



SPARTAN

ENTERPRISE PARK



Multiple building
configurations



±100,000 SF -
1.52 MSF Available



Industry Leading
Developer

Building 1 Fully Leased

Building 2 Fully Leased

Bldgs 3-5 Available for Pre-Lease

2116 Chesnee Hwy/US-221, Spartanburg, SC



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Access to I-85 less
than 1 mile away



Heavy power
available to all
buildings



Flexible spec
or build-to-suit
options

Park Overview

Spartan Enterprise Park is a 300-acre industrial park located just outside of downtown Spartanburg, SC with ± 3 MSF of industrial building potential.

The park offers multiple opportunities for flexible build-to-suit or speculative speed-to-market space. Buildings **One** (fully leased) and **Two** (fully leased) are complete.

With one of the most active inland ports in the Southeast located just ± 20 miles to the west and a strategic location along I-85 in one of the nation's fastest growing corridors for bulk distribution, Spartan Enterprise is an excellent opportunity for industrial users to expand or relocate their business.



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Upstate, SC

100 MILLION

Consumers within a
one-day truck drive

4.75%

5-year projected
population growth

ESRI BAO

6TH

fastest growing
market for industrial
users in the US

CoStar

- 1 Inland Port Greer
- 2 Port of Charleston
- 3 Inland Port Dillon



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Data Sources: U.S. Census Bureau, ESRI BAO, Upstate Alliance, Costar Research

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NorthPoint
DEVELOPMENT

Greenville-Spartanburg Market

Major industrial user snapshot
(25 miles)



Key Distances

I-85 Exit 78	±0.5 miles
I-85 Business	±2 miles
I-26 Exit 2B	±8 miles
Spartanburg	±4 miles
Greer	±21 miles
Greenville	±30 miles

GSP Int'l Airport	±21 miles
Inland Port Greer	±20 miles
Charlotte, NC	±60 miles
Port of Charleston	±205 miles
Atlanta, GA	±160 miles



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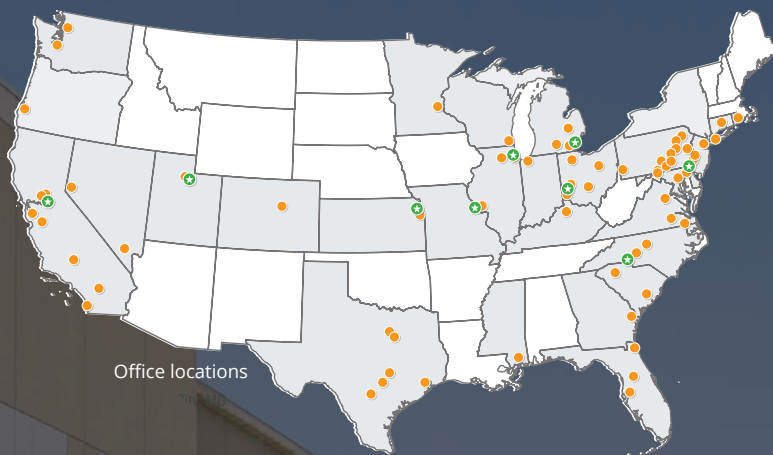
Quality design and execution from the most respected industrial developer in the U.S.

Established 2012, NorthPoint Development is a privately held real estate development firm specializing in the development of Class A industrial facilities.

The firm differentiates itself from competitors through a strong engineering and technical focus, employing numerous civil, geotech, electrical and industrial engineers.

NorthPoint also has expertise within the logistics, labor and incentive fields. Their motto, "Beyond the Contract", embodies the concept that no contract can be written to reflect everything that will occur in a complex real estate transaction.

NorthPoint's approach in all business relationships is to be fair and to operate by the "Golden Rule."



150.2MSF
current industrial
portfolio



\$18.8BILLION
total capital raised
since 2012



28.9MSF
industrial space
currently under
construction



8.8MSF
industrial space
leased in 2023



107k
est. jobs created
from developments



\$12.8MILLION
charitable contributions
since inception

Ranked

#1

industrial developer
for 5 years running

-Real Capital Analytics



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Leasing team:

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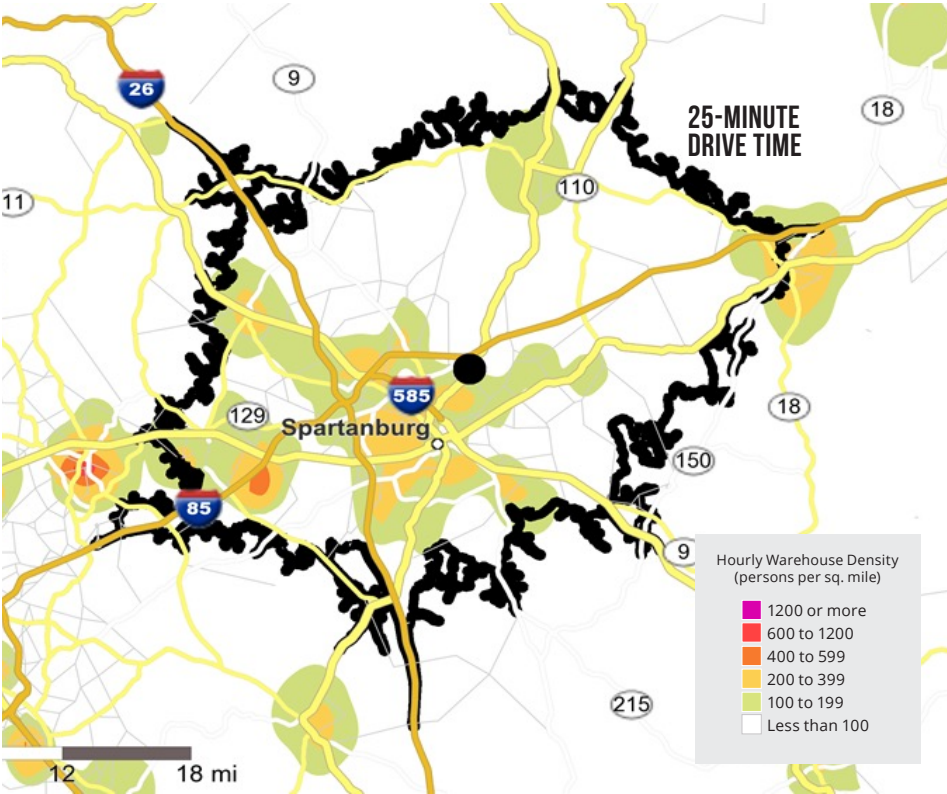
Current Labor Market Snapshot

25-minute drive time radius

The Greenville-Spartanburg, SC labor market has a warehouse worker labor pool of over 37,000 people.

The region's high warehouse worker labor pool, coupled with large groups of part-time college students and underemployed, help support the market's capacity to sustain an additional 1,600 warehouse jobs.

Warehouse Workers (Targeted demographic labor pool density)
People per square mile, 2021



Selected Labor Market Statistics, 2021 (25-Minute Drive Time)

Location	Qualitative Labor Index Score (Greater than 100 preferred)	Population Total	Warehouse Worker Labor Pool ¹		Working Age Participation Rate	MAY 2021 Unemployment	
			Total	Concentration vs US = 1.0		Rate	Total
Spartanburg	116	256,600	37,866	1.4	77%	3.0%	3,795
U.S. Average	100	--	--	1.0	82%	3.6%	6,330,967

Location	Area Affluence		Blue Collar Total Underemployed	Part-Time College Student Enrollment	Warehouse Union Elections, 2016 to 2020	
	Median Household Income Total	Less than \$35K			Number of Elections	% Wins
Spartanburg	\$53,308	33.3%	9,410	16,297	0	0%
U.S. Average	\$66,422	26.5%	10,005,813	--	--	--

■ Better Conditions ■ Moderate Conditions ■ Less Desirable Conditions



LOW
area affluence



LARGE
groups of unemployed and part-time college students



LARGE
warehouse worker labor pool



NO
union activity for industrial operators



174,283
total labor force in Spartanburg County



25,569
total underemployed in Spartanburg County



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Data Sources: Experian, U.S. Census Bureau, Economic Research Institute, NorthPoint methodology, National Labor Relations Board

¹Targeted Demographic Labor Pool Definition: Individuals represent the civilian population (ages 16+) with demographic characteristics best aligned with a typical hourly warehouse worker profile

