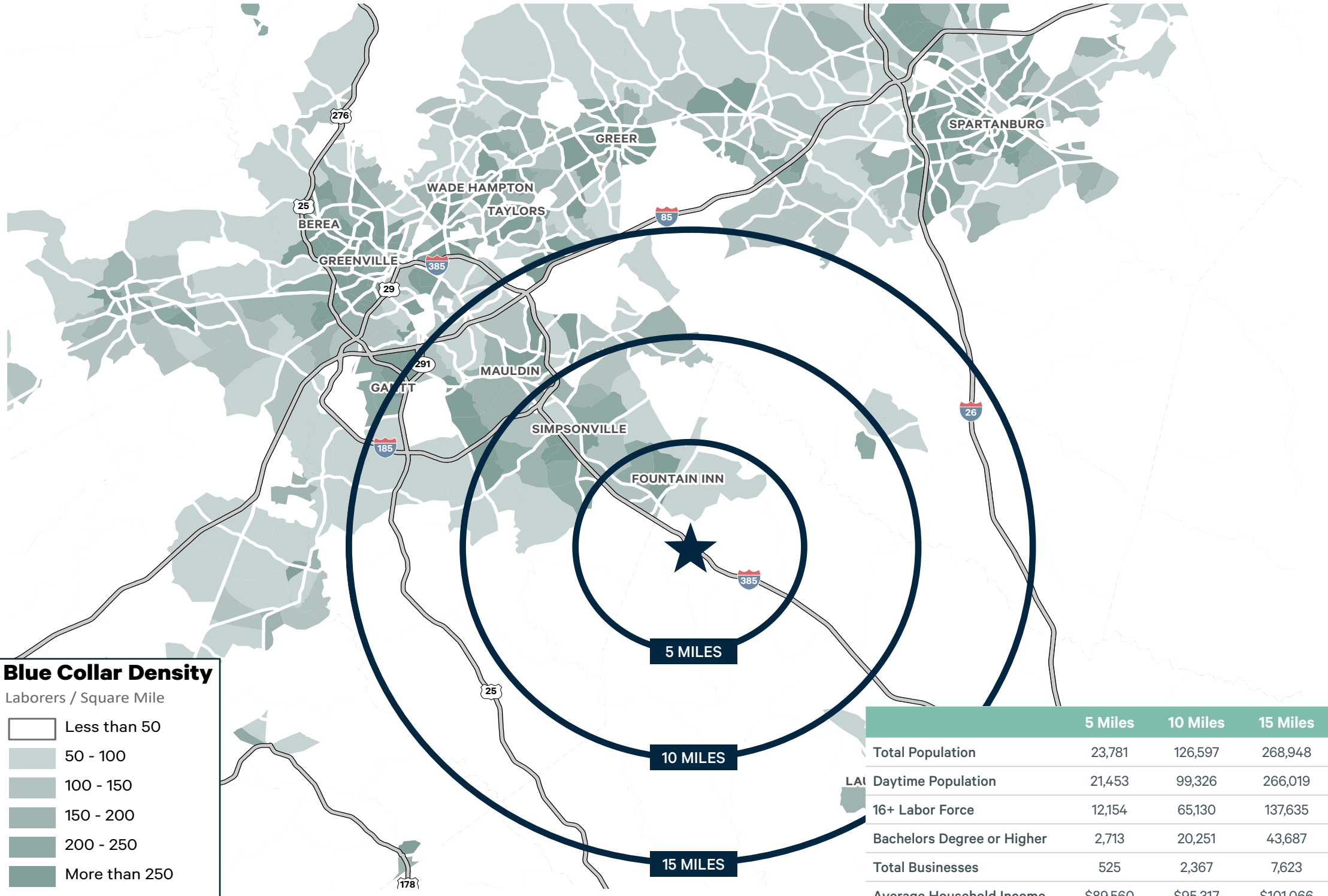


LOCATION	DISTANCE	DRIVE TIME
I-385	1.2 Miles	5 Minutes
I-185	9.9 Miles	10 Minutes
I-85	14.5 Miles	18 Minutes
I-26	21.2 Miles	18 Minutes
GSP Airport	21.9 Miles	21 Minutes
Downtown Greenville	21.9 Miles	22 Minutes
Inland Port Greer	28.2 Miles	33 Minutes
Downtown Spartanburg	30.4 Miles	43 Minutes
Downtown Charlotte	111 Miles	109 Minutes
Downtown Atlanta	165 Miles	162 Minutes
Port of Charleston	192 Miles	172 Minutes

# Drive Time Map



# Demographics



**Blue Collar Density**  
Laborers / Square Mile

- Less than 50
- 50 - 100
- 100 - 150
- 150 - 200
- 200 - 250
- More than 250

	5 Miles	10 Miles	15 Miles
Total Population	23,781	126,597	268,948
Daytime Population	21,453	99,326	266,019
16+ Labor Force	12,154	65,130	137,635
Bachelors Degree or Higher	2,713	20,251	43,687
Total Businesses	525	2,367	7,623
Average Household Income	\$89,560	\$95,317	\$101,066

# Upstate Trucking Map



**50+** daily departures to

**22** nonstop destinations

**78,715** tons transported in 2023

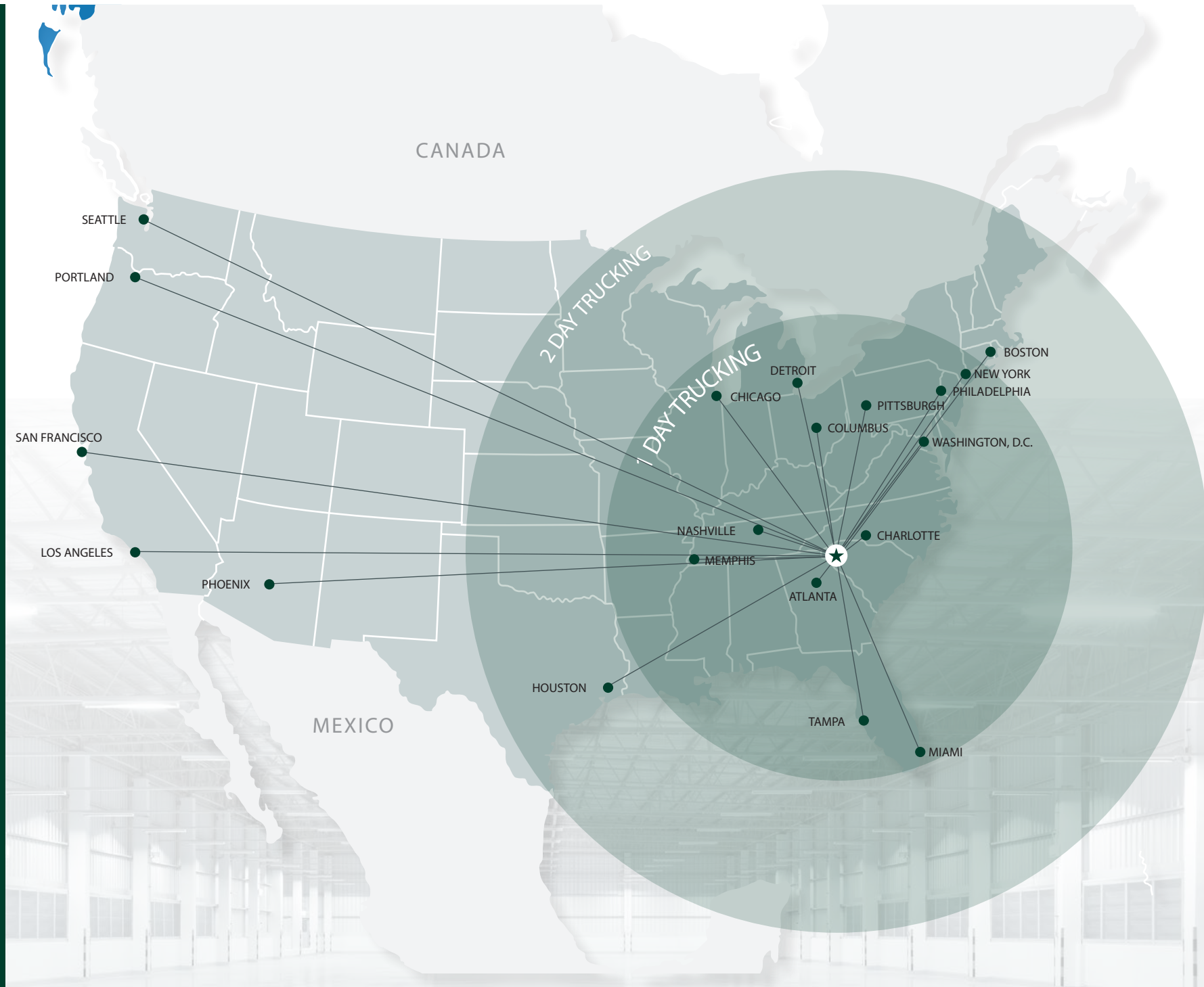


**100** foreign ports served

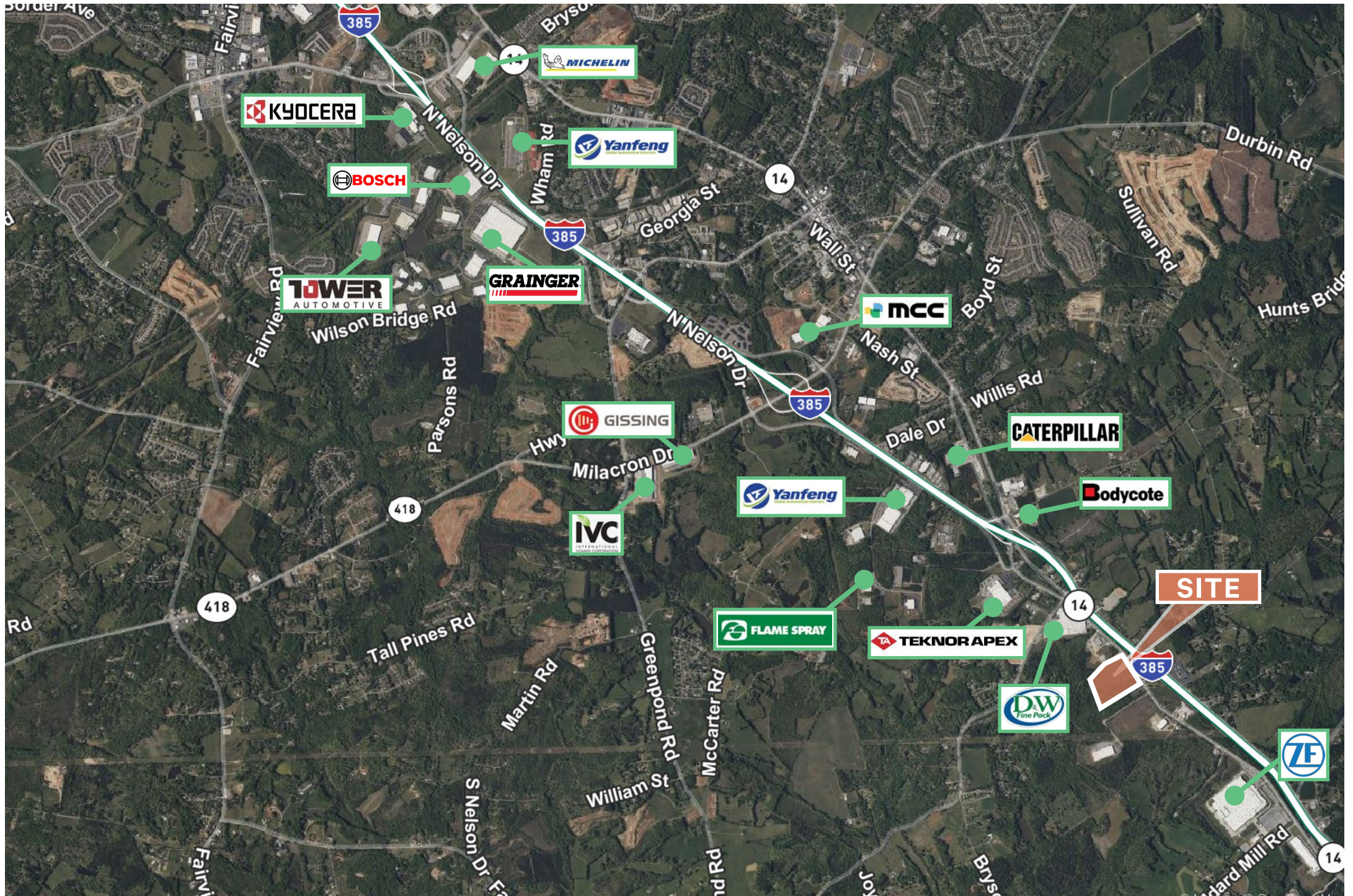
**100M** consumers live within  
500 mile radius

**175,873** rail moves in 2023

**\$63.4M** economic impact



# Location Map







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