



# TYGER RIDGE LOGISTICS CENTER

PANATTONI'S UPSTATE SOUTH CAROLINA LOGISTICS PARK



PANATTONI®

1761 Victor Hill Rd, Duncan, SC (Greenville-Spartanburg MSA)

## PROJECT HIGHLIGHTS

### MULTI-BUILDING LOGISTICS PARK

#### Building I

- ±498,960 SF (660'x756')
- Pad in place with expansion to a total of ±997,920 SF (Ph. 2)
- Cross Dock with 88 dock doors & 4 drive in doors
- 94 Trailer parking spaces
- 221 Employee parking spaces

#### Building II (Ph. 2)

- ±266,760 SF (260'x1026')
- 58 Docks & 2 Drive In Doors
- 52 Trailer parking spaces
- 218 Employee parking spaces

#### Building III

- ±135,200 SF (260'x520')
- 27 Docks & 2 Drive In Doors
- 30 Trailer parking spaces
- 114 Employee parking spaces

#### Building IV

- ±368,280 SF (310'x1,188')
- 71 Docks & 2 Drive In Doors
- 56 Trailer parking spaces
- 227 Employee parking spaces



Central Location in Greenville – Spartanburg MSA in Hwy 101 Corridor



Proximity to GSP International Airport, BMW, and the Inland Port



Excellent Ingress / Egress to I-85 via Hwy 101 and secondary access via Hwy 290



Ability to provide a campus-like environment with tenant controlled auto and trailer parking



Prominent exposure on the busiest section of I-85 in South Carolina (+120,000 VPD)

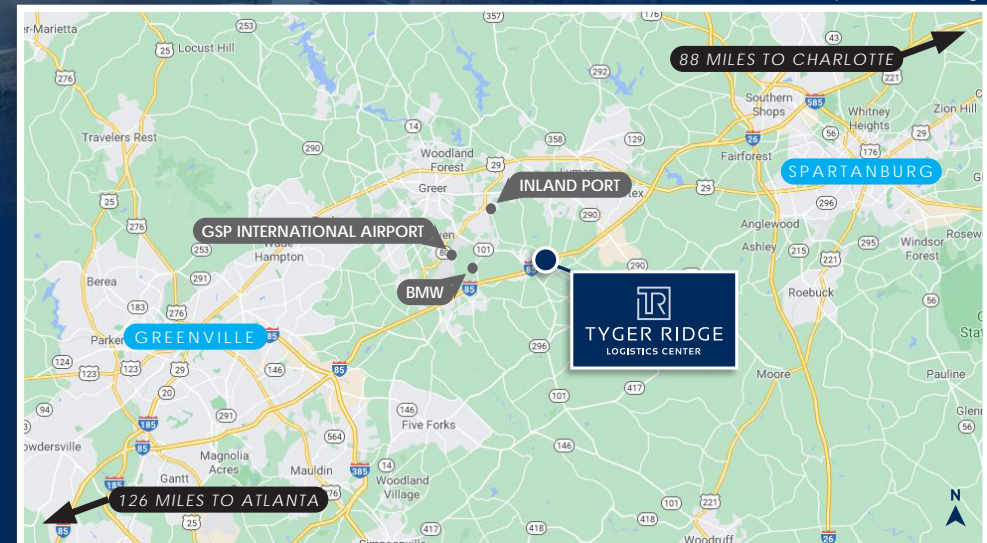


Located in Opportunity Zone



Delivered Q2 2024

\*Representative Image





# SITE PLAN



Sewer:  
Lyman Sewer District



Water:  
SJWD Water District



Power:  
Duke Energy



Natural Gas:  
Greer CPW

## BUILDING I

### SPECIFICS KEY

40'	Clear Height
84	Dock Doors
4	Drive-In
221	Auto Spaces
94	Trailer Spaces

## BUILDING II

### SPECIFICS KEY

32'	Clear Height
58	Dock Doors
2	Drive-In
218	Auto Spaces
52	Trailer Spaces

## BUILDING III

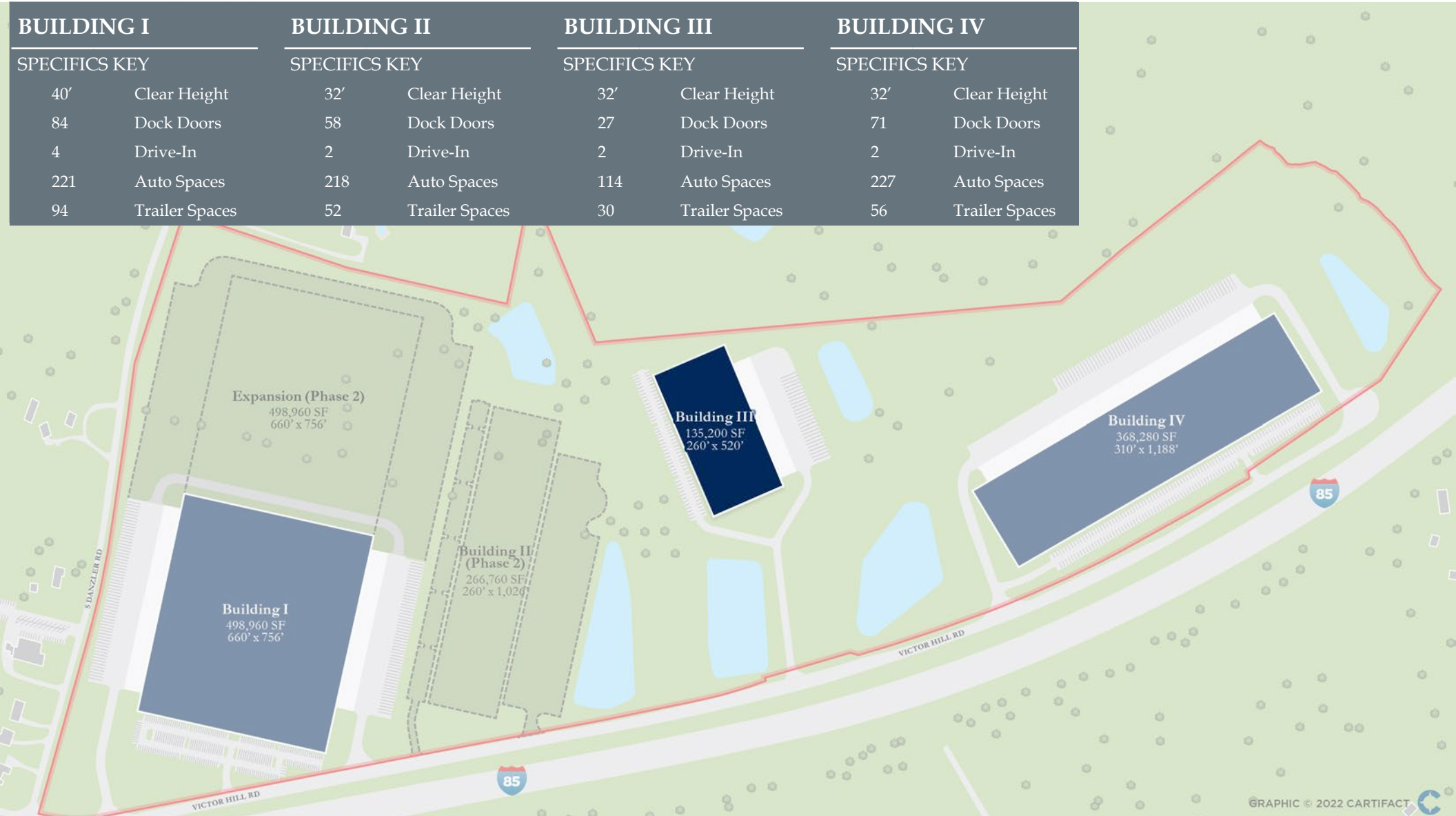
### SPECIFICS KEY

32'	Clear Height
27	Dock Doors
2	Drive-In
114	Auto Spaces
30	Trailer Spaces

## BUILDING IV

### SPECIFICS KEY

32'	Clear Height
71	Dock Doors
2	Drive-In
227	Auto Spaces
56	Trailer Spaces



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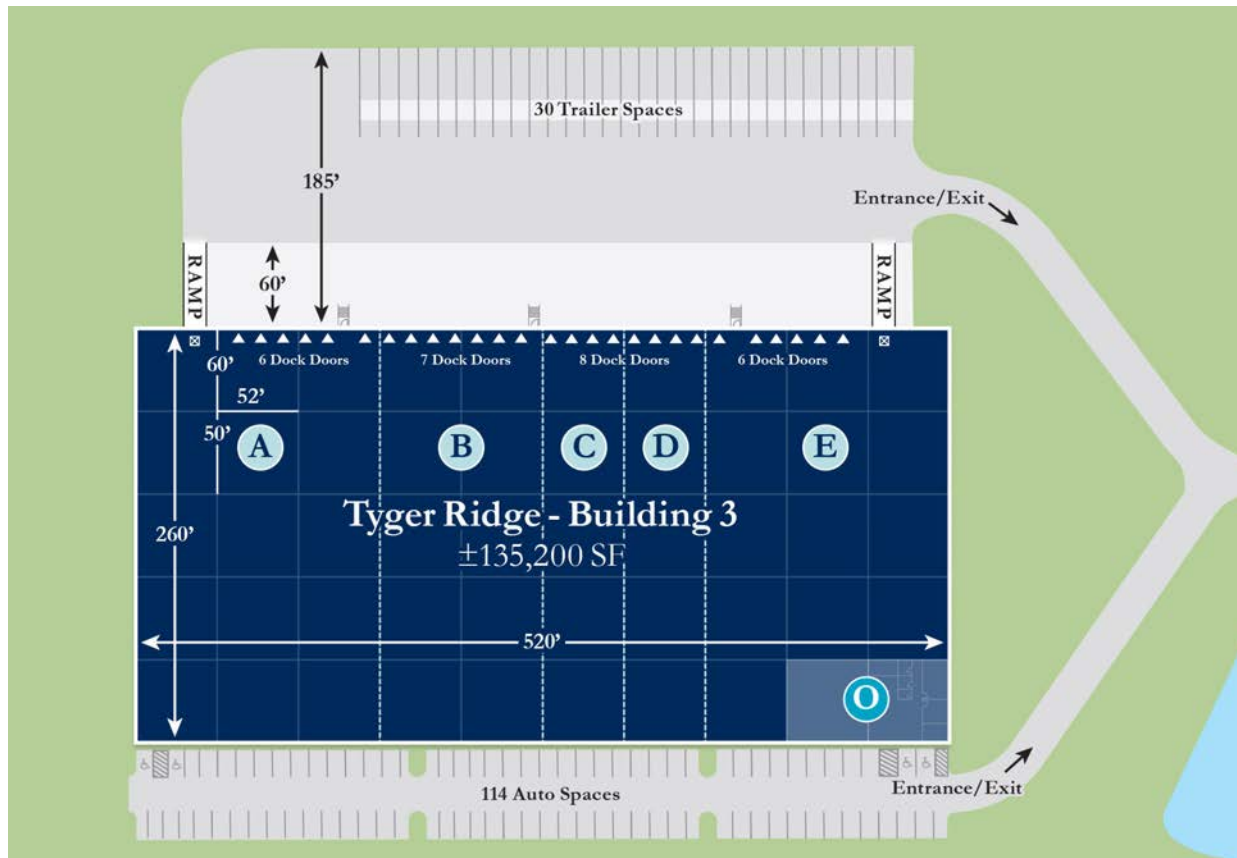
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# BUILDING III - SPECIFICATIONS



Building Size	135,200 SF
Building Dimensions	260' x 520'
Spec Office Space	2,333 SF
Load Type	Rear Load
Clear Height	32'
Column Spacing	50' x 52'
Speed Bay	60'
Dock Doors	27 (9' x 10')
Drive- In Doors	2 (12' x 14')
Sprinkler	ESFR
Auto Parking	114
Trailer Parking	30
Truck Court	185'

## POTENTIAL DEMISING SCENARIOS

A OPTION A		B OPTION B		C OPTION C		D OPTION D		E OPTION E	
SF	40,560	SF	67,600	SF	81,120	SF	94,640	SF	135,200
Bays	3	Bays	5	Bays	6	Bays	7	Bays	10
Auto Park	34	Auto Park	57	Auto Park	68	Auto Park	79	Auto Park	114
Dock Doors	6	Dock Doors	10	Dock Doors	13	Dock Doors	21	Dock Doors	27

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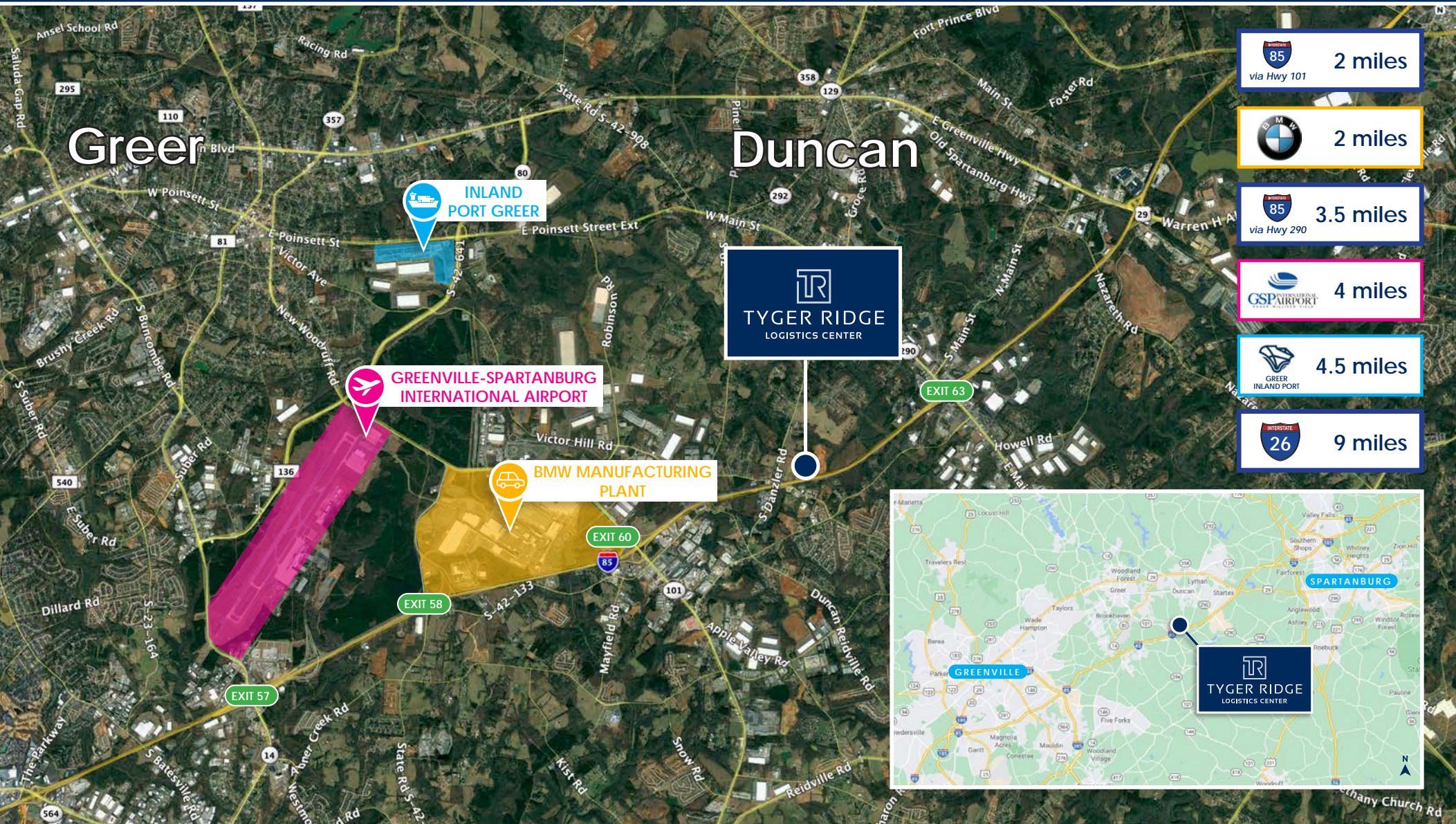
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# LOCATION OVERVIEW



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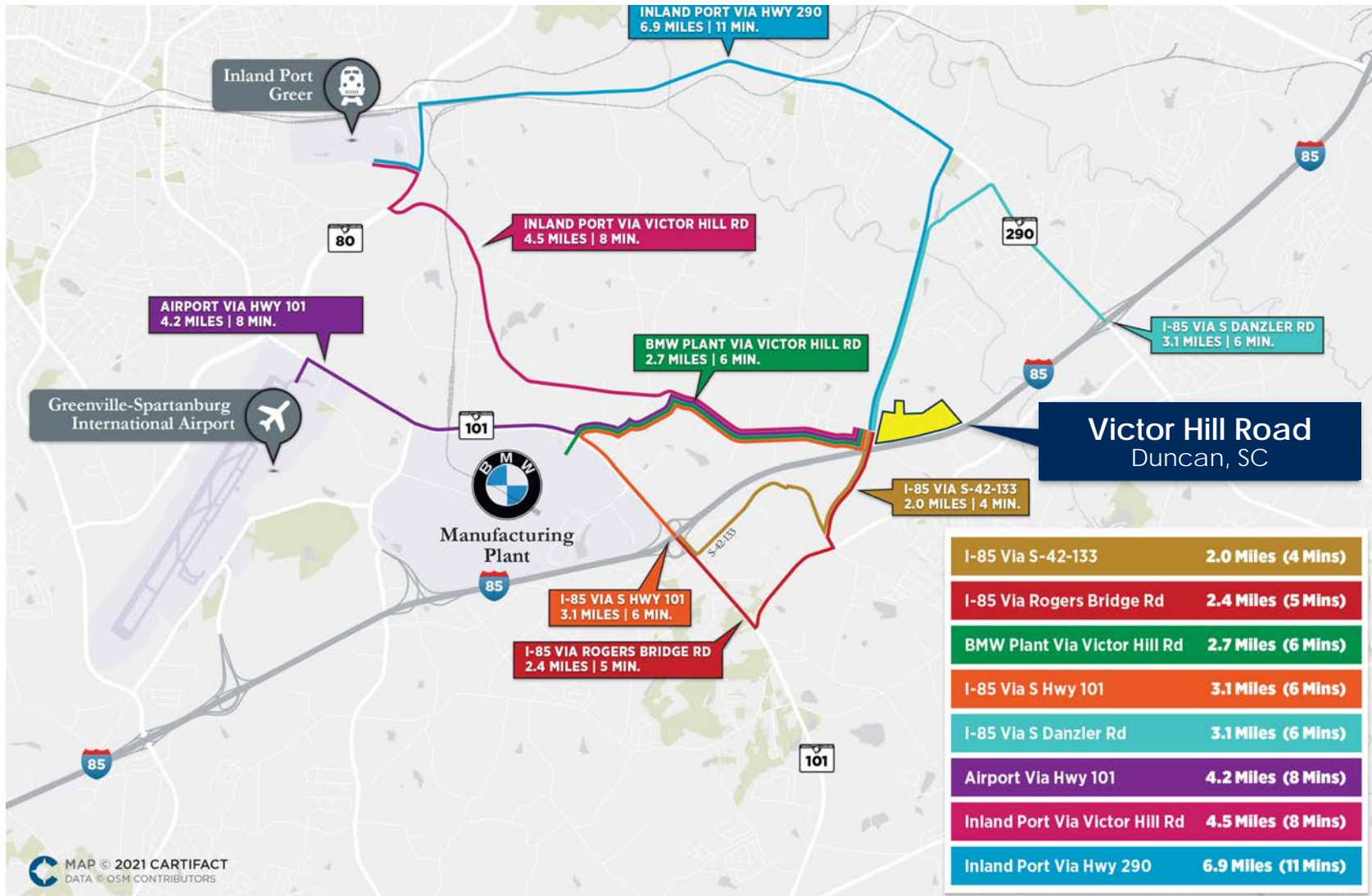
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# LOCATION MAP



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# WHY PANATTONI?

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

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