



SPARTAN TRADEPORT



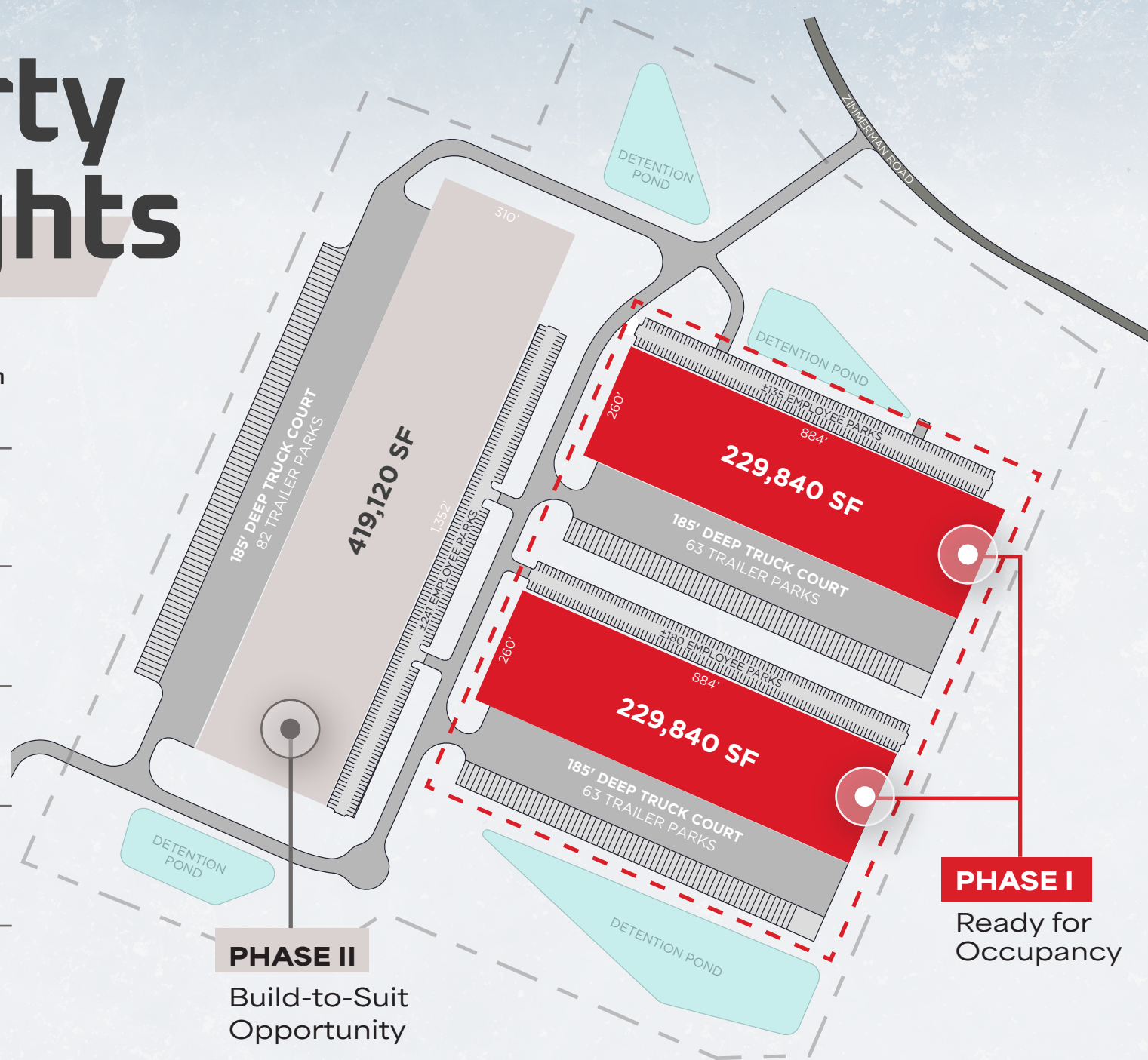
**CLASS A DISTRIBUTION HUB
AT THE CROSSROADS OF I-85 & I-26**

**658 & 670 ZIMMERMAN ROAD
SPARTANBURG, SC**

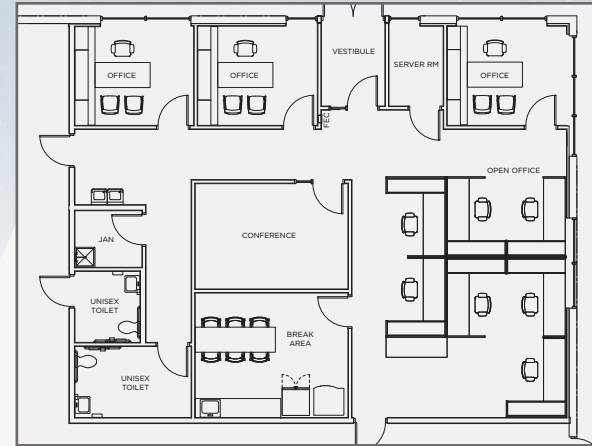
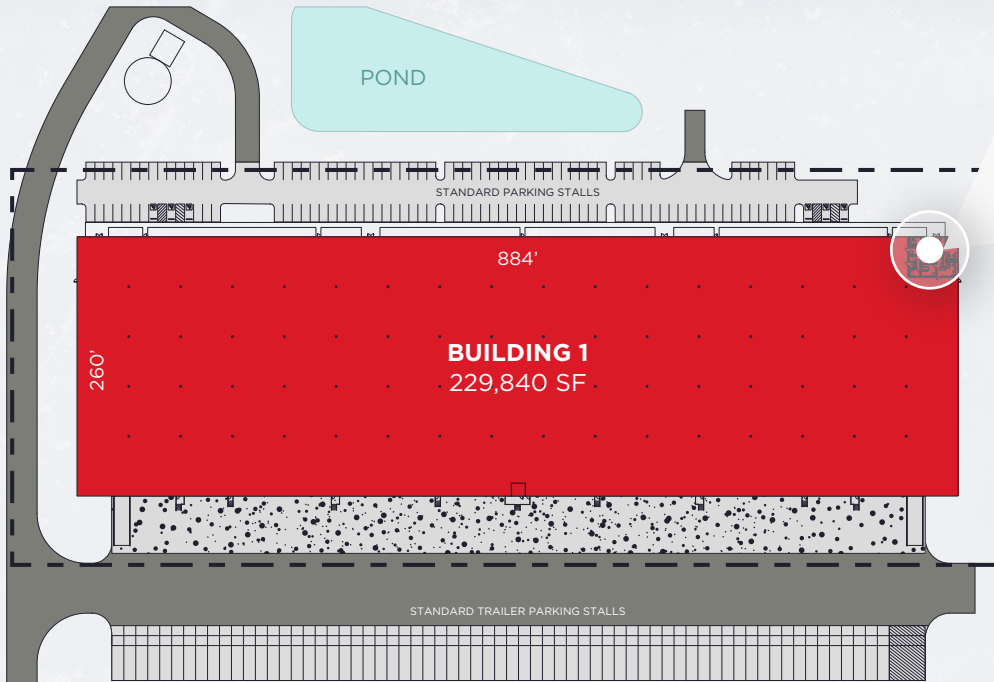


Property Highlights

- + Strategic location at the intersection of I-85 and I-26 with excellent labor accessibility
- + Designed for high-throughput distribution operations
- + 34' clear height for enhanced cubic capacity
- + Ample trailer and employee parking
- + Robust power capacity suitable for manufacturing users
- + Proximity to Inland Port Greer, GSP Airport, BMW, Michelin and other large manufactures



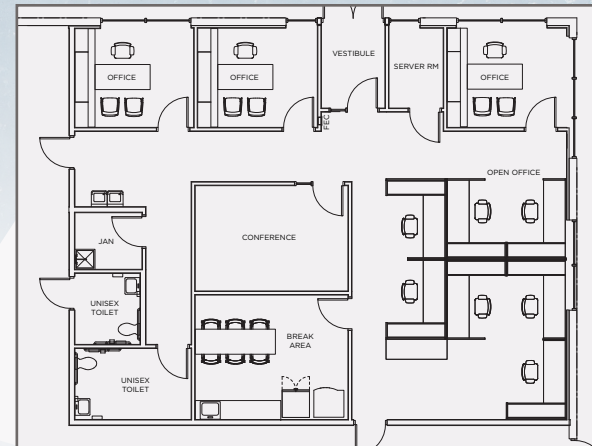
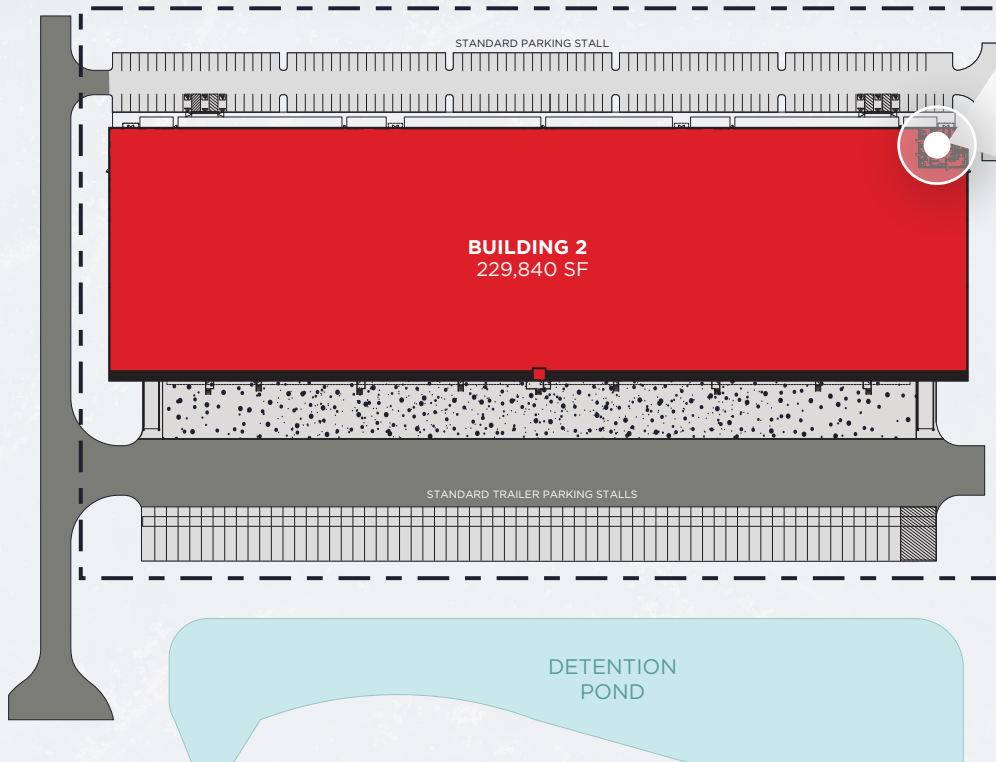
Building 1



Available Space	40,560 - 229,840 SF
Spec Office	2,000 SF
Clear Height	34'
Interior Bays	52' W x 50' D
Speed Bays	52' W x 60' D
Dock Doors	28 (9' x 10') (with option to add additional 16)
Drive-In Doors	2 (12' x 14')
Parking Spaces	135
Trailer Spaces	65
Truck Court	185' Deep with 55' Concrete Trailer Pad
Lighting	LED Motion Sense
Fire Protection	ESFR
Walls	Tilt-Up Concrete
Roof	45 MIL Mechanically Fastened TPO
Floors	6' Reinforced Concrete Slab 6,000 PSI
Telecommunication	Spectrum High-Speed Fiber
Main Sewer	8" Provider: SSSD
Water Sewer	8" Provider: Spartanburg Water
Power	800 AMP 227/480V 8,000 AMP Capacity Provider: Duke Energy

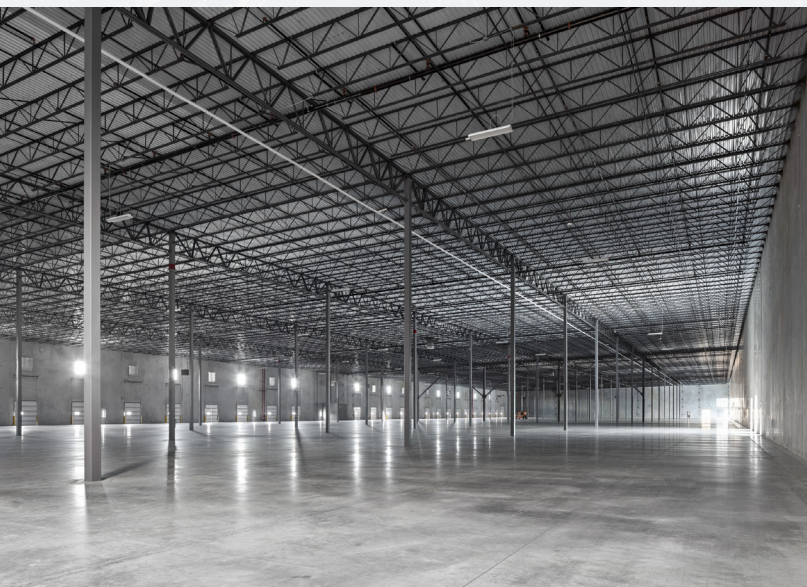


Building 2

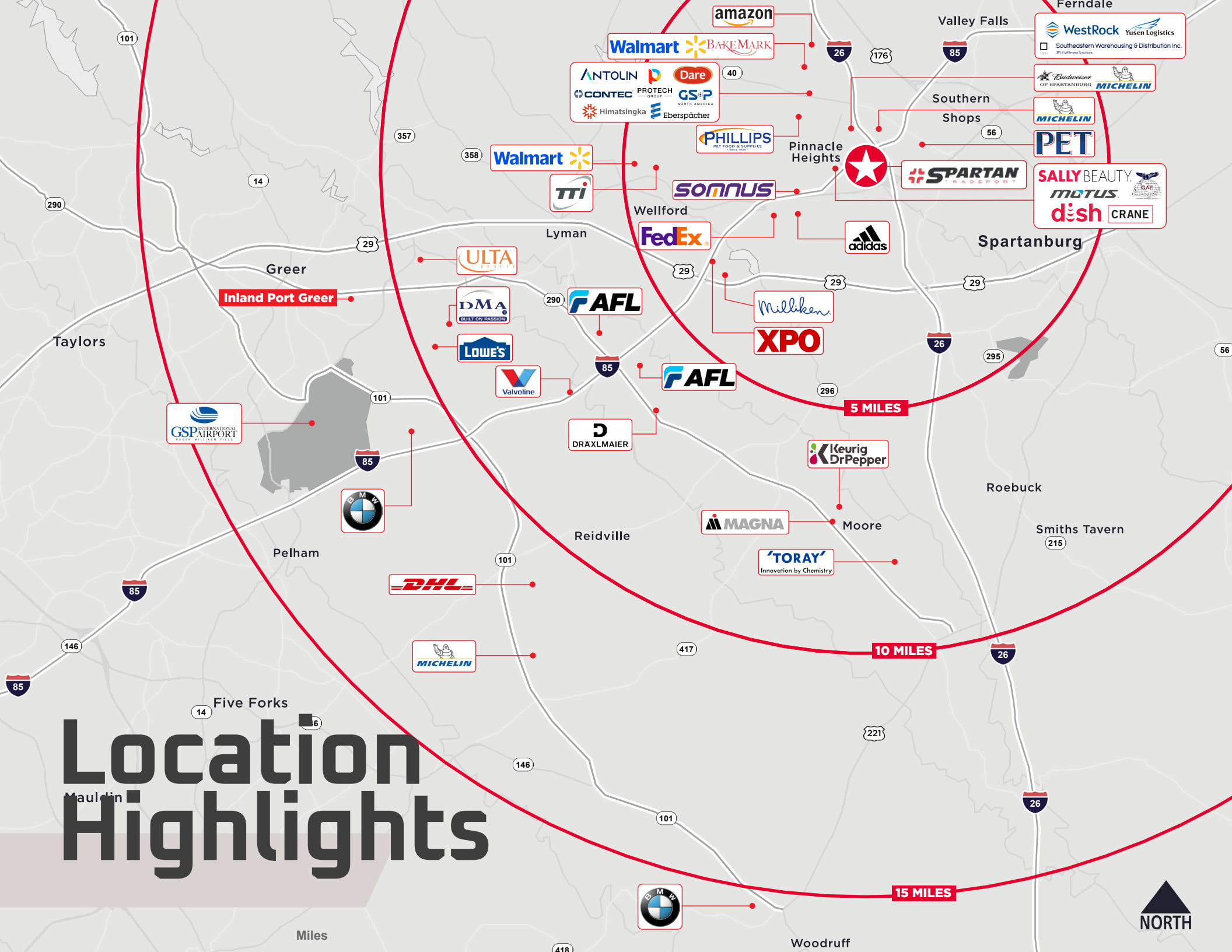


Available Space	40,560 - 229,840 SF
Spec Office	2,000 SF
Clear Height	34'
Interior Bays	52' W x 50' D
Speed Bays	52' W x 60' D
Dock Doors	28 (9' x 10') (with option to add additional 16)
Drive-In Doors	2 (12' x 14')
Parking Spaces	181
Trailer Spaces	65
Truck Court	185' Deep with 55' Concrete Trailer Pad
Lighting	LED Motion Sense
Fire Protection	ESFR
Walls	Tilt-Up Concrete
Roof	45 MIL Mechanically Fastened TPO
Floors	6' Reinforced Concrete Slab 6,000 PSI
Telecommunication	Spectrum High-Speed Fiber
Main Sewer	8" Provider: SSSD
Water Sewer	8" Provider: Spartanburg Water
Power	800 AMP 227/480V 8,000 AMP Capacity Provider: Duke Energy





Location Highlights



Inland Port Greer

5 MILES

10 MILES

15 MILES



Miles

Drive Times



2-Day Drive Time:
259 M People Reached

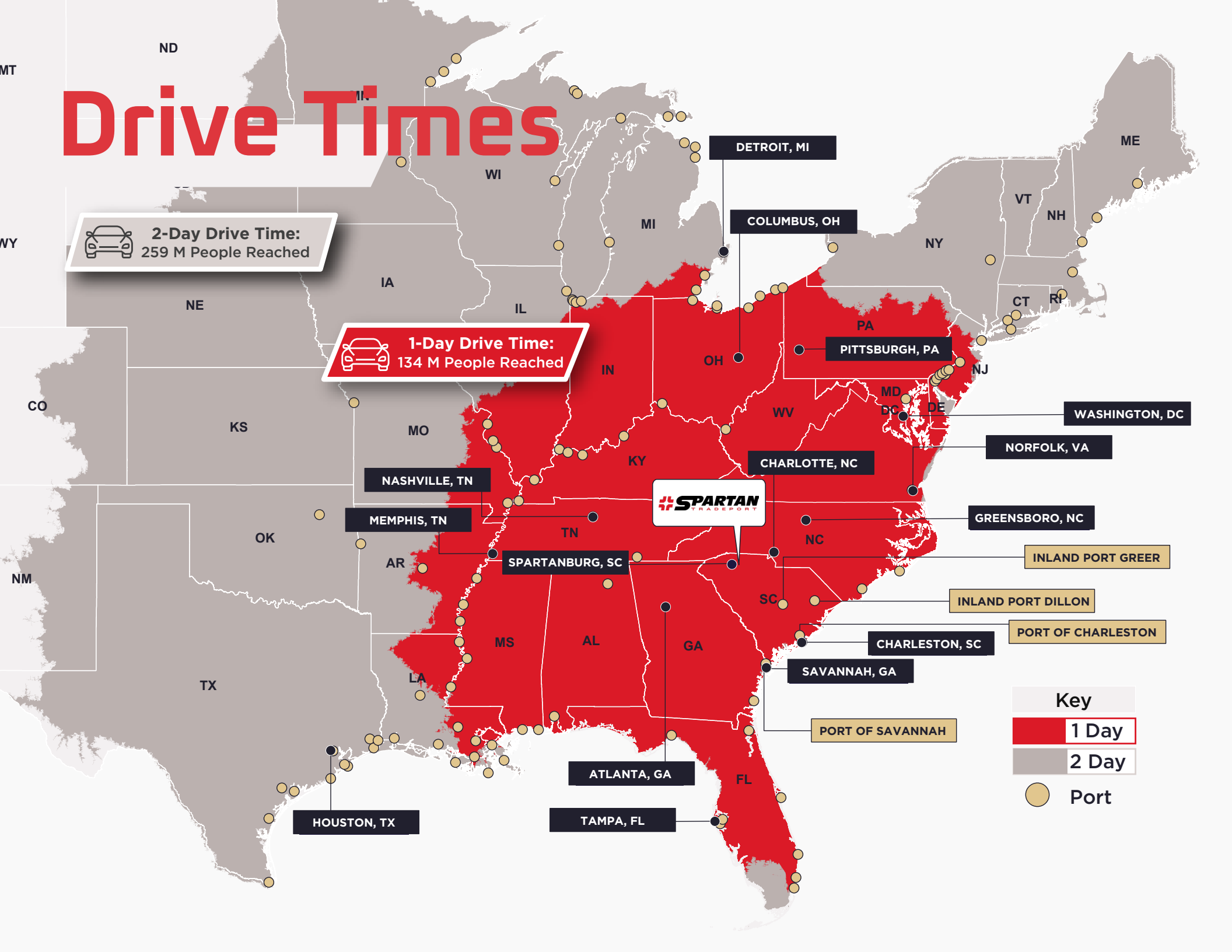


1-Day Drive Time:
134 M People Reached



Key

- 1 Day
- 2 Day
- Port





ELLIOTT FAYSSOUX, SIOR

Senior Director

864 370 8190

elliott.fayssoux@cushwake.com

KACIE JACKSON, SIOR

Senior Director

864 370 8193

kacie.jackson@cushwake.com

KYLE BERDUGO, SIOR, CCIM

Director

864 704 1366

kyle.berdugo@cushwake.com

DREW WALTERS, MBA

Senior Associate

864 704 1345

andrew.walters@cushwake.com

ABOUT THE DEVELOPER

RealtyLink, LLC founded in Greenville, South Carolina in 1998, is a full-service real estate development company. Developments across the company include grocery-anchored shopping centers, single tenant build-to-suit, multi-family, industrial, self-storage, and mixed use.

When you work with RealtyLink, you work with experienced real estate professionals who provide single-source project management. We have the in-house resources to deliver your project on time and within an agreed-upon budget.

As one of the Nation's top real estate developers, RealtyLink is the partner you can trust with all your development and property management needs.

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