

Wilson Kibler
COMMERCIAL REAL ESTATE



Exchange Logistics Park

120 Exchange Logistics
Park Dr,
Piedmont, SC 29673

VanTrust®

Developing with
a Difference.



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Property Overview



Asking Rates: \$7.25 PSF - \$9.75 PSF

±65,375 RSF Available

120 Exchange Logistics Park Dr, Piedmont, SC 29673

- Divisible to ±30,000 SF
- ±157,212 Total SF
- Building Dimensions: 260' x 600'
- Bay Spacing: 50' x 50' Standard, 60' x 50' Speed Bay
- 32' Clear After Speed Bay
- Floor Slab: 7" Unreinforced
- Two 2 Tenant Entries | 2 Retail 3 Exits
- Parking: 45 Spaces
- Roof: 45mil, TPO, Mechanically Fastened, R20 Polysio Insulation
- Eight 9' x 10' Dock Doors
- Eight 7' x 8', 40,000 lbs Mechanic Dock Levelers, Dock Seals
- Two Expansion Docks
- Drive-In Doors: One 12' x 14' Door, One Future Knock-out Location
- Water: 3" Domestic
- Fire Protection: ESFR
- HVAC: Gas Fired Unit Heaters for Freeze Protection
- Lighting: 120 LED Hi-Bay Lights Per Bay
- Code Required Sprinkler Monitoring
- Electrical: Up to 2,000 amps available



SSRC PROPERTY TAX INCENTIVE

YEARS 1-5: 85% REDUCTION

YEARS 6-30: 35% REDUCTION



Electric:

Duke Energy Carolinas

Electric Load/ Capacity:

12Kva/100Kva Transmission, Adjacent Substation

Natural Gas:

Piedmont Natural Gas/ Duke Energy

Sewer:

REWA

Telecom:

AT&T

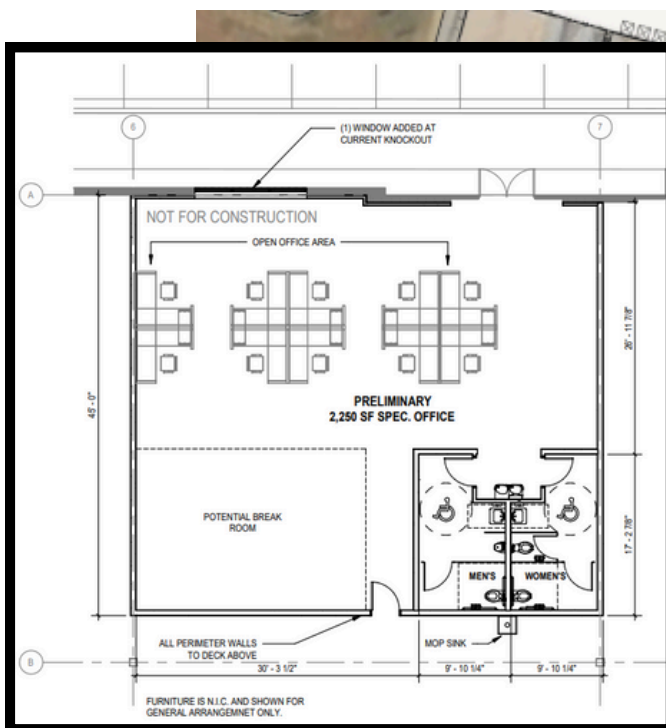
Water Line:

Powdersville Water

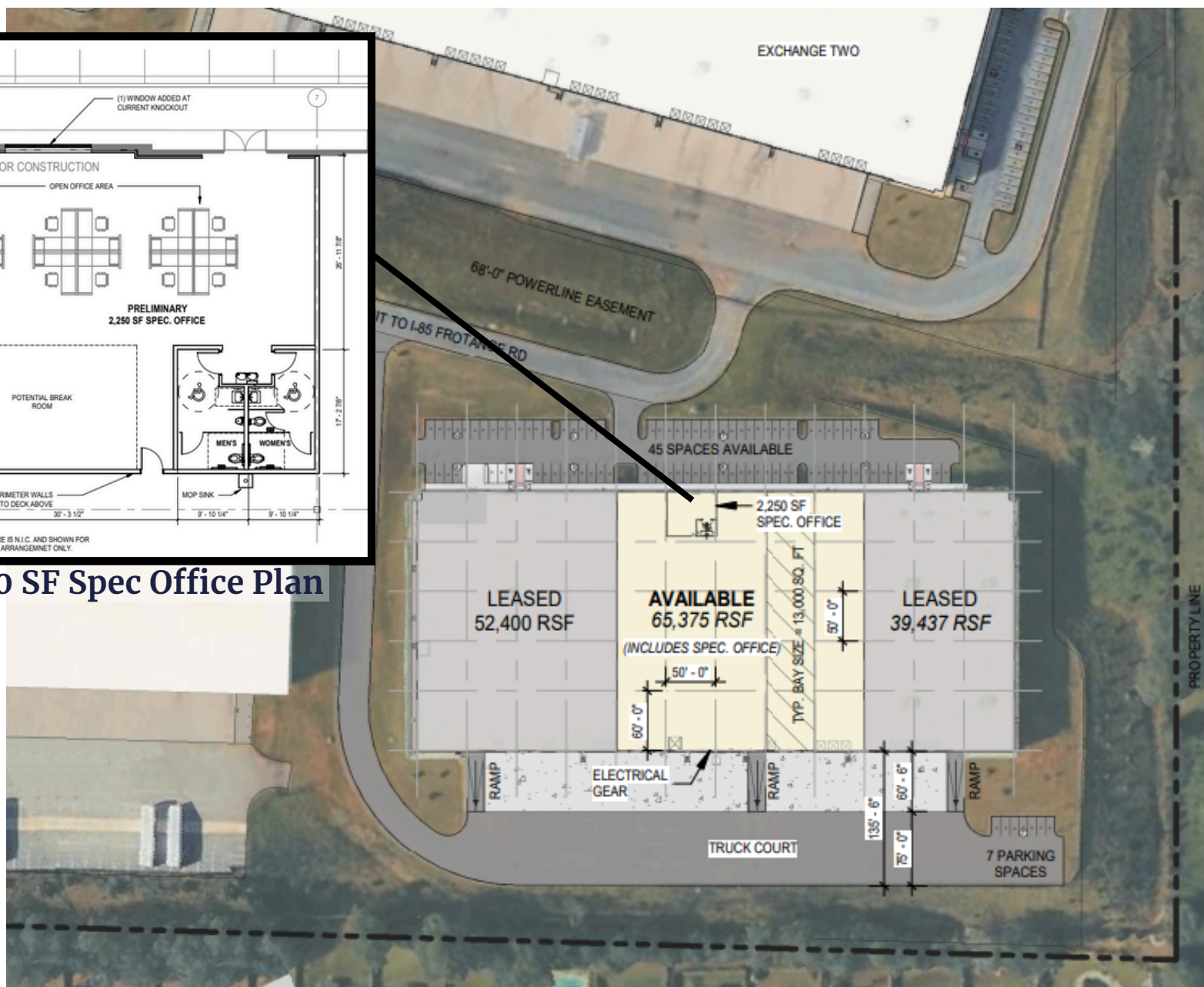
Water Line Size:

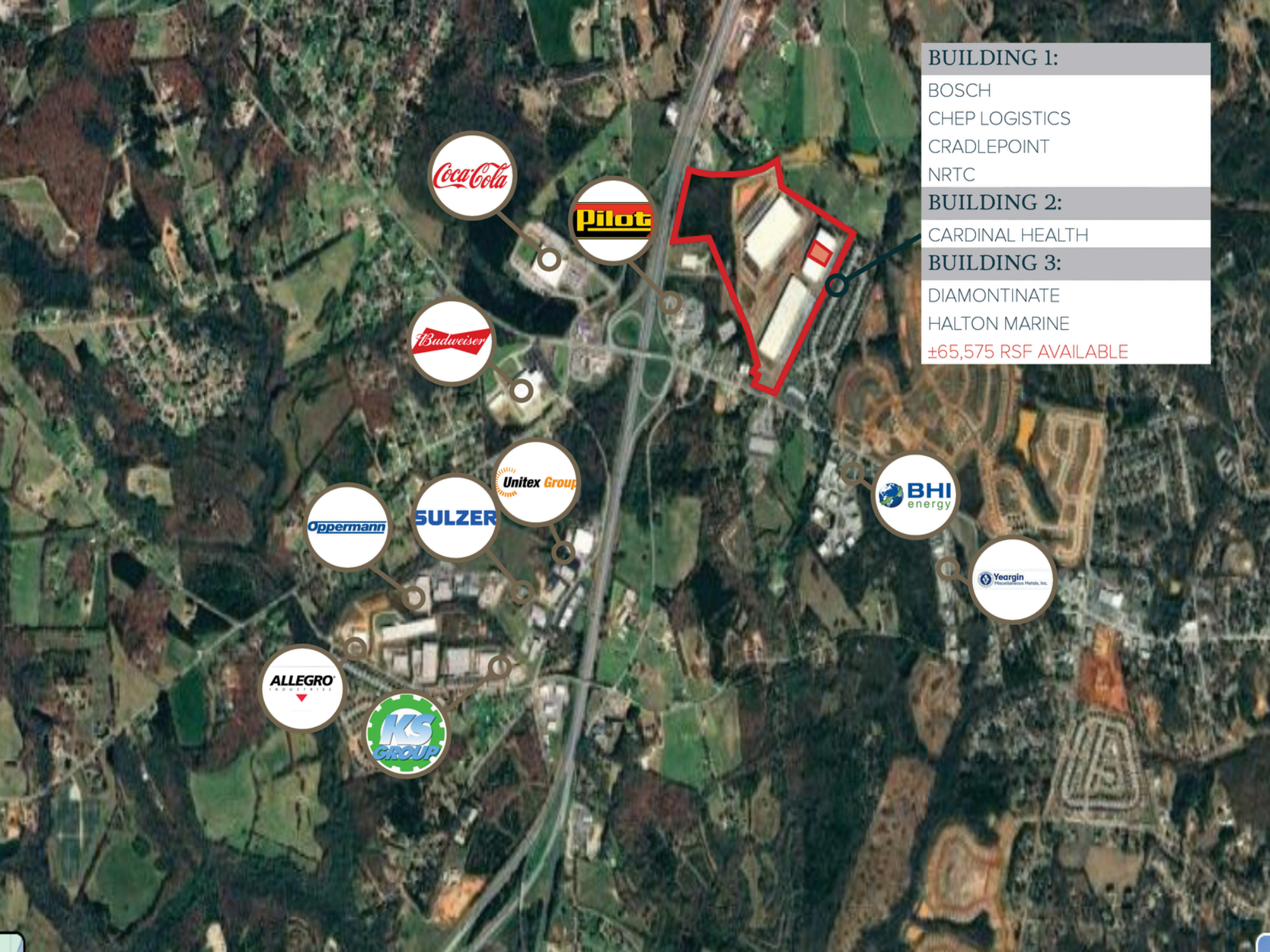
8" to 12"

Available Space



±2,250 SF Spec Office Plan





BUILDING 1:

BOSCH
CHEP LOGISTICS
CRADLEPOINT
NRTC

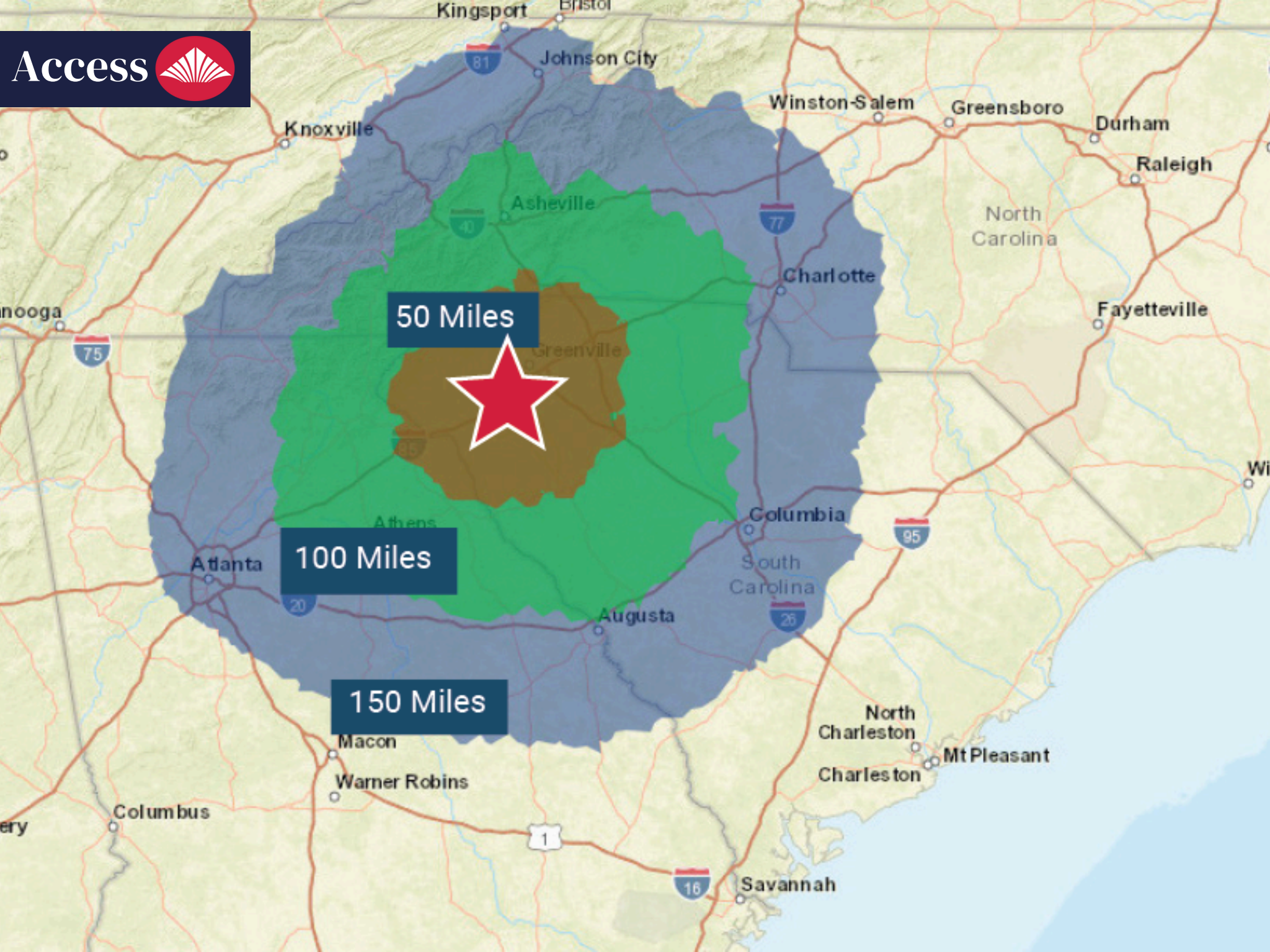
BUILDING 2:

CARDINAL HEALTH

BUILDING 3:

DIAMONTINATE
HALTON MARINE

±65,575 RSF AVAILABLE



ANDERSON COUNTY

LOCATION

Anderson County lies along I-85 in the northwestern portion of upstate South Carolina, equidistant to Atlanta, GA and Charlotte, NC. The area has one of the lowest costs of living in the nation and is a thriving industrial, commercial, and tourist center.

BUSINESS CLIMATE

With more than 200 major manufacturers and 20 international companies in the County, Anderson has a thriving business climate. Aside from being one of the most progressive and beautiful parts of the country, the Upstate provides an exceptional business climate for some of the world's leading companies. With generations of industrial experience and one of the nation's strongest workforces, the Upstate has an unparalleled track record in manufacturing excellence. So strong, in fact, that Upstate South Carolina has the highest international investment per capita in the United States.

INVESTMENT IN SOUTH CAROLINA

South Carolina continued to see strong economic development, securing 140 projects that brought in \$5 billion in capital investment and created over 12,000 jobs within the last year. This represents a significant increase from previous years, demonstrating the state's continued attractiveness to businesses. A highlight of the year was Mark Anthony Brewing Co.'s ongoing expansion, with a \$400 million investment in its Richland County production facility remaining a top contributor to the state's overall investment totals. With a diverse range of industries, South Carolina is cementing its position as a key hub for business growth and job creation.

AIRPORT ACCESS

Greenville-Spartanburg International Airport (**23 miles**)

- 50 non-stop daily departures
- 16 major cities and 19 major airports across the US

Greenville Downtown Airport (**15 miles**)
Anderson Regional Airport (**23 miles**)

PORT & RAIL ACCESS

Inland Port Greer

- 28 Miles from Site
- \$64.4 Billion in Economic Impact
- Rail: Norfolk Southern

Port of Charleston

- 210 miles from Site
- 2.55 Million TEUs handled in 2021
- 9.6% Growth from 2020
- Rail: CSX & Norfolk Southern

Port of Savannah

- 250 miles from Site

LABOR MARKET

- 70% of workers commute less than 25 miles to work.

•±35,000 people live and work in Anderson County

•±42,000 people live in Anderson but commute out of the County to work

CORPORATE COMMUNITY

