

CROSSROADS LOGISTICS PARK

151 | 161 | 171
INTERNATIONAL PARK DRIVE
SPARTANBURG, SC 29301

±30,000 to ±477,360 SF
Industrial Space
Available for Lease



NAI Earle Furman

FOR MORE
INFORMATION

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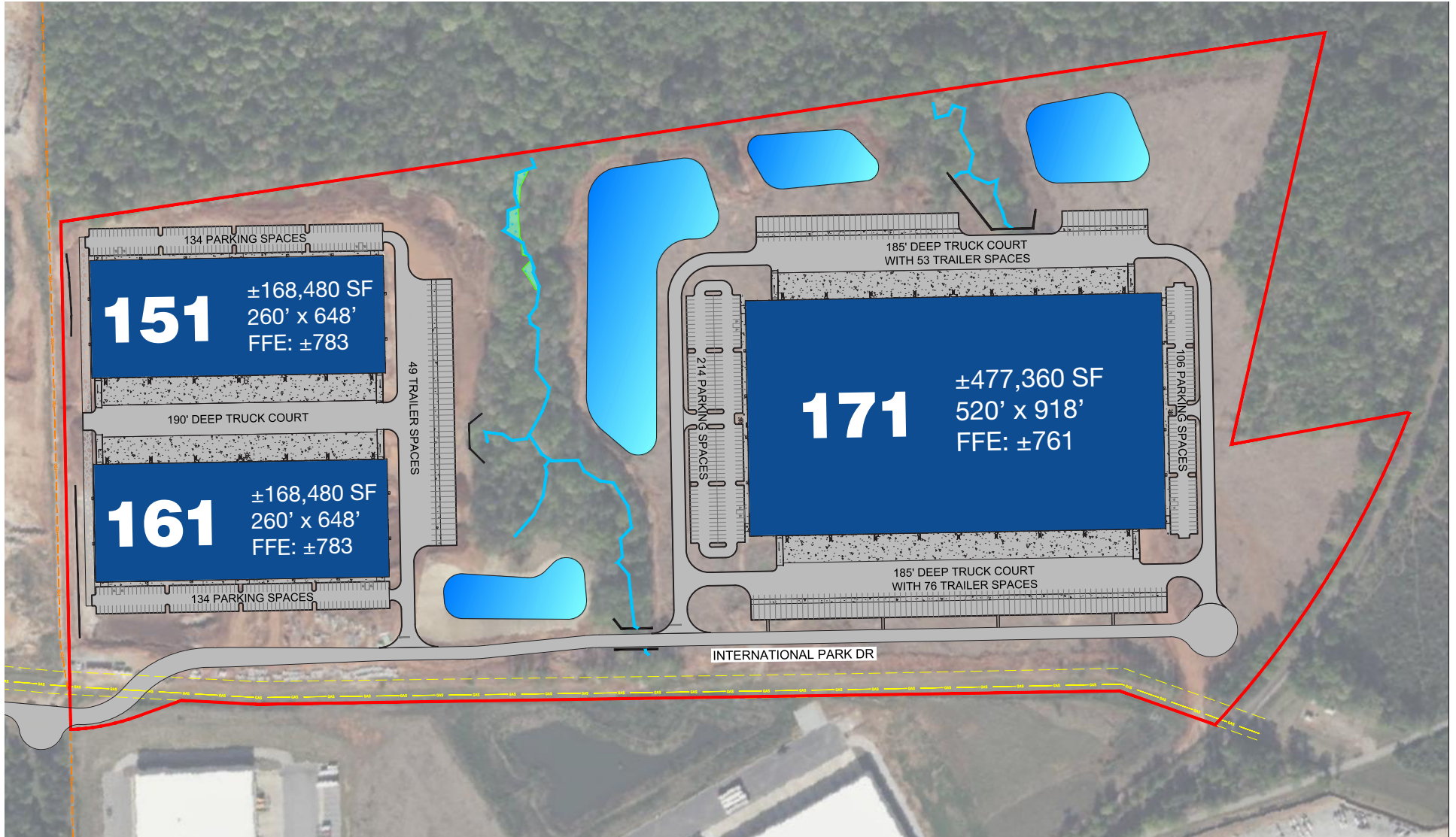
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B BRENNAN
INVESTMENT GROUP

Crossroads Logistics Park is strategically situated at the convergence of I-85 and I-26, boasting signaled access to US-29. This prime location provides unparalleled connectivity to two interstate systems, seamlessly linking the Upstate Region with major metropolitan markets such as Atlanta and Charlotte, in addition to the crucial port market of Charleston. Enjoying proximity to a substantial labor pool, independent of the influence of major Original Equipment Manufacturers (OEMs) and tier 1 suppliers, this facility presents a competitive advantage for companies seeking an available and skilled workforce.

The state-of-the-art facility encompasses both rear load and cross-dock buildings, equipped with ample power capacity to cater to a diverse range of users engaged in distribution and manufacturing activities. Crossroads Logistics Park offers extensive trailer storage, convenient car parking, well-designed circulation roads, and all the attributes associated with a Class A industrial park, ensuring a comprehensive and efficient operational environment.





CROSSROADS LOGISTICS PARK

PARK SITE

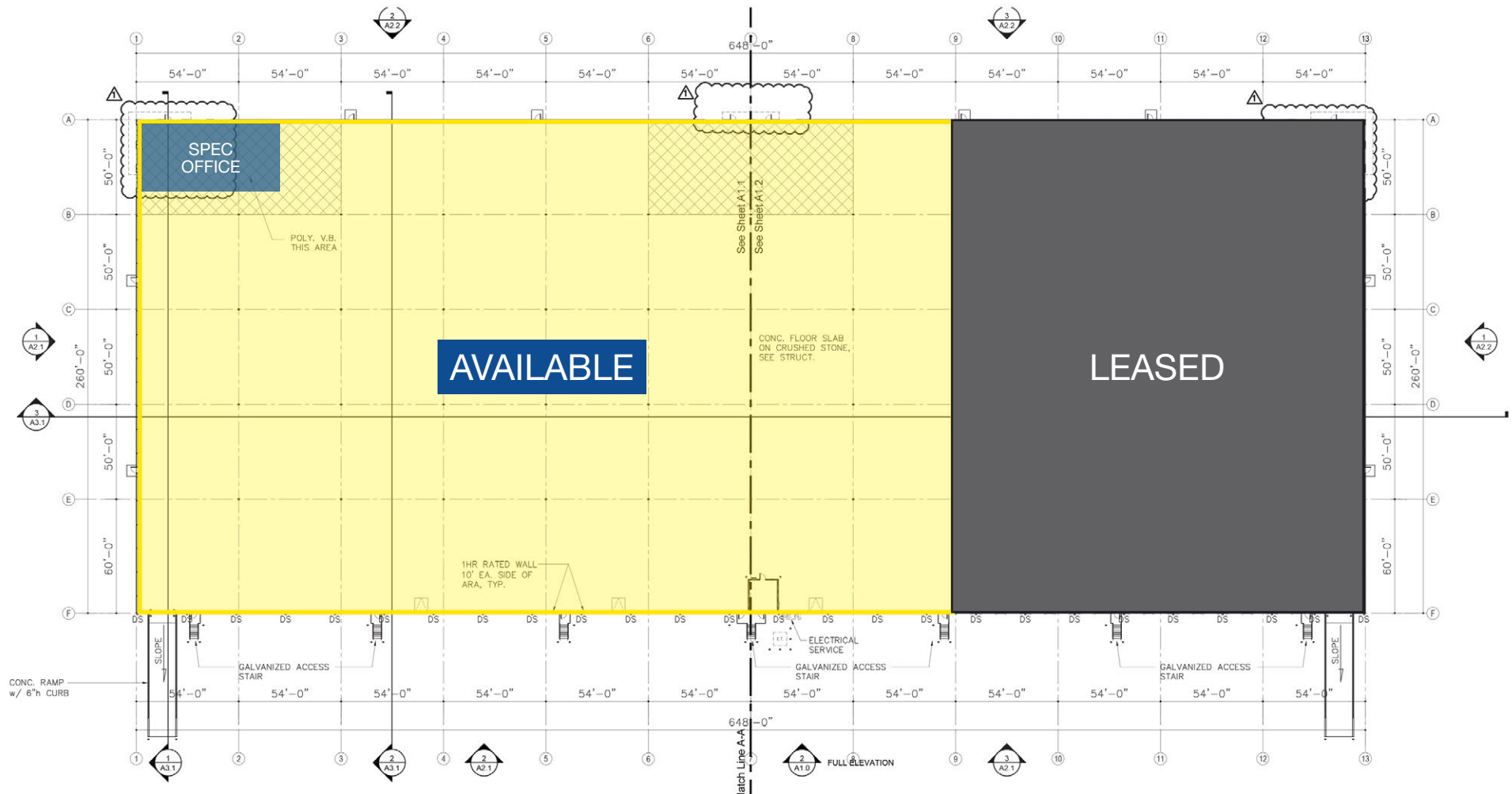


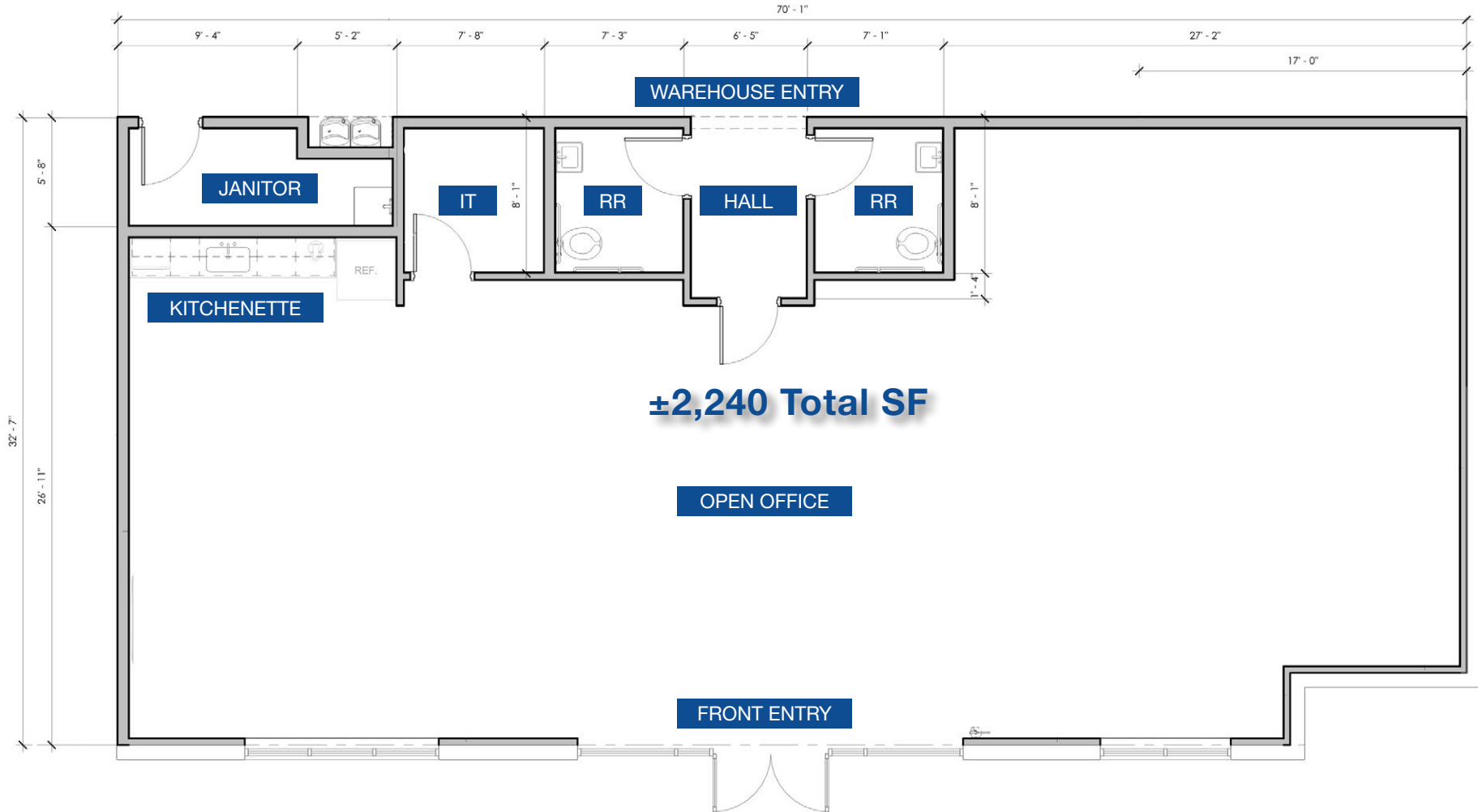
CROSSROADS LOGISTICS PARK

151 INTERNATIONAL PARK DR

Total Building SF	±168,480 SF
Available SF	±112,360 SF
Office SF	±2,240 SF (70' x 32' Spec Office)
Building Dimensions	260' x 648'
Building Class	A
Year Built	2023
Roof	45 mil White TPO, R20 Insulation
Power	1,600 Amps
Sprinkler	ESFR
Lighting	LED
Clear Height	32'
Column Spacing	50' x 54', 60' Speed Bay
Dock Doors	24 (3 Equipped with Dock Lights & 35,000 lbs. Levelers)
Drive-In Doors	1 (12' x 14')
Configuration	Rear Load
Truck Court Depth	190'
Trailer Parking	±25
Auto Parking	±87
Lease Rate	Contact Broker
Opex	Contact Broker





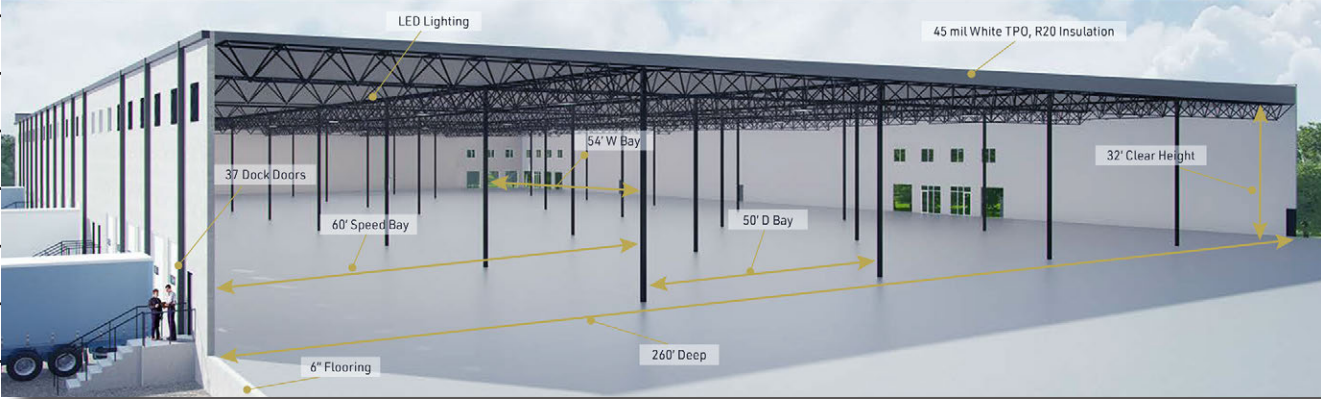


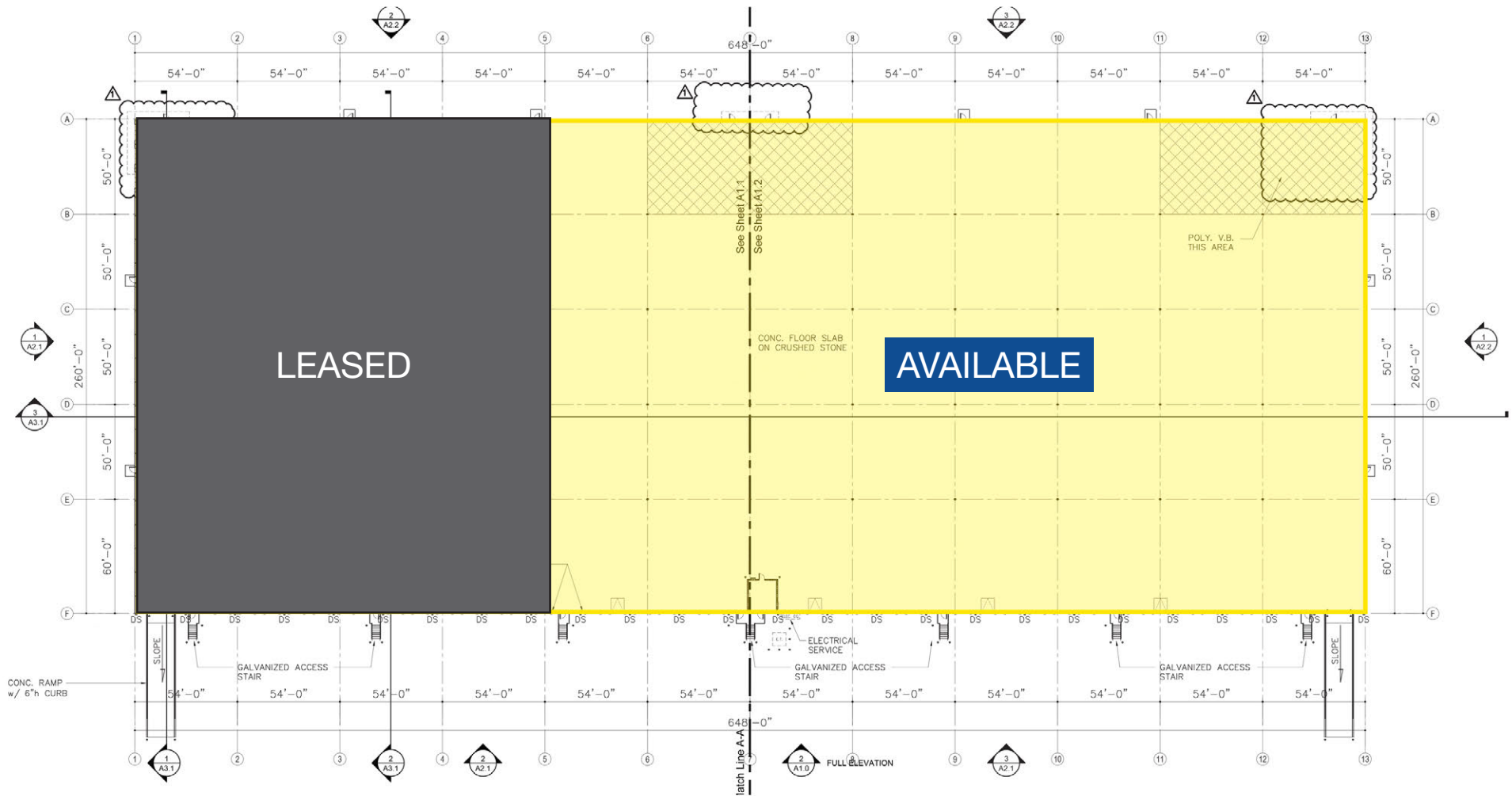
Sizes and dimensions shown are approximate | This plan is for illustrative purposes only and should not be used as such by any prospective tenant

CROSSROADS LOGISTICS PARK

161 INTERNATIONAL PARK DR

Total Building SF	±168,480 SF
Available SF	±112,320 SF
Office SF	BTS
Building Dimensions	260' x 648'
Building Class	A
Year Built	2023
Roof	45 mil White TPO, R20 Insulation
Power	1,200 Amps
Sprinkler	ESFR
Lighting	LED
Clear Height	32'
Column Spacing	50' x 54', 60' Speed Bay
Dock Doors	24 (4 Equipped with Dock Lights & 35,000 lbs. Levelers)
Drive-In Doors	1 (12' x 14')
Configuration	Rear Load
Truck Court Depth	190'
Trailer Parking	±25
Auto Parking	±102
Lease Rate	Contact Broker
Opex	Contact Broker

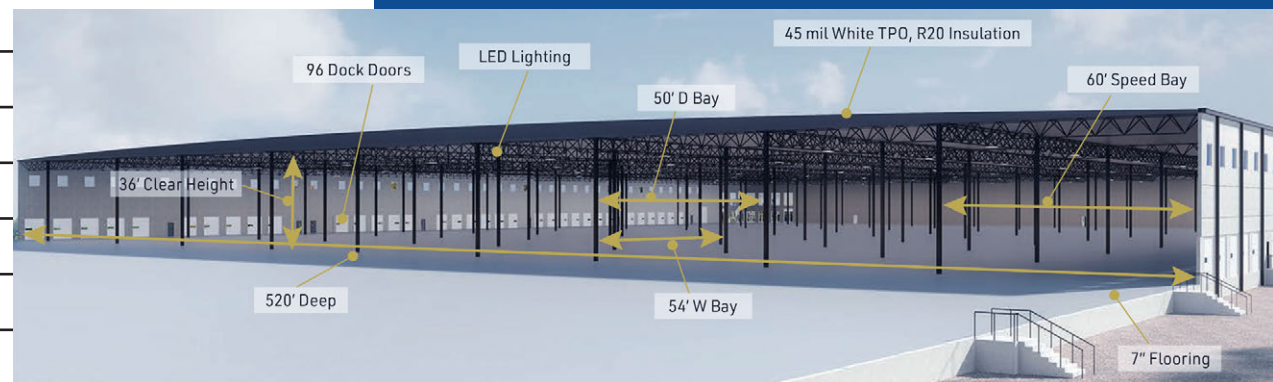




CROSSROADS LOGISTICS PARK

171 INTERNATIONAL PARK DR

Total Building SF	±477,360 SF
Available SF	±477,360 SF
Spec Office	±2,533 SF (& BTS office available)
Building Dimensions	520' x 918'
Building Class	A
Year Built	2023
Roof	45 mil White TPO, R20 Insulation
Power	1 - 750 KVA Transformer w/400 Amp, 480V Panel 1 - 500 KVA Transformer w/400 Amp, 480V Panel Ability to Increase Existing Panels to 800 Amp, 480V for a Total of 1,600 Amp, 480V Electrical Load
Sprinkler	ESFR
Lighting	LED
Clear Height	36'
Column Spacing	50' x 54', 60' Speed Bay
Dock Doors	96 (10 Equipped with Dock Lights & 35,000 lbs. Levelers)
Drive-In Doors	4 (12' x 14')
Configuration	Cross Docked
Truck Court Depth	185'
Trailer Parking	±129
Auto Parking	±320
Lease Rate & Opex	Contact Broker





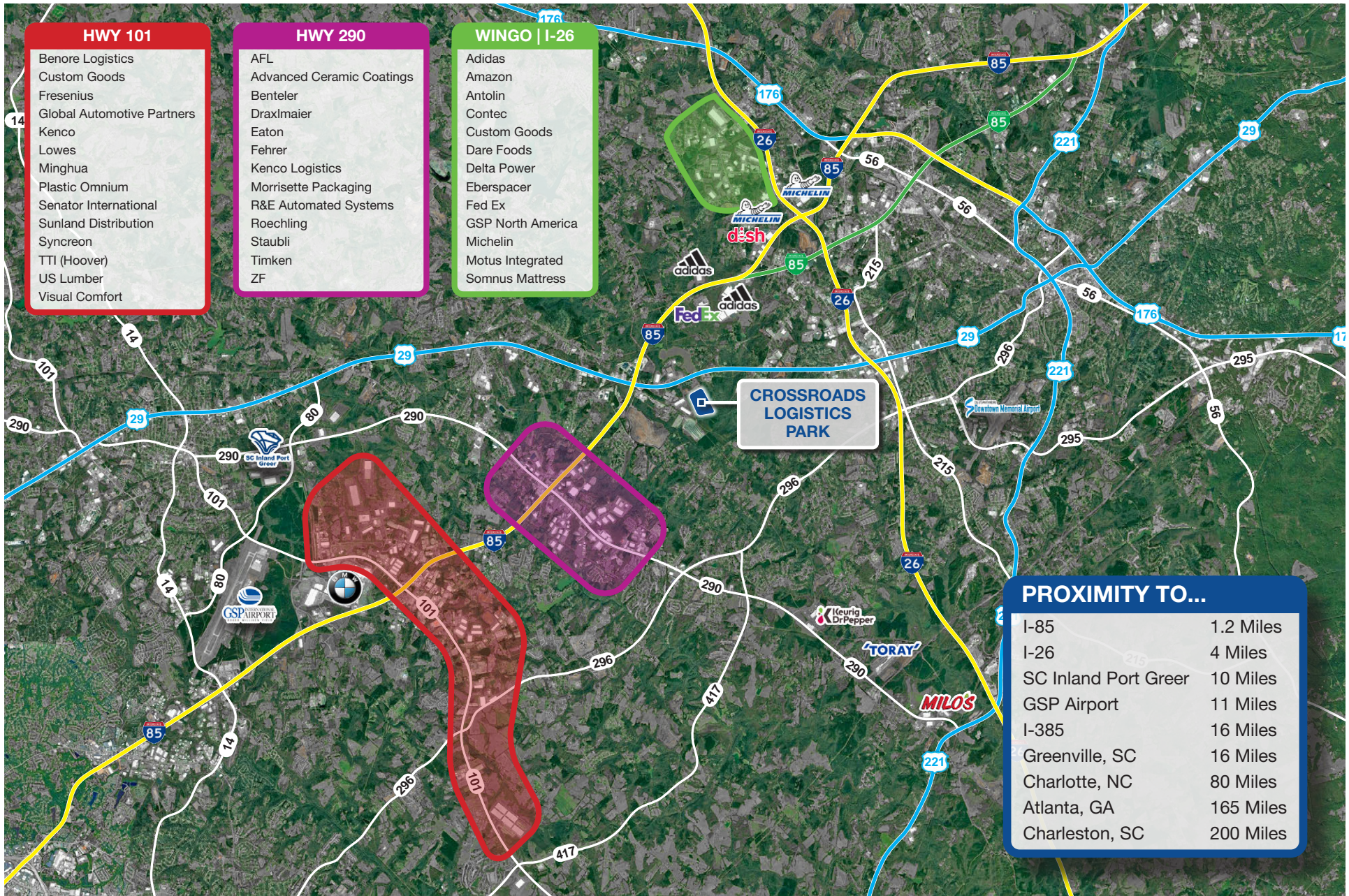
CROSSROADS LOGISTICS PARK

SOUTHEAST MARKET MAP



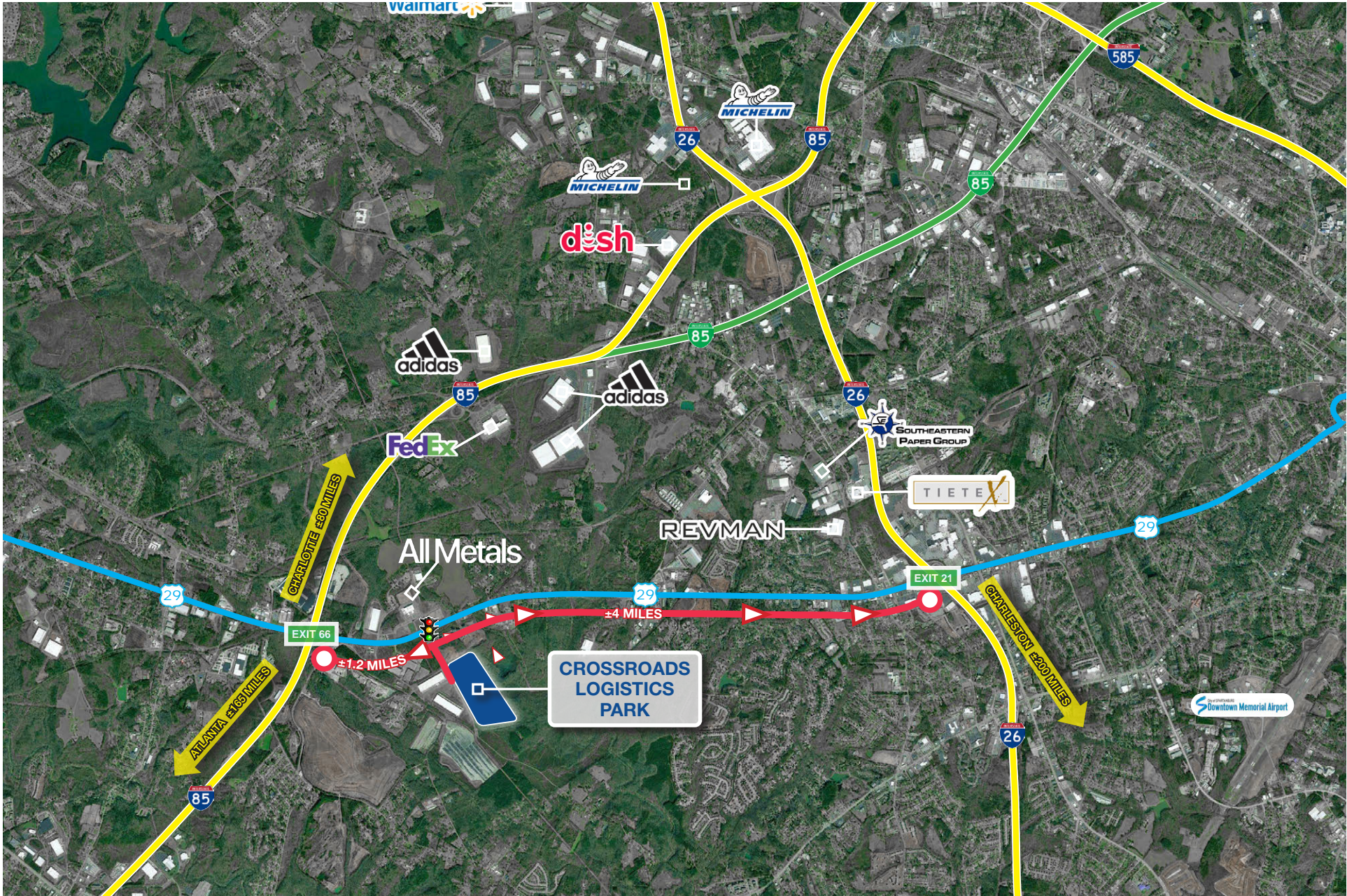
CROSSROADS LOGISTICS PARK

SUBMARKET MAP

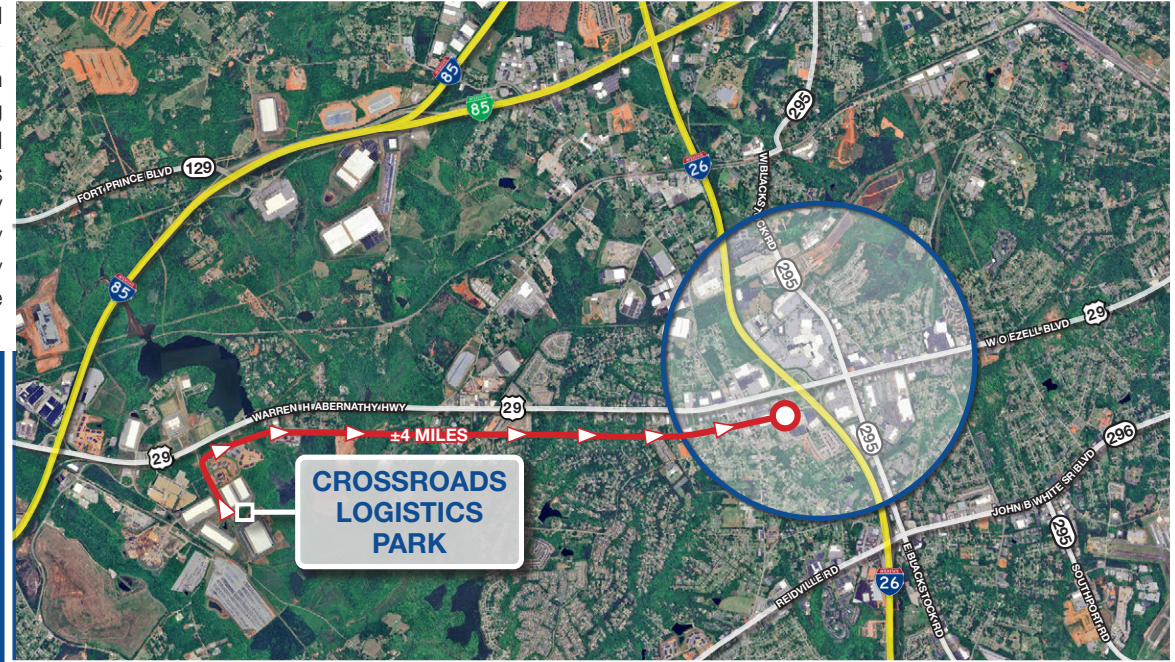


CROSSROADS LOGISTICS PARK

LOCAL MAP



Established in 2023, Crossroads Logistics Park consists of 3 industrial warehouses ranging in size from ±168,480 SF to ±477,360 SF ➤ The Park is strategically located in the heart of the Upstate South Carolina Industrial Market near Interstate 85 & Interstate 26 allowing for easy access to (1) transportation hubs such as GSP International Airport & the SC Inland Port Greer and (2) major metropolitan hubs such as Charlotte, Atlanta, and Charleston ➤ This professionally managed park, the state-of-the-art spec buildings, close proximity to numerous restaurants and retail businesses, and the readily available labor pool in a business-friendly environment make this site one of the most appealing in Upstate SC



LOCAL AMENITIES & HIGHLIGHTS

RESTAURANTS

A&W All American Food	Jason's Deli	Starbucks Coffee
Apollo's House of Pizza	Kanpai of Tokyo	Subway
Applebee's Grill & Bar	KFC	Taco Bell
Auntie Anne's	La Taverna Italian Cuisine	Texas Roadhouse
B-Doe's Seafood & More	Long Horn Steakhouse	Tutti Fruitti Frozen Yogurt
Bojangles	Long John Silver's	Waffle House
Bubble House Tea	Marco's Pizza	Wendy's
Buffalo Wild Wings	McAlister's Deli	Wing Go
Burger King	McDonald's	
Chick-fil-A	Moe's Southwest Grill	HEALTH & WELLNESS
Chipotle Mexican Grill	Monster Subs N Grub	9Round
Chuck E. Cheese Pizza	Monterrey Mexican	Anytime Fitness
Cici's Pizza	NY Hibachi & Sushi Buffet	Doctors Care
City Range Steakhouse	Olive Garden	Immediate Care Center
Corona Mexican	Panera Bread	Infinite Health Chiropractic
Crumbi Cookies	Papa's & Beer	Iron Horse Gym
Dairy Queen	Poke Bros.	Lantern Ridge Swim & Racquet Club
Delicious Pasteleria	Prostor European Food & Deli	Planet Fitness
Dunkin Donuts	Red Bowl Asian Bistro	Purple Sunrise Spa
Golden Corral Buffet	Red Crab Juicy Seafood	Seven Spa Massage
Havit Burger & Grill	Red Lobster	Tone Avenue Fitness Club
IHOP	Sbarro Pizza	Westgate Nutrition
Jade Express	Smoothie King	Willis Road YMCA

**CROSSROADS
LOGISTICS
PARK**

RETAIL STORES

Academy Sport	GB Shoes	Petsmart
Advance Auto Parts	Guitar Center	Rack Room Shoes
Ashley Store & Outlet	Hamrick's	Ross Dress for Less
Babcock Home Furniture	Harbor Freight	Sears
Barnes & Noble	Hobby Lobby	Shoe Carnival
Bath & Body Works	Home Depot	Target
Belk	Joann Fabric & Crafts	The UPS Store
Best Buy	Kirkland's	The Vitamin Shoppe
Big Lots!	Kohl's	TJ Maxx
Burlington Clothing Store	Mattress Firm	T-Mobile
Conn's Home Plus	Michaels	True Value Hardware
Cricket Wireless	Office Depot	Verizon Store
Dillard's	Old Navy	Walmart Super Center
Dollar Tree	Ollie's Bargain Outlet	Westgate Mall
Five Below	Party City	

GROCERY STORES

Aldi
Costco
Ingles Markets
Lidl Grocery Store
Sam's Club
Walmart Super Center

PERSONAL SVS.

All-Star Barbershop	Comfort Suites
Divine Ultramodern Barber	Echo Suites Extended Stay
Great Clips	Hampton Inn & Suites
Palmetto Style Salon	Hilton Garden Inn
Sport Clips	Holiday Inn Express & Suites
Supercuts	Residence Inn
	Tru by Hilton Spartanburg

GAS STATIONS

BP
Costco Gas Station
Marathon Gas
Shell
Spinx

APARTMENT COMPLEXES | RESIDENTIAL

The Grove Apartments
The Park at Vietti Apartments
The Regency at Blackstock
Timber Creek Apartments
Townhomes @ Spartanburg
Numerous pockets of single family residential developments

As supply chains continue to see rapid changes and population migration shifts continue to accelerate throughout the United States, mission critical locations have never been more important. Crossroads Logistics Park provides a superior location to reach the fastest growing region of the country in a 1 – 2 day drive time.

- Easily accessible to major east cost markets.
- Reach 40 million people with 1-day ground delivery from the Upstate (38% More than Atlanta and 41% more than Charlotte).
- All the geographic benefits of major metros without the congestion and high operating costs.
- Reach 72% of US population within a 2-day ground delivery window (more than 235 million people).

