

# SPEEDWAY BUSINESS & TECHNOLOGY PARK

±267,840 SF AVAILABLE  
IMMEDIATE AVAILABILITY

FOR LEASE BUILDING 1  
±267,840 SF

3800 Calhoun Memorial Hwy  
Easley, SC 29640



**REALTYLINK**

**CBRE**



# PARK PLAN

### UTILITY INFORMATION:

**Water:** Powdersville Water (1 MGD)

**Sewer:** Easley Combined Utilities  
(250,000 GPD)

**Gas:** Fort Hill Natural Gas (4" High Pressure Main – 350 psi)

**Electric:** Duke Energy (5 MW Now, 25+ MW By Spring 2026 with onsite substation)

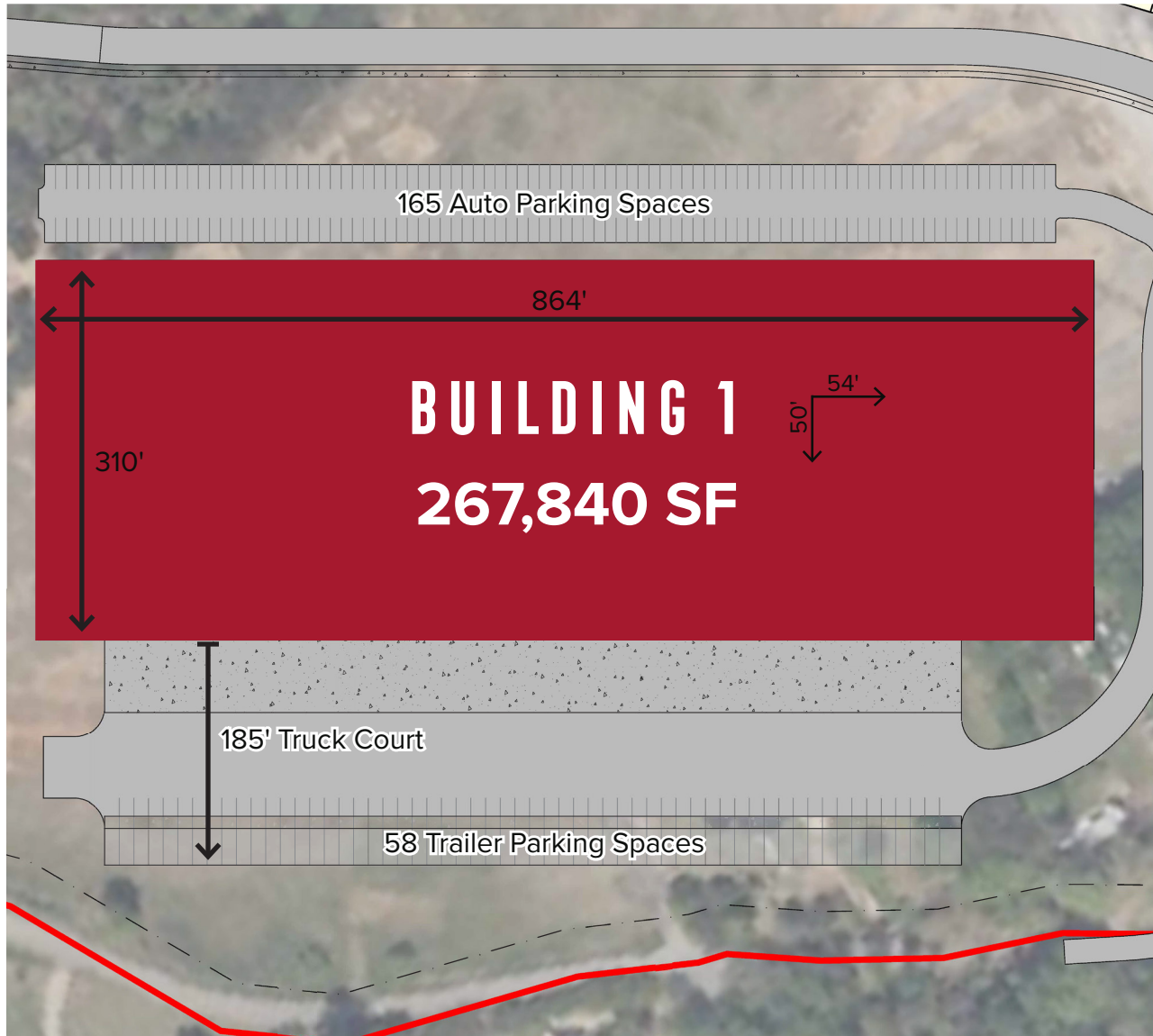
**Telecommunications:** AT&T (Fiber Available, Up To 5-Gig)

## BUILDING HIGHLIGHTS

	Size	Dimensions	Auto Parking	Trailer Parking
1	267,840 SF	310' x 864'	165	58
2	252,720 SF		LEASED	
3	774,500 SF		LEASED	
4	182,520 SF	260' x 702'	125	49
5	124,740 SF	210' x 594'	110	0
6	147,420 SF	210' x 702'	130	0
7	136,080 SF	210' x 648'	120	0
8	677,160 SF	570' x 1,188'	211	168
9	337,500 SF		LEASED	
10	1,205,280 SF	720' x 1,674'	431	247



# BUILDING 1 DETAILS



Building Size: 267,840 SF



Spec Office:  $\pm 2,000$  SF



Lot Size: c22.7



Column Spacing: 54' X 50' (60' Speed Bay)



Clear Height: 32'



Dock Doors: 16+ (6 equipped with  
mechanical pit levers and shelters)



Drive-In Doors: 2 (14' X 16')



Floor Slab: 6" Slab On Grade



Fire Protection: ESFR



Lighting: 30 FC Motion Sensors



# CURRENT TENANTS





# CONSTRUCTION UPDATE

## SITE PROGRESS TO DATE





# LOCATION MAP

LOCATION	DISTANCE (MILES)
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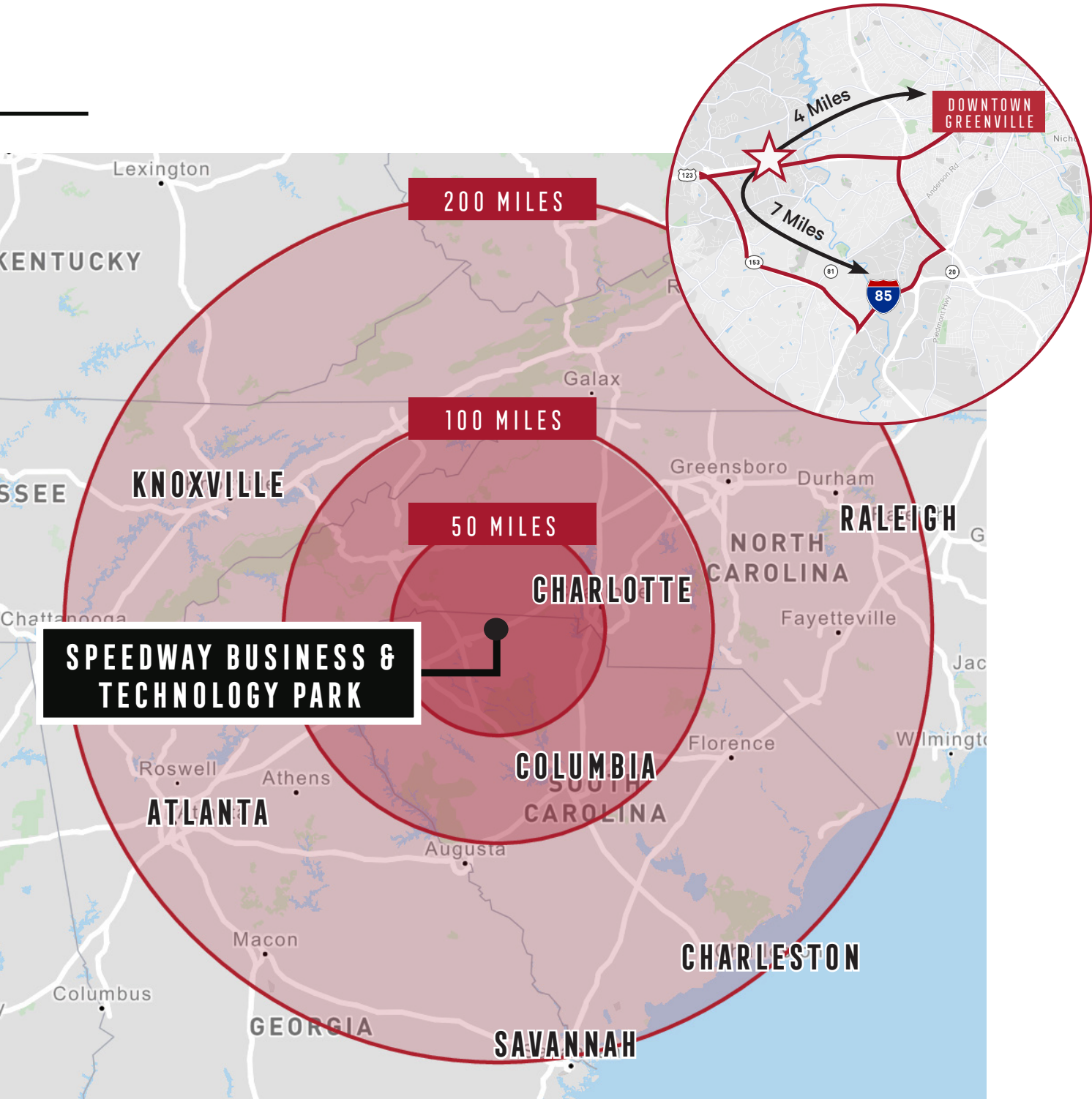
CHARLOTTE	110
COLUMBIA	111
KNOXVILLE	171
ATLANTA	146
RALEIGH	271
CHARLESTON	221
SAVANNAH	265

LOCATION	DISTANCE (MILES)
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INLAND PORT OF GREER	27.3
PORT OF CHARLESTON	227
PORT OF SAVANNAH	264
PORT OF WILMINGTON	596

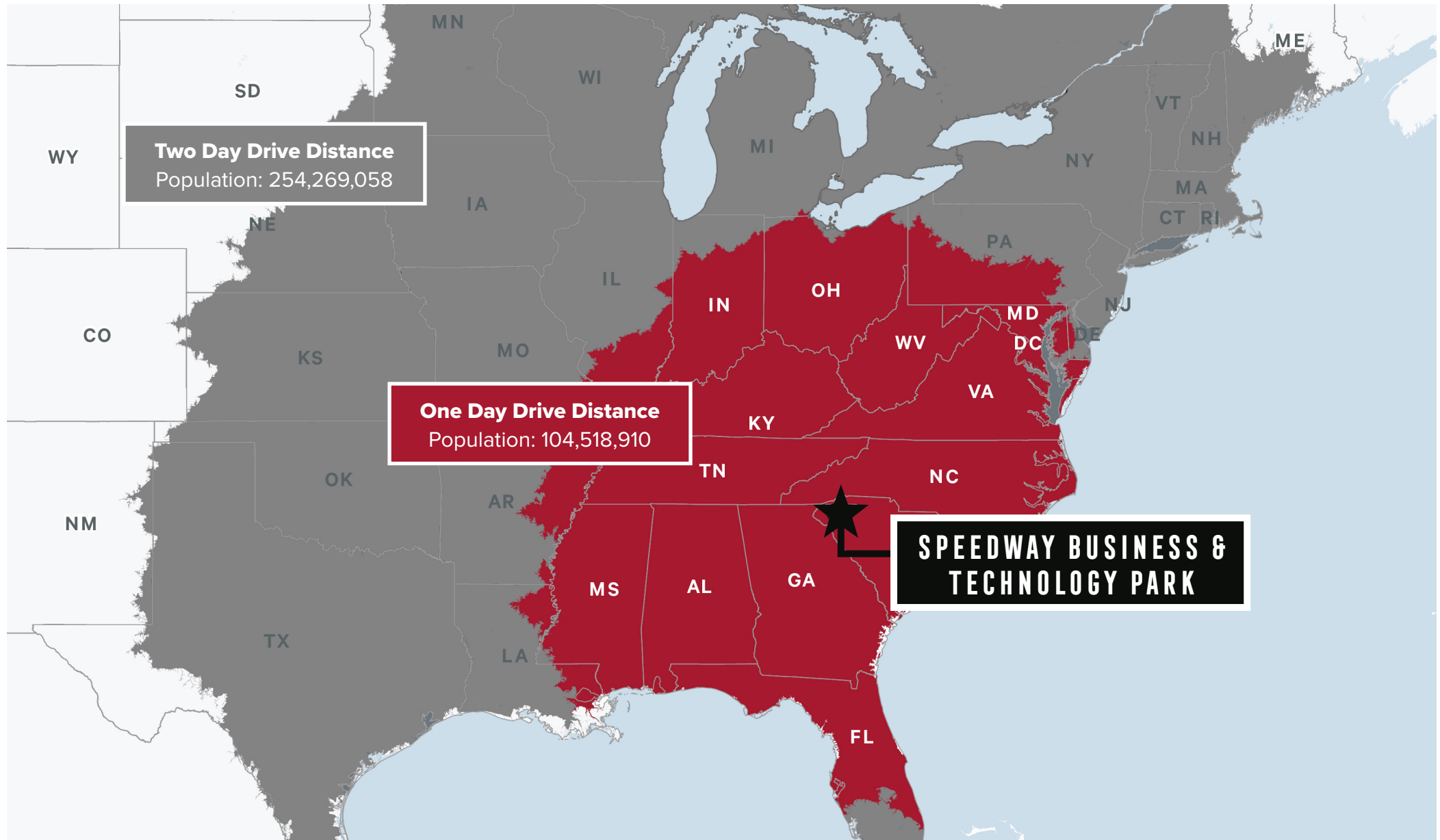
LOCATION	DISTANCE (MILES)
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GSP AIRPORT	27
CHARLOTTE AIRPORT	104
ATLANTA AIRPORT	156





# DRIVE TIME MAP

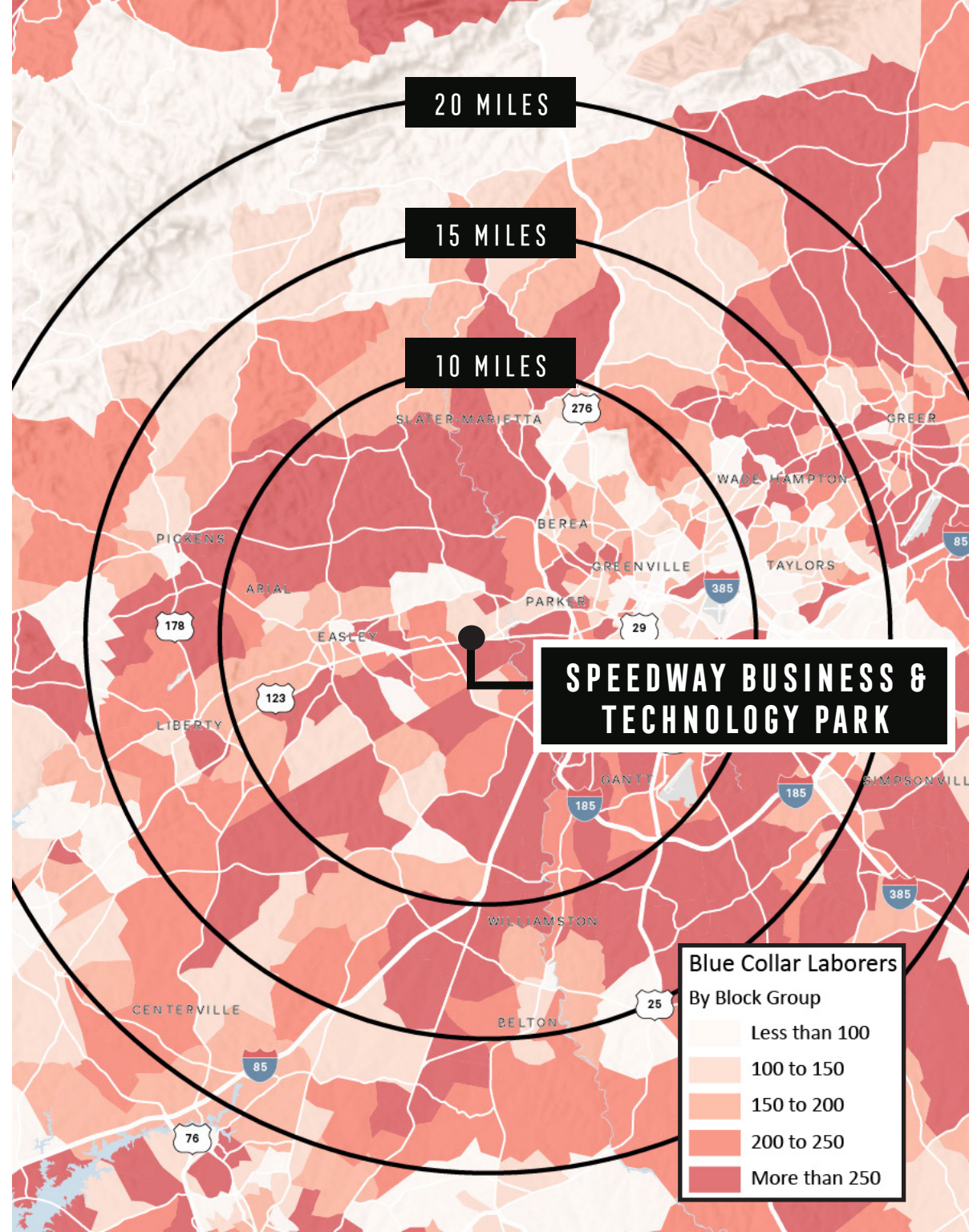




# DEMOGRAPHICS

LOCATION	DISTANCE (MILES)
I-85	7
DOWNTOWN GREENVILLE	4
DOWNTOWN ANDERSON	30
GSP AIRPORT	20
INLAND PORT GREER	26
CHARLOTTE, NC	110
CHARLESTON, SC	220

	ESTIMATED POPULATION	AVAILABLE LABOR	WAREHOUSE WORKFORCE
10 MILES	283,621	183,324	3,684
15 MILES	532,391	263,760	4,652
20 MILES	736,893	365,606	6,509





# ABOUT REALTYLINK

RealtyLink, LLC, founded in Greenville, South Carolina in 1998, is a full-service real estate development company. As one of the Nation's top real estate developers, RealtyLink is the partner you can trust with all your development and property management needs.

The industrial sector in America has seen continued growth in recent years. Through their analysis of markets with a strong workforce, necessary infrastructure, low vacancy rates, and an inadequate supply of Class A buildings, they have targeted specific markets to continue the expansion of this portion of their portfolio. Their strategy is to construct well-positioned and well-designed buildings available in markets with little or no vacancy.

## CONTACT

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