

PRIME LOCATION TO I-85, I-26, BMW AND THE INLAND PORT



GATEWAY 29

WELLFORD, SOUTH CAROLINA

FOR LEASE OR SALE

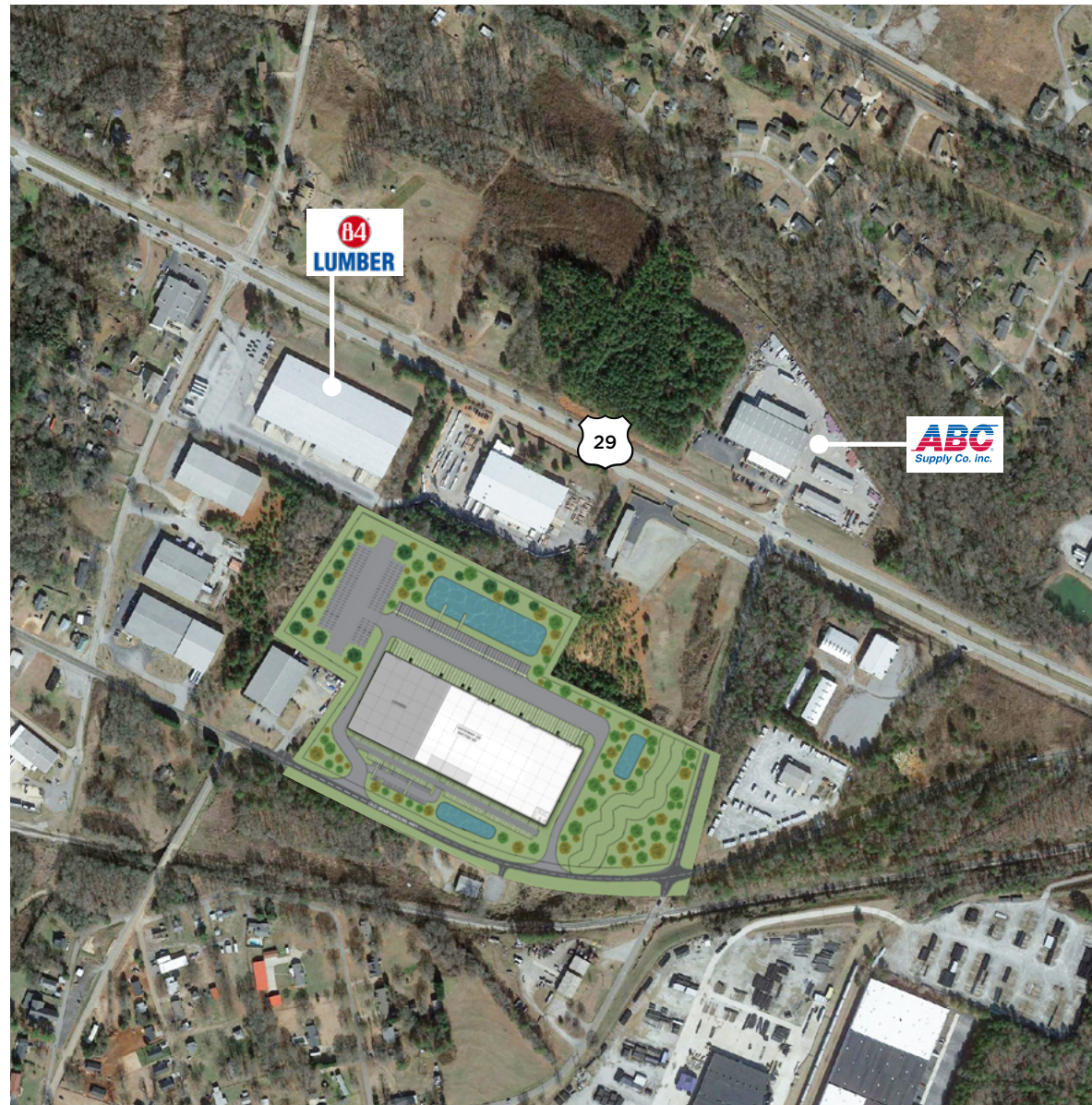
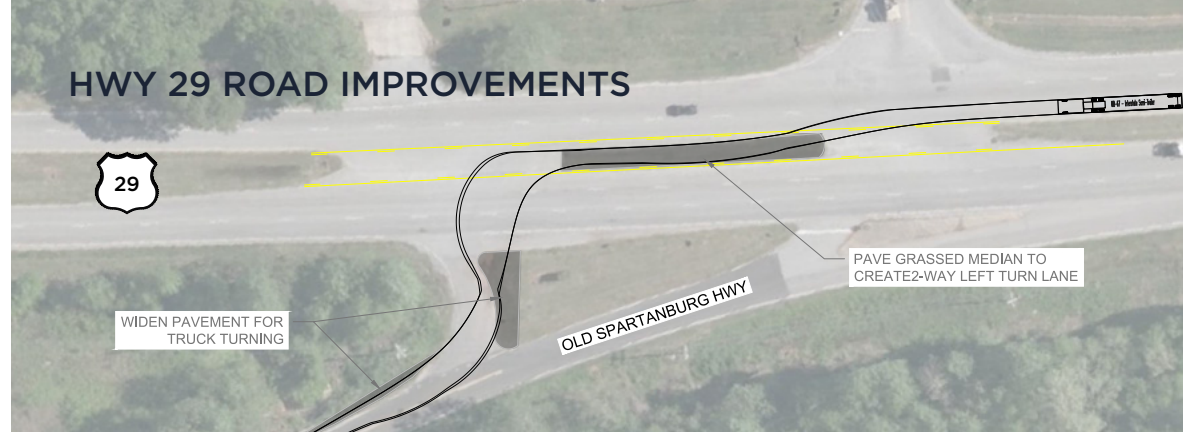


PROPERTY FEATURES

SPECIFICATIONS

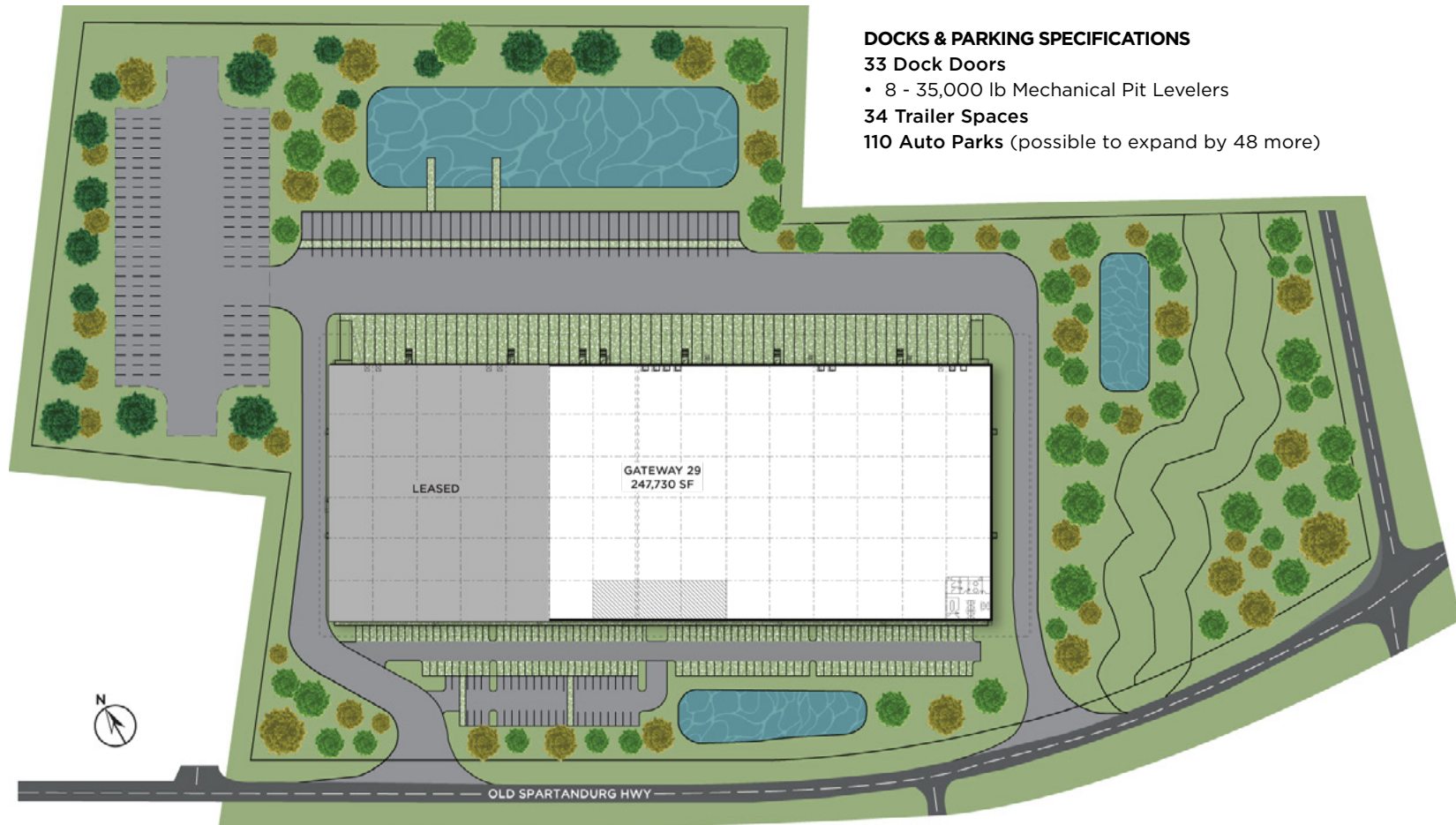
Available Space	±166,000 SF
Minimal Available Space	±62,000 SF
Building Dimensions	310' x 540'
Clear Height	±32' Clear Height
Column Spacing	50' x 55' with 60' Speed Bay
Loading	<ul style="list-style-type: none">• 33 Dock Doors (8 with Pit Levelers)• 1 Drive-in Door 12' x 14'
Life Safety	ESFR Sprinkler System
Warehouse Ventilation	1.5 Air Changes per hour
Power	1600 Amp, 480 Volt
Construction	Tilt-Wall Concrete Construction
Trailer Parking	34 Trailer Spaces
Auto Parking	110 Auto Parking (possible to expand by 48 more)
Electric Vehicle Ready	Conduit in Place for EV Charging Stations in Car and Trailer Parking Area
Lease/Sales Rate	Call Broker for Pricing
Spec Improvements	<ul style="list-style-type: none">• (8) Pit Levelers with 35,000 lbs. Rating Installed• 30 FC Avg @ 30' AFF Lighting• ±2,500 SF of Office• (2) 800 Amp/480 Volt Tenant Panels

HWY 29 ROAD IMPROVEMENTS



CONCEPTUAL SITE PLAN

166,000 SF



DOCKS & PARKING SPECIFICATIONS

33 Dock Doors

- 8 - 35,000 lb Mechanical Pit Levelers

34 Trailer Spaces

110 Auto Parks (possible to expand by 48 more)

Vimeo | Gateway 29

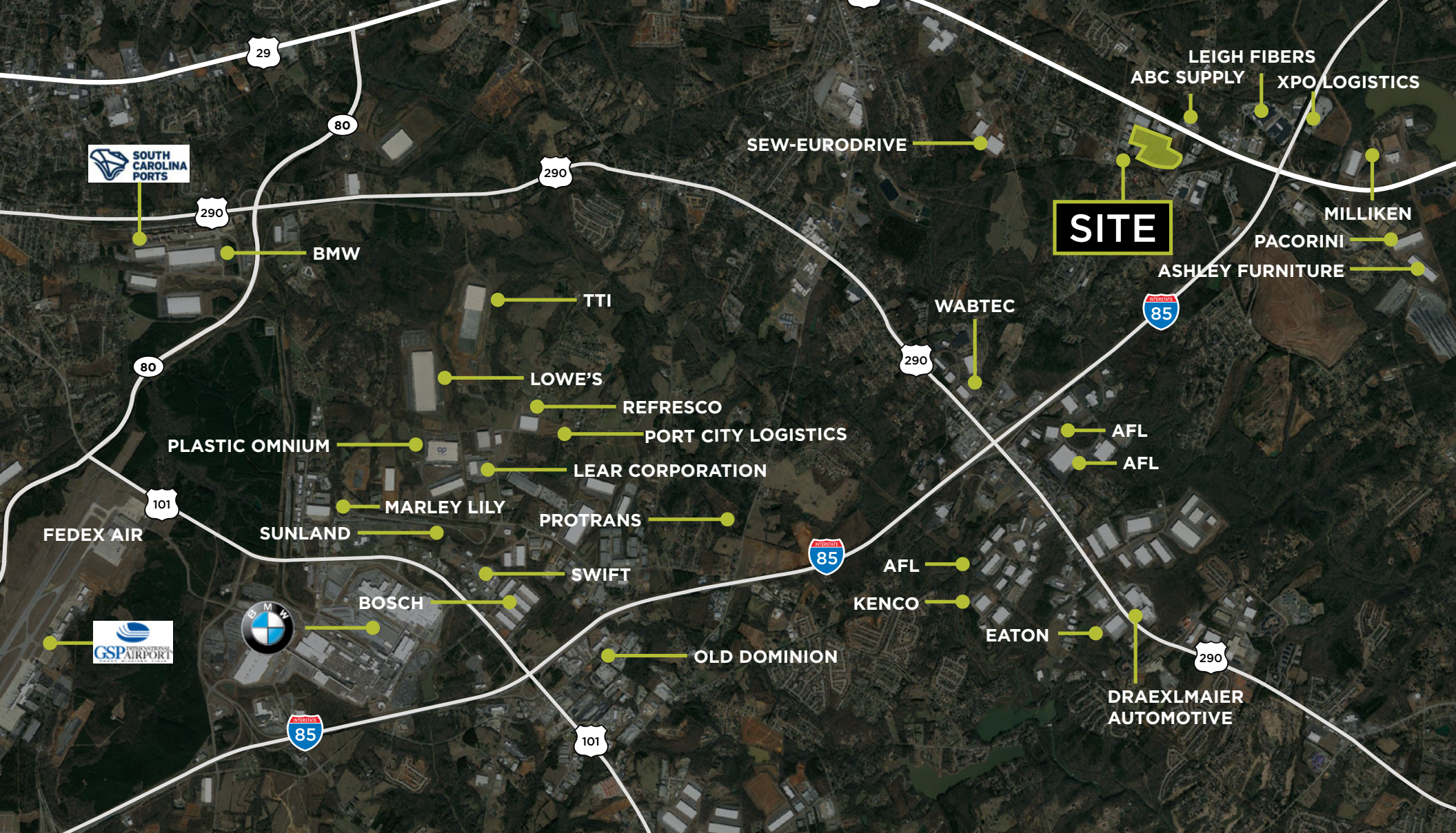
Aerial 360 Rendering

GSP Video

Gateway 29 | Wellford, South Carolina







FOR MORE INFORMATION, CONTACT:

BRIAN YOUNG, CCIM, SIOR
 Senior Director
 864 370 8087
 brian.j.young@cushwake.com

ELLIOTT FAYSSOUX, SIOR
 Senior Director
 864 370 8190
 elliot.fayssoux@cushwake.com

KACIE JACKSON, SIOR
 Senior Director
 864 370 8193
 kacie.jackson@cushwake.com

Wells Fargo Center
 15 South Main Street Suite 502
 Greenville, SC 29601
 www.cushmanwakefield.com

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

