

±134 Acres of Industrial Development Land in Cherokee County

Asking Price:
\$65,000/acre

Wilcox Ave | Gaffney, SC

- ±134 total acres available
- I-85 frontage (±59,000 VPD)
- All utilities onsite
- Fully entitled site for industrial development
- Extensive due diligence package available upon request



±100 million consumers within a one-day truck drive



Located in pro-business Cherokee County



Midway between Greenville, SC and Charlotte, NC

Contact:

John Montgomery, SIOR

Managing Director
+1 864 527 5422
john.montgomery@colliers.com

Garrett Scott, SIOR

Managing Director
+1 864 527 5453
garrett.scott@colliers.com

Brockton Hall, SIOR

Vice President
+1 864 527 5441
brockton.hall@colliers.com

Dillon Swayngim, SIOR

Vice President
+1 864 527 5456
dillon.swayngim@colliers.com



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Site Plan



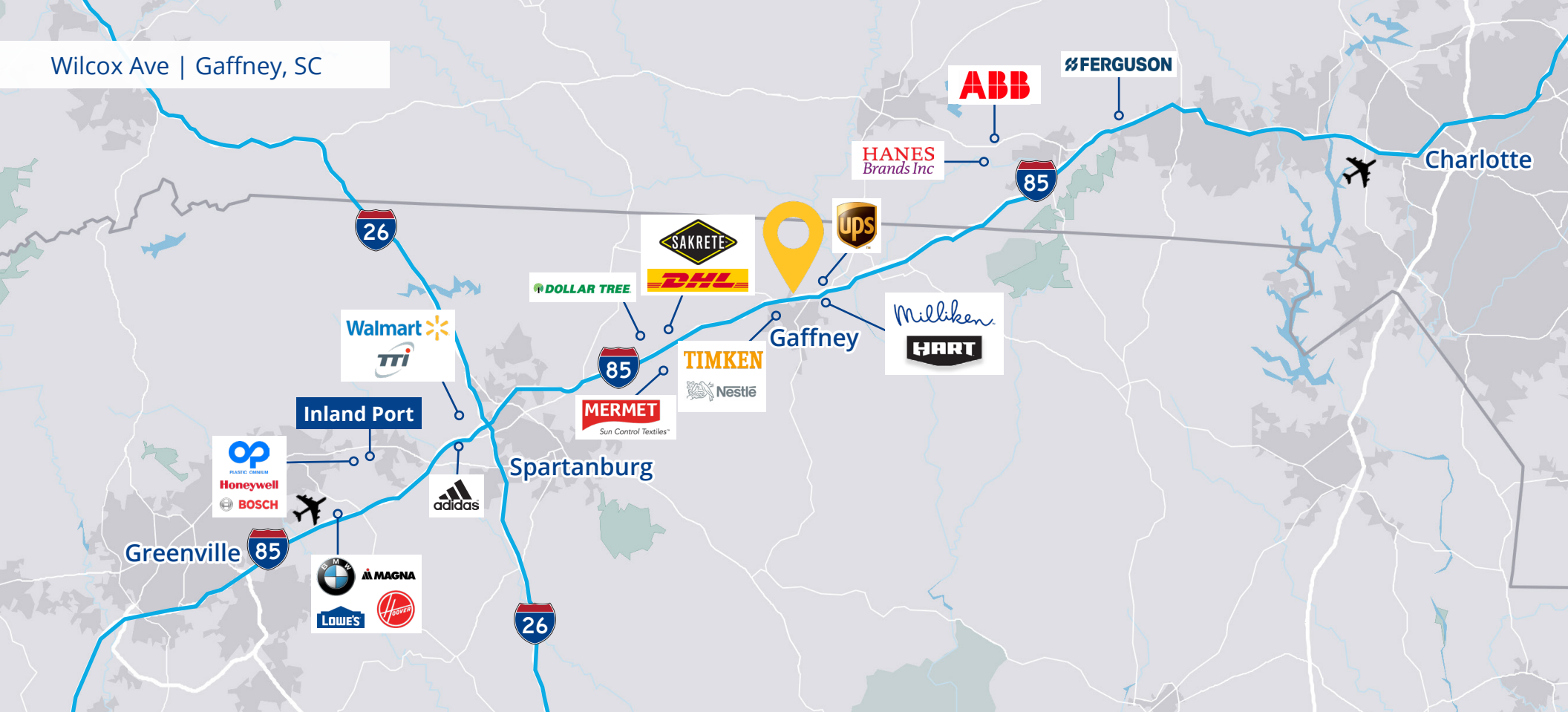
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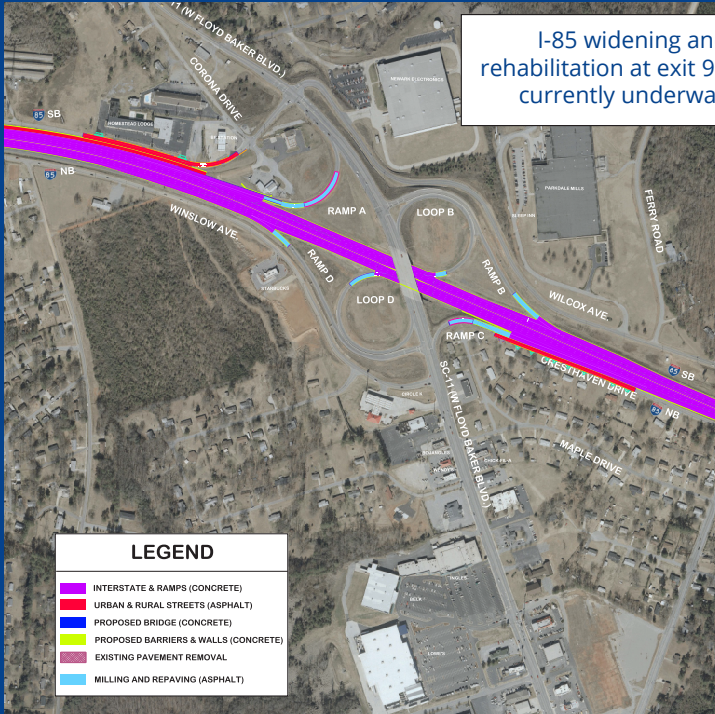
Key Distances

I-85 Exit	Less than 1 mile
Gaffney, SC	±2 miles
Charlotte, NC	±55 miles
Gastonia, NC	±33 miles
Spartanburg, SC	±22 miles
GSP Int'l Airport	±40 miles
Charlotte Douglas Airport	±53 miles

Dollar Tree DC	±11 miles
Nestle	±5 miles
DHL Logistics Facility	±8 miles
Timken	±6 miles
BMW	±36 miles
UPS	±2 miles
Inland Port Greer	±41 miles

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I-85 widening and rehabilitation at exit 92 currently underway



LEGEND	
	INTERSTATE & RAMPS (CONCRETE)
	URBAN & RURAL STREETS (ASPHALT)
	PROPOSED BRIDGE (CONCRETE)
	PROPOSED BARRIERS & WALLS (CONCRETE)
	EXISTING PAVEMENT REMOVAL
	MILLING AND REPAVING (ASPHALT)

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