



# ABNER CREEK LOGISTICS CENTER

PANATTONI'S HWY 101 CORRIDOR INDUSTRIAL DEVELOPMENT

891 Deyoung Rd, Greer South Carolina (Greenville-Spartanburg MSA)



PANATTONI

## PROPERTY HIGHLIGHTS



Central Location in Greenville – Spartanburg MSA in Hwy 101 Corridor



Proximity to GSP International Airport, BMW, BMW's Private Flyover Bridge (Under Construction) and the Inland Port



Excellent Ingress / Egress to I-85 via Hwy 101 & Brockman McClimon Rd



Ability to provide a campus-like environment with tenant controlled auto and trailer parking



Located in Opportunity Zone



Ability to Subdivide to +/-56,160 SF



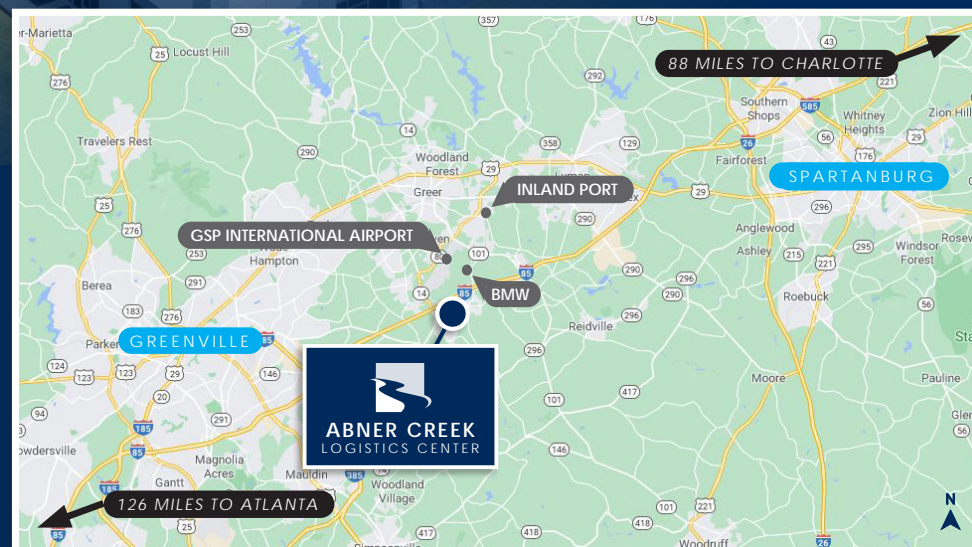
Available for Immediate Occupancy



36 Docks, 2 Drive in Doors



Base Building to be Delivered Move-In Ready -  
1,855 SF of Office, 25' fc Lighting, 18 of the 36 Docks w/ Levelers, 3 HVLS Fans



# SITE PLAN



Sewer:  
Greer Commission of  
Public Works



Water:  
Greer Commission of  
Public Works



Power:  
Duke Energy



Natural Gas:  
Greer Commission of  
Public Works



## SPECIFICS KEY

▲	36	Dock Doors
⊠	2	Drive-In
🚚	107	Auto Spaces
🚛	42	Trailer Spaces
	1,849	Spec Office SF
■		Available

## POTENTIAL DEMISING SCENARIOS

A OPTION A		B OPTION B		C OPTION C		D OPTION D		E OPTION E		TOTAL BUILDING SPECS	
Bays	4	Bays	6	Bays	7	Bays	8	Bays	9	Bays	13
SF	56,160	SF	84,240	SF	98,280	SF	112,320	SF	126,360	SF	182,520
Dock Doors	10	Dock Doors	17	Dock Doors	19	Dock Doors	23	Dock Doors	26	Dock Doors	36
Spec Levelers	5	Spec Levelers	9	Spec Levelers	10	Spec Levelers	12	Spec Levelers	13	Spec Levelers	18
Drive Ins	1	Drive Ins	1	Drive Ins	1	Drive Ins	1	Drive Ins	1	Drive Ins	2
Trailer Parks	13	Trailer Parks	19	Trailer Parks	24	Trailer Parks	26	Trailer Parks	29	Trailer Parks	42
Auto Parks	33	Auto Parks	49	Auto Parks	58	Auto Parks	66	Auto Parks	74	Auto Parks	107

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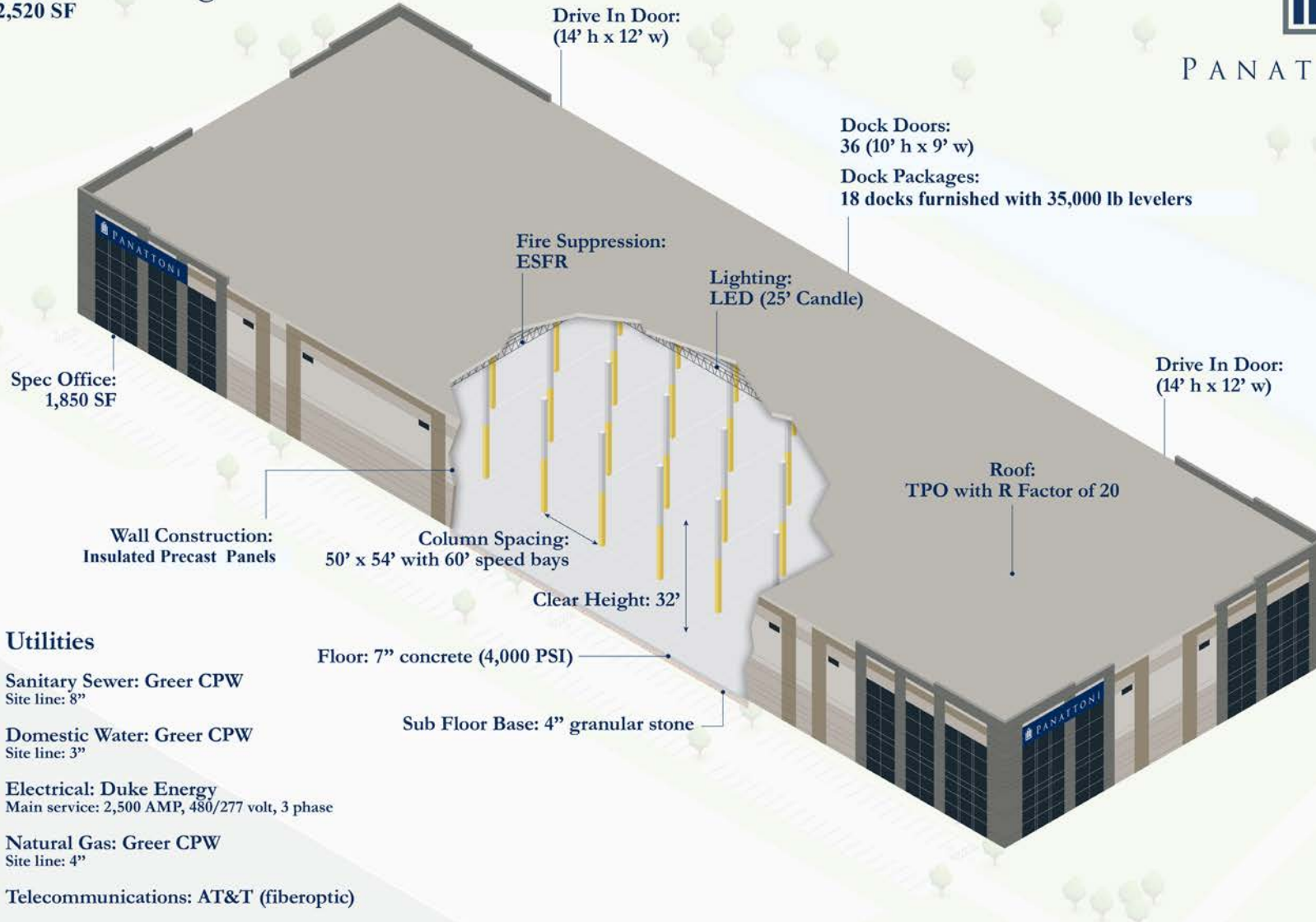
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# BUILDING SPECIFICATIONS

## Abner Creek Logistics Center 182,520 SF



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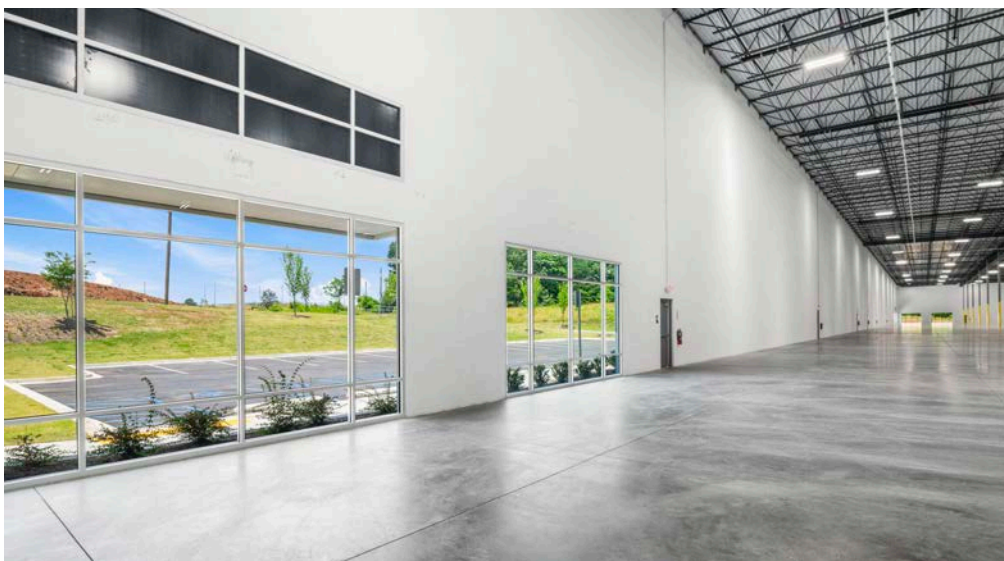
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# BUILDING PHOTOS

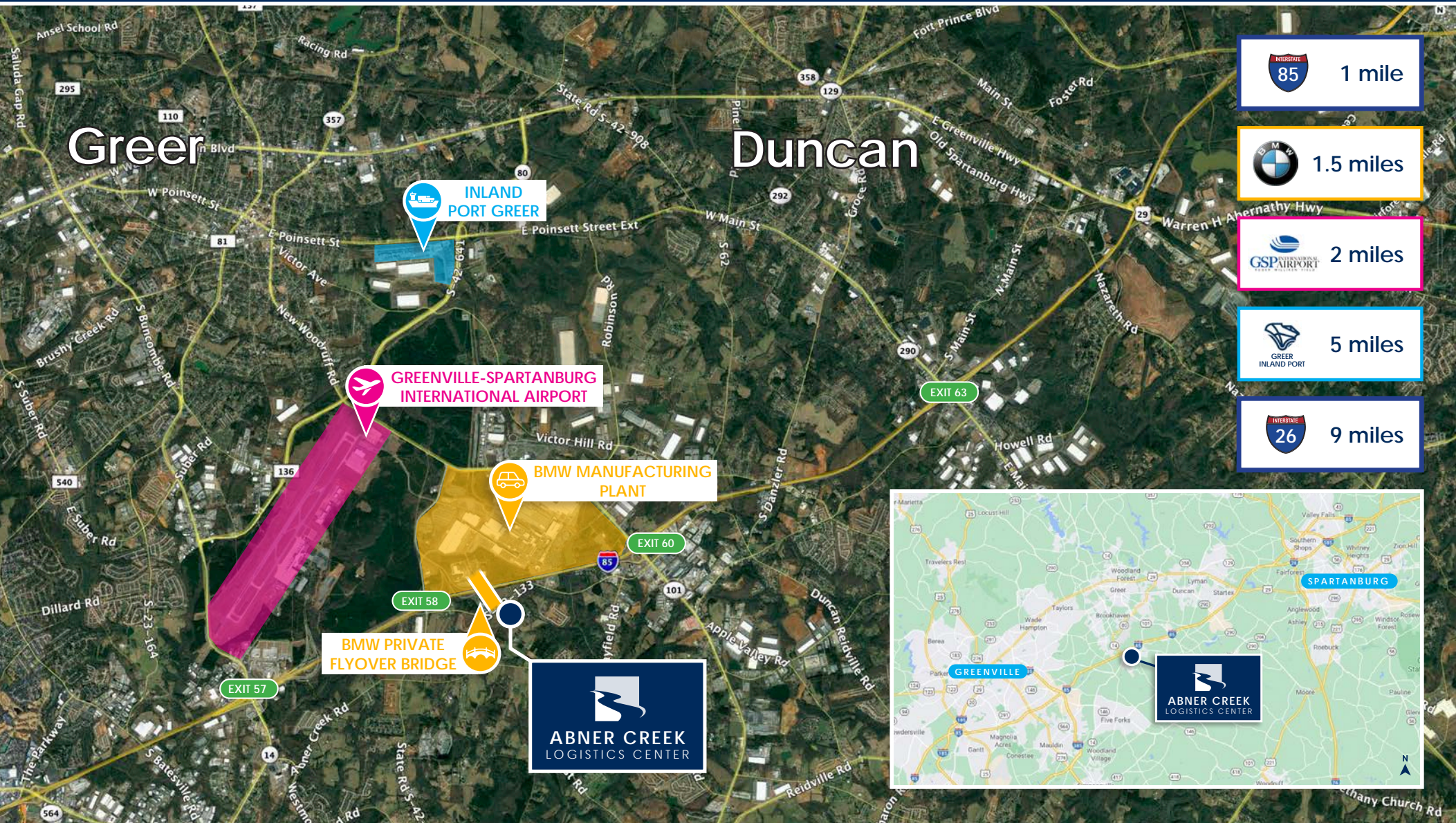


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# LOCATION OVERVIEW



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# WHY UPSTATE, SC?

The Greenville-Spartanburg area is the most active business district in South Carolina. With a host of businesses and central Southeast connectivity, the area is home to 1.6M People and some of the Southeast's largest companies.

## UPSTATE, SOUTH CAROLINA BY THE NUMBERS

**1.6MM**

Total  
Population

**0.6%**

Projected Annual  
Population Increase

**23%**

of Population  
are Millennials

**732k**

Labor  
Force

**4.1%**

Unemployment  
Rate

**8.9MM SF**

Industrial Development  
Under Construction

## RECENT MAJOR CORPORATE RELOCATIONS & EXPANSIONS



**\$24.8MM Investment**  
227 Jobs



JIDA INDUSTRIAL SOLUTIONS

**\$4.5MM Investment**  
78 Jobs (Relocation)

**fitesa**

**\$100MM Investment**  
40 Jobs (Expanding)



**\$150MM Investment**  
1,000 Jobs



**\$31MM Investment**  
300 Jobs

## NOTABLE UPSTATE HQs & CORPORATIONS



## EXCELLENT INFRASTRUCTURE

### PORTS

#### Inland Port Greer

- Overnight rail from Charleston, SC
- 13 of 15 top container lines
- <60 min average two way truck turn
- 500 ton barge crane
- 29 days from Shanghai to Atlanta
- \$2.6B in planned CAPEX

#### Accessibility to Port of Charleston

### AIR

#### Greenville Downtown Airport (GUM)

- The busiest general aviation airport in SC
- More than 48,000 take-off and landings each year

#### GSP International Airport

- Serves 2.3M passengers per year via 6 major airlines
- Transports nearly 60,000 tons every year
- Home to a 120,000 SF FedEx facility

## ROADS & INTERSTATES

#### Accessible via

Interstates 85, 26 and 385 &  
US Hwys 25, 29, 123 and 276

#### In a 1-day Truck Drive:

- 107MM of the US Population
- Charlotte, Atlanta, Charleston, Washington D.C., Nashville, Baltimore, Louisville, Indianapolis and Pittsburgh

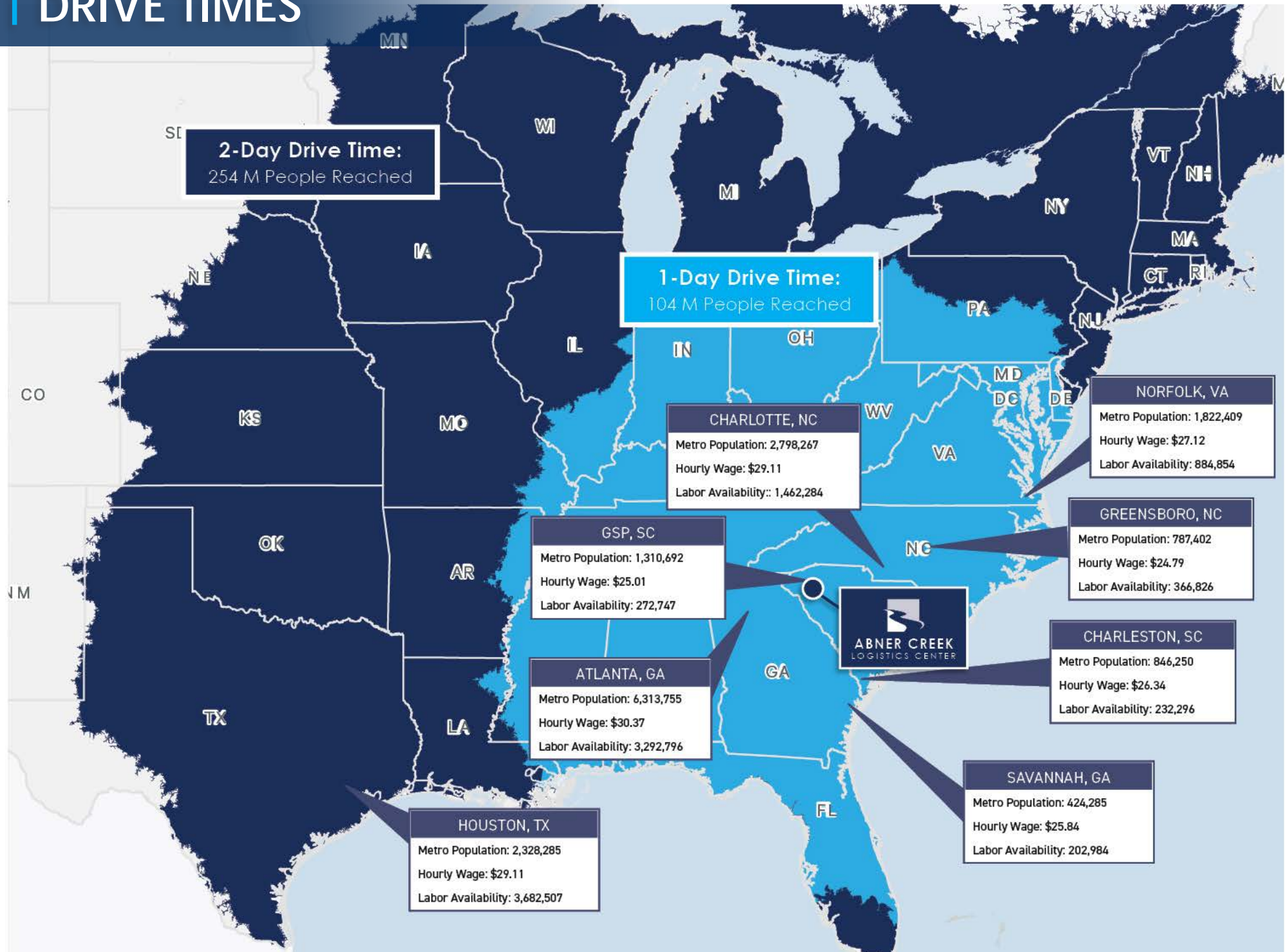
### RAIL

#### Two Major Commercial Railroads:

- Norfolk Southern &
- CSX Corporation

#### Amtrak Passenger Rail to Many Major Cities

# DRIVE TIMES







# WHY PANATTONI?

37 Years | 65 Offices | 625 Million SF Developed | 2,500 Clients

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