



# ABNER CREEK LOGISTICS CENTER

PANATTONI'S HWY 101 CORRIDOR INDUSTRIAL DEVELOPMENT



PANATTONI

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



## 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



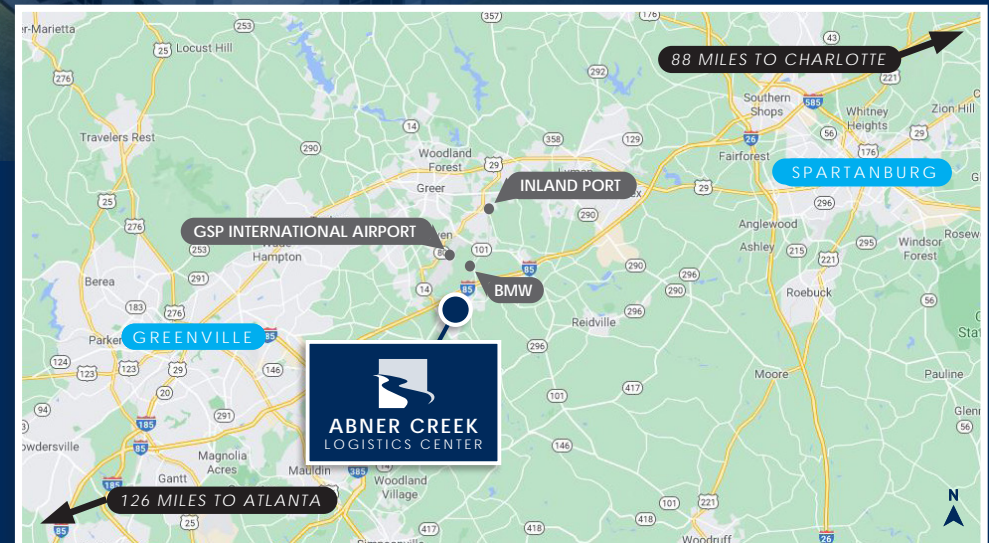
Available for Immediate Occupancy



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



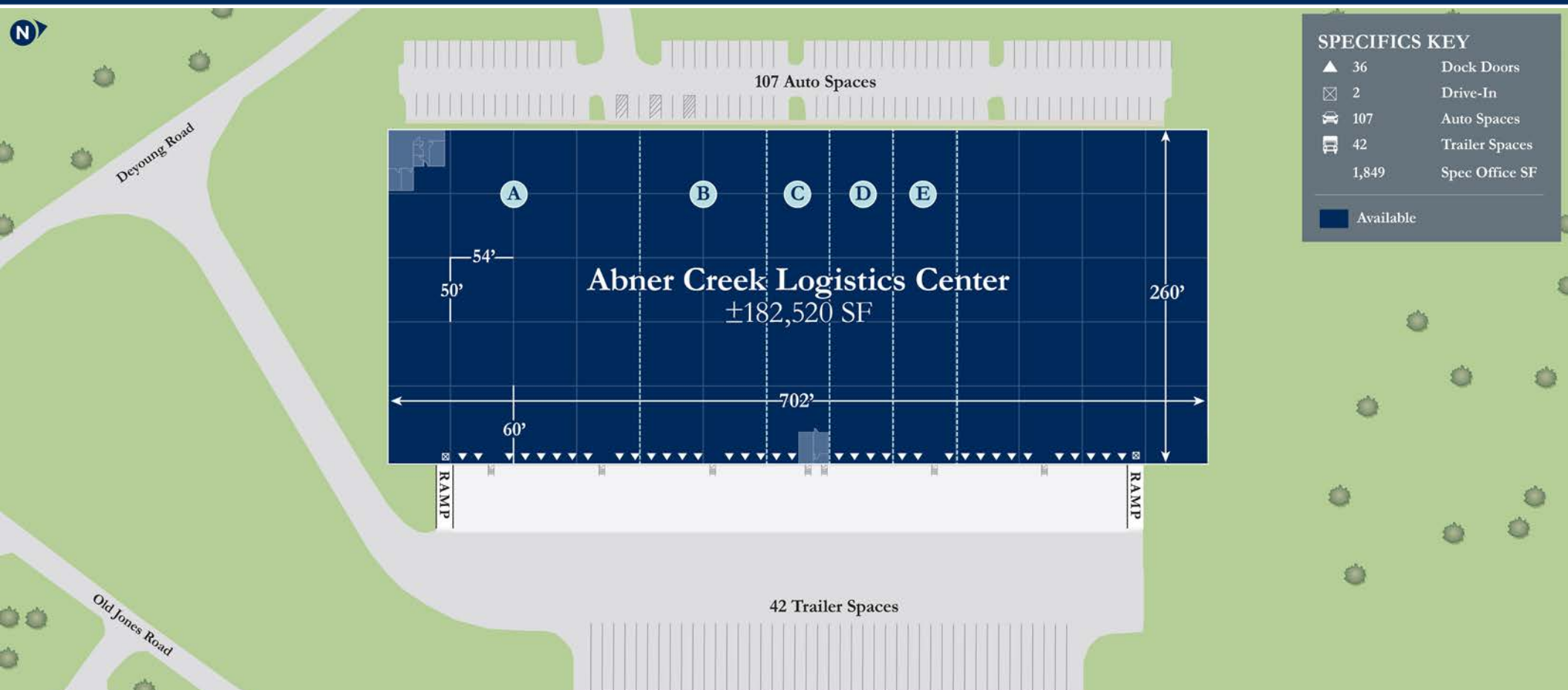
Water:  
Greer Commission of  
Public Works



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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# BUILDING SPECIFICATIONS

**Abner Creek Logistics Center**  
182,520 SF



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## Utilities

Sanitary Sewer: Greer CPW  
Site line: 8"

Domestic Water: Greer CPW  
Site line: 3"

Electrical: Duke Energy  
Main service: 2,500 AMP, 480/277 volt, 3 phase

Natural Gas: Greer CPW  
Site line: 4"

Telecommunications: AT&T (fiberoptic)

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# BUILDING PHOTOS



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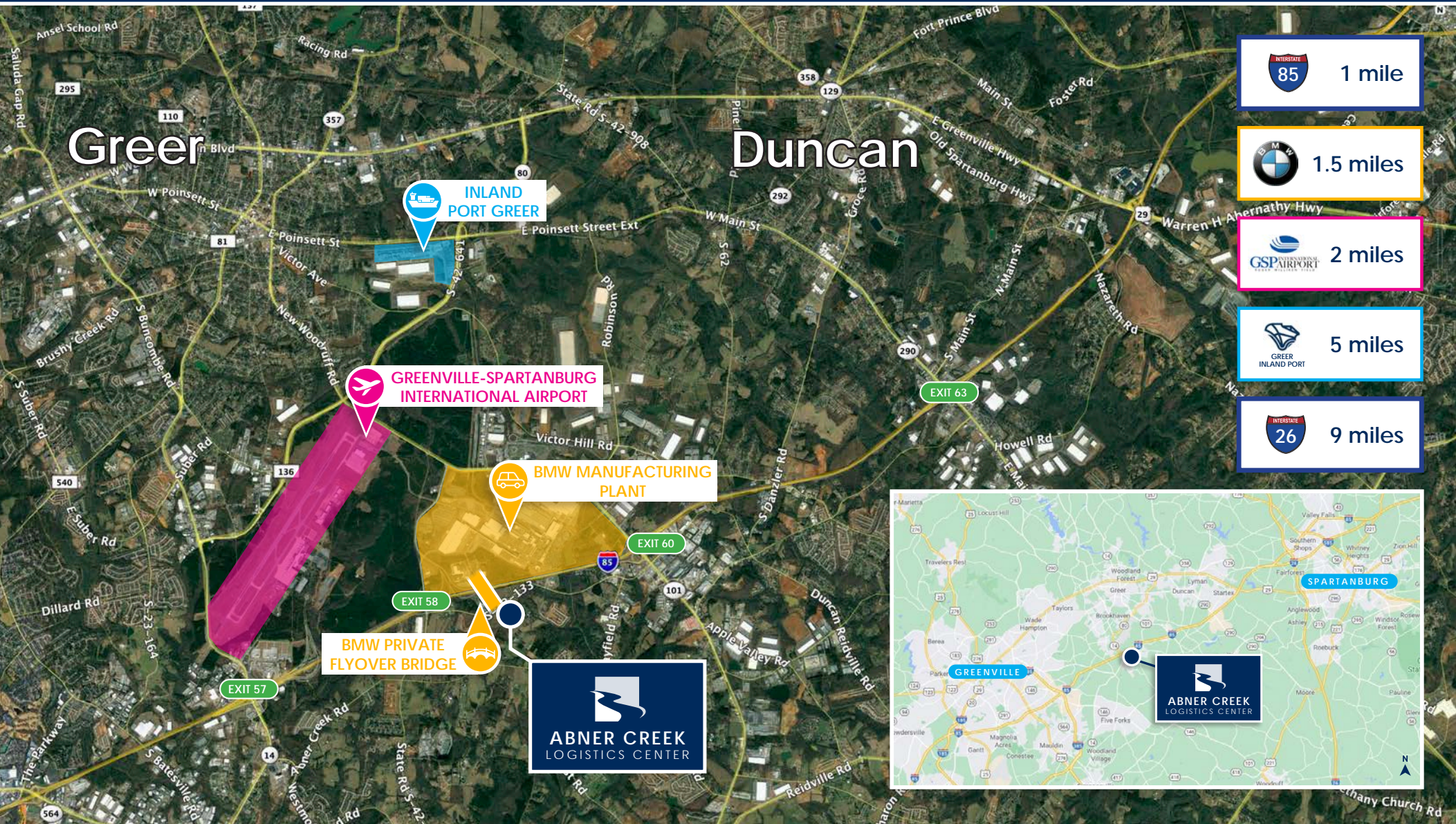
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# LOCATION OVERVIEW



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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

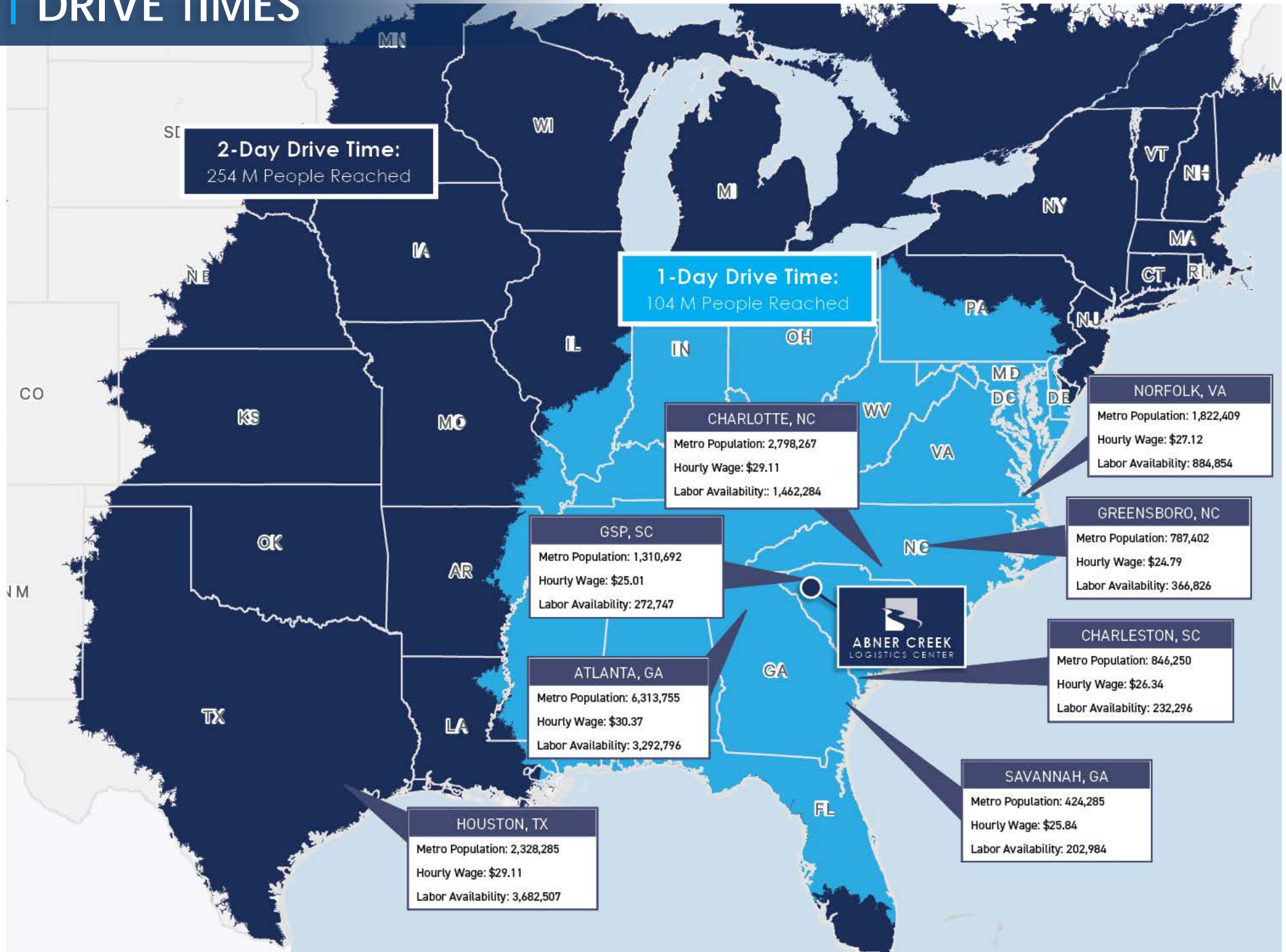
### Two Major Commercial Railroads:

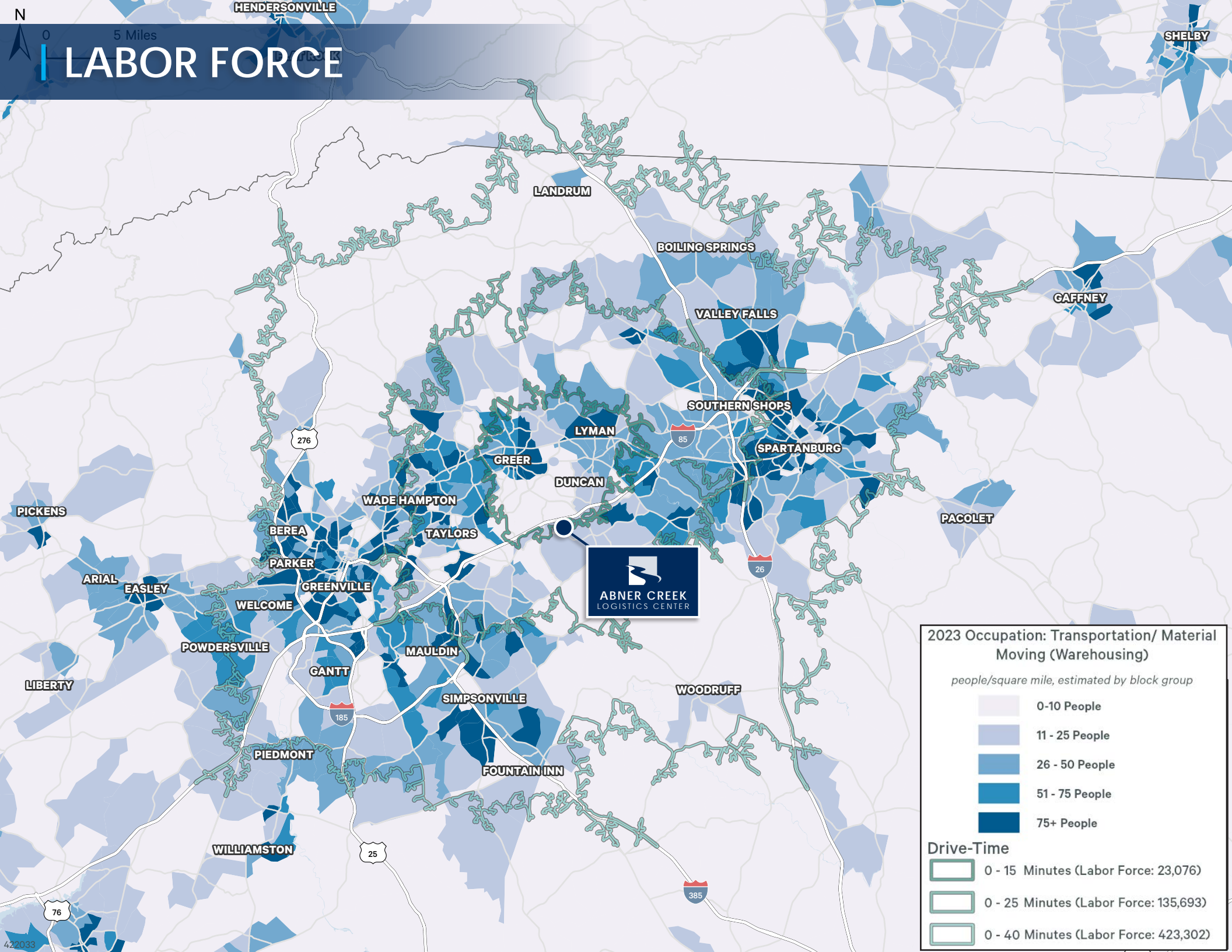
- Norfolk Southern &
- CSX Corporation

### Amtrak Passenger Rail to Many Major Cities



# DRIVE TIMES





**2023 Occupation: Transportation/ Material Moving (Warehousing)**  
*people/square mile, estimated by block group*

- 0-10 People
- 11 - 25 People
- 26 - 50 People
- 51 - 75 People
- 75+ People

**Drive-Time**

- 0 - 15 Minutes (Labor Force: 23,076)
- 0 - 25 Minutes (Labor Force: 135,693)
- 0 - 40 Minutes (Labor Force: 423,302)



LANDRUM

BOILING SPRINGS

VALLEY FALLS

SOUTHERN SHOPS

LYMAN

GREER

DUNCAN

SPARTANBURG

WADE HAMPTON

TAYLORS

BEREA

PARKER

GREENVILLE

WELCOME

ASLEY

POWDERSVILLE

MAULDIN

GANTT

SIMPSONVILLE

WOODRUFF

PIEDMONT

FOUNTAIN INN

WILLIAMSTON

SHELBY

GAFFNEY

PICKENS

LIBERTY

76

276

85

26

185

25

385





# WHY PANATTONI?

37 Years | 59 Offices | 610 Million SF Developed | 2,500 Clients

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