

120 EXCHANGE LOGISTICS PARK DRIVE

Powdersville, South Carolina 29673

EXCHANGE
LOGISTICS PARK AT I-85



±26,150 SF TO ±65,375 SF FOR LEASE

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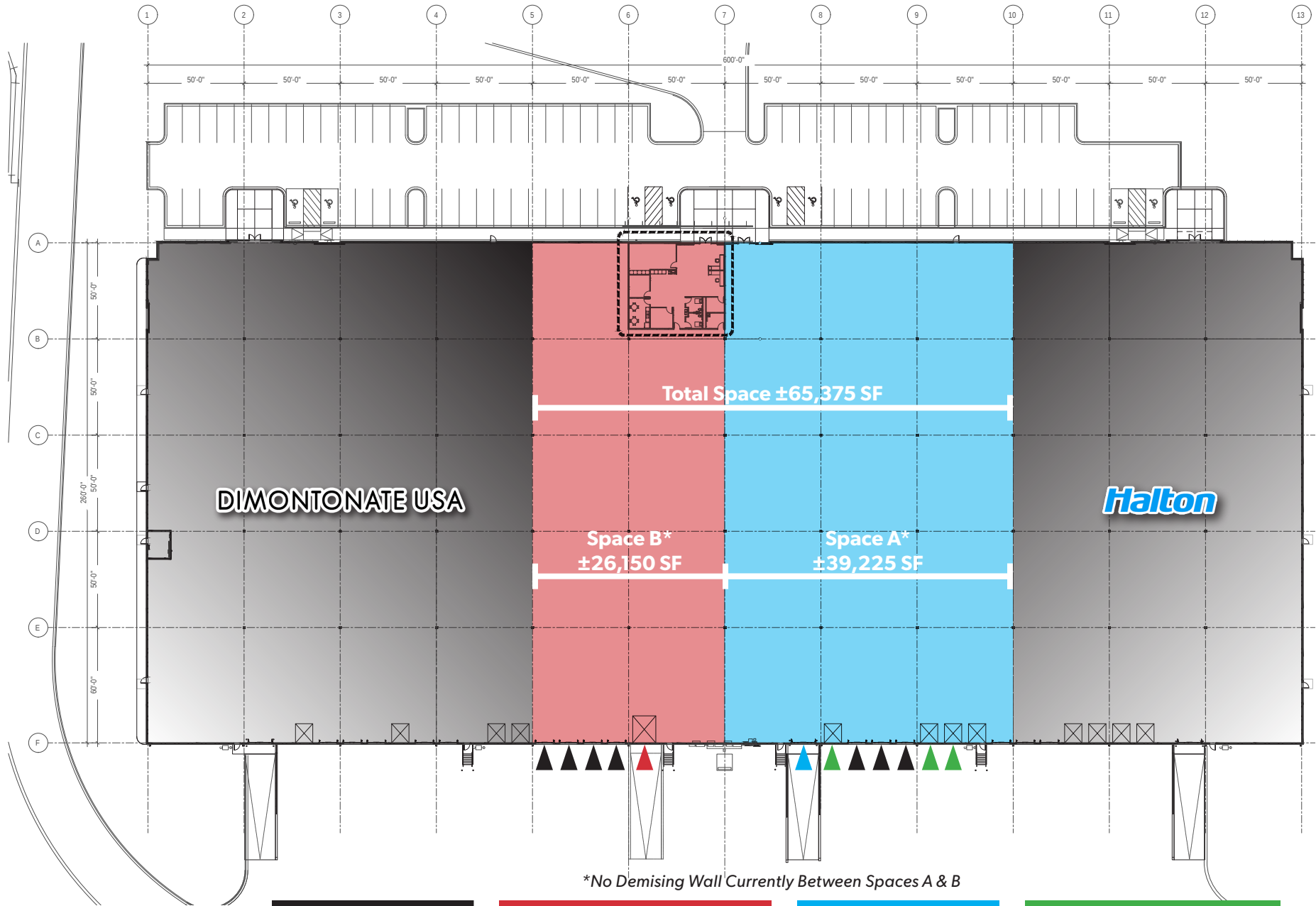
Property Overview

LOCATION	120 Logistics Park Dr Powdersville
BUILDING SF	±157,212 SF
AVAILABLE SF	±26,150 SF to ±65,375 SF
SPEC OFFICE SF	±2,134 SF
SITE SIZE	±11.2 Acres
CONSTRUCTION	Concrete Tilt-up Panels
ROOF	45 mil TPO R20 Polyiso Insulation
FLOOR	7" Unreinforced Concrete Slab
LIGHTING	120 LED Hi-Bay Lights Per Bay
HVAC	Gas Fired Units
SPRINKLER SYSTEM	ESFR
CLEAR HEIGHT	32' (After Speed Bay)
COLUMN SPACING	50' x 50' & 60' Speed Bay

DOCK DOORS	(7) 9' x 10' Doors
DOCK DOOR W/EQUIPMENT	(7) Doors w/40,000 lbs Mechanical Levelers & Seals
KO FOR DOCK DOORS	(3) KO Panels
DRIVE-IN DOORS	(1) 12' x 14' Door (1) KO Panel
TRUCK COURT	135'6" Depth 60' Concrete Pad
AUTO PARKING	±45 Spaces
UTILITY - POWER	Duke Energy Up to 2,000 Amps
ELECTRIC LOAD CAPACITY	12Kva 100Kva Transmission
UTILITY - GAS	Piedmont Natural Gas
UTILITY - WATER	Powdersville Water 8" to 12" Lines
UTILITY - SEWER	REWA
LEASE RATE	Contact broker



Floor Plan



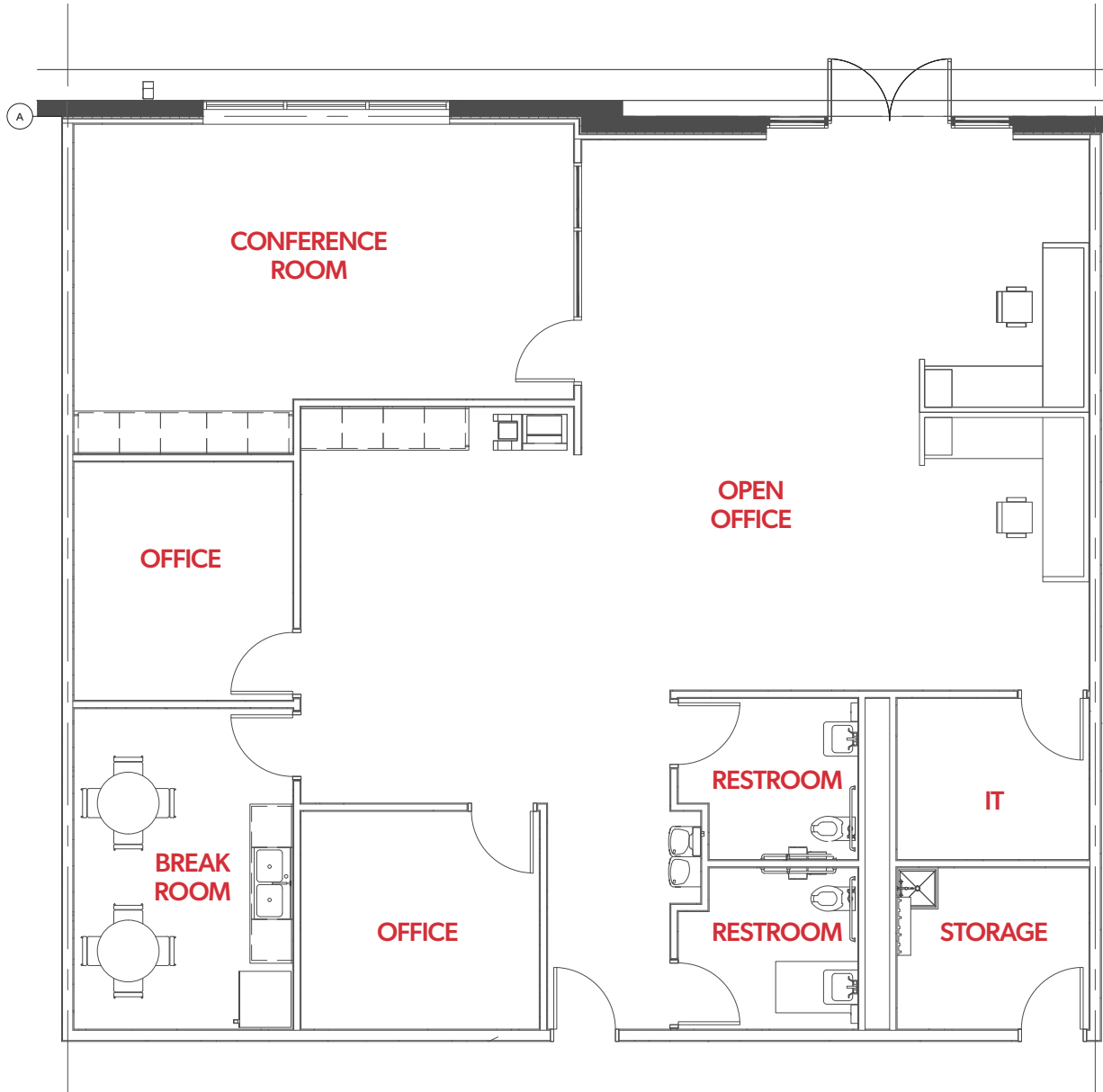
7 DOCK DOORS

1 KO FOR DRIVE-IN DOOR

1 DRIVE-IN DOOR

3 KO FOR DOCK DOORS

±2,134 SF Spec Office Space

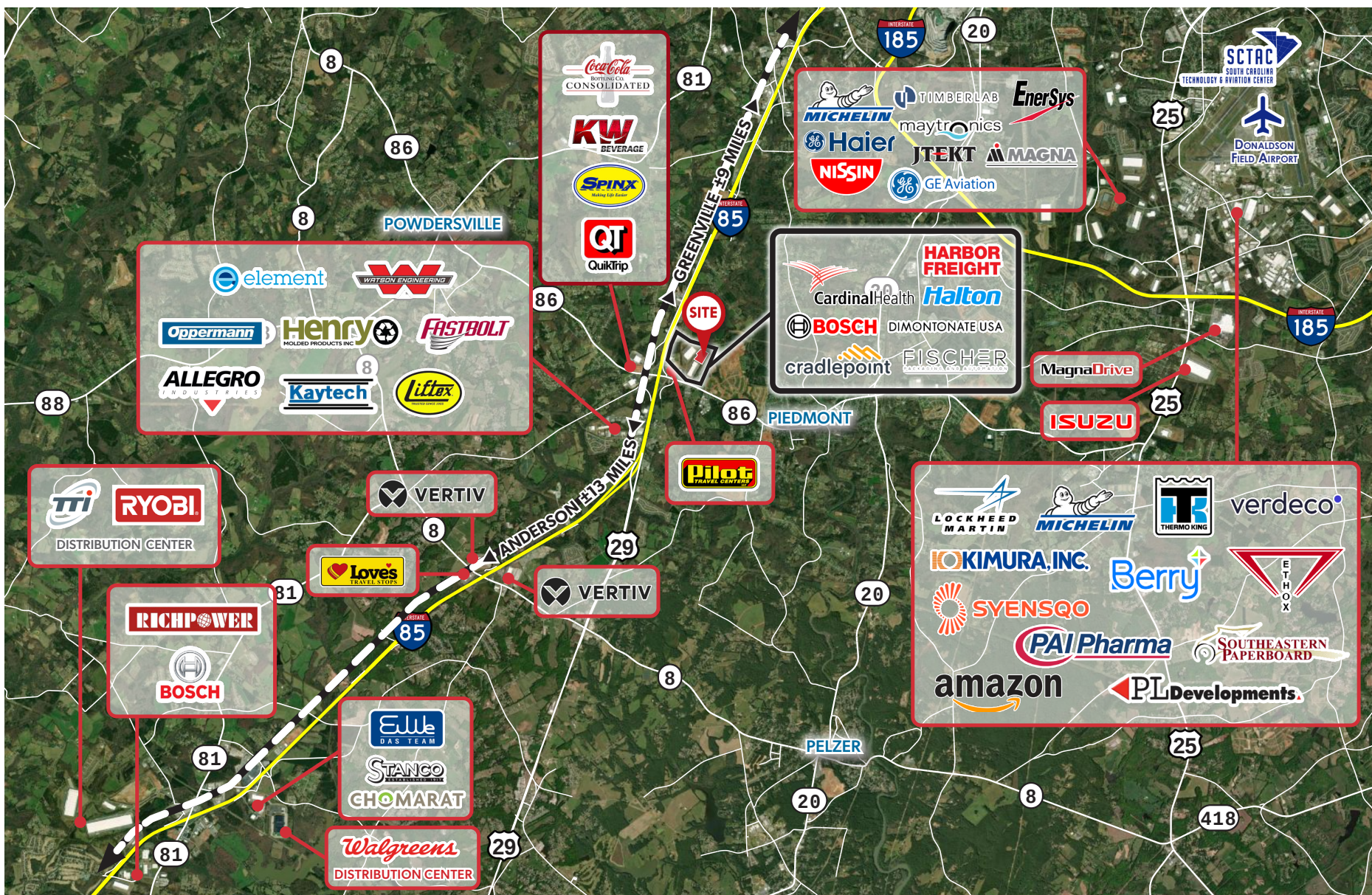


Property Photos



Map

EXCHANGE
LOGISTICS PARK AT I-85



DISTANCE FROM SITE



±1 miles



±15 miles



±35 miles



±20 miles



±25 miles

Multi-Modal Connectivity

Strategically located in the heart of South Carolina's Upstate industrial corridor, Exchange Logistics Park at I-85 in Powdersville offers exceptional multimodal access connecting manufacturers, distributors, and logistics users to major domestic and international markets.

Highway Access

- Immediate access to Interstate 85, the Southeast's primary freight corridor linking Atlanta, Charlotte, and the Eastern Seaboard. I-85 provides direct connections to I-26, I-385, and the broader interstate network throughout the Southeast.
- Convenient access via SC Highways 8, 86, 20, and 81 along with US Highways 25, 29 and 276, facilitating efficient local and regional truck movement throughout Greenville-Spartanburg and surrounding industrial markets.

Rail & Inland Port Connectivity

- Located southwest of the South Carolina Inland Port Greer, one of the Southeast's premier inland intermodal facilities. The inland port provides direct Norfolk Southern rail service and overnight connectivity to the Port of Charleston.
- The Port is the hub for the extensive Norfolk Southern rail network, which serves major ports and distribution hubs throughout the Eastern United States.

Port Access

- Approximately 3 hours from the Port of Charleston, one of the nation's leading container ports and the deepest harbor on the U.S. East Coast. The port provides direct access to international shipping lanes and global trade routes.
- The site is located ± 225 miles from the Port of Savannah, the fourth busiest container port in the United States with extensive container capacity, global shipping connections, and ongoing infrastructure investments.

Air Cargo Access

- Approximately 20 minutes from Greenville-Spartanburg International Airport (GSP), offering both passenger and dedicated air cargo operations. GSP serves as the Upstate's primary aviation hub and supports time-sensitive freight movement.
- Within a ± 2.5 hour drive of major international air cargo hubs including Charlotte Douglas International Airport (CLT) and Hartsfield-Jackson Atlanta International Airport (ATL).

Strategic Southeast Market Reach

- Positioned along the rapidly growing I-85 logistics corridor between Atlanta and Charlotte, providing access to major manufacturing, automotive, distribution, and consumer markets throughout the Southeast.
- Access to approximately 95 million consumers within a one-day truck drive, making the location ideal for regional distribution and e-commerce fulfillment operations.

