

SPARTANBURG EAST LOGISTICS PARK

196,560 TO 408,240± SF - BUILD-TO-SUIT

SC Highway 110 & Cannons Campground Road
Cowpens, South Carolina 29330



FOR LEASE

102,060± TO 408,240± SF WITH ADDITIONAL
PARKING AND TRAILER STORAGE

BUILD-TO-SUIT



FOR MORE
INFORMATION
CONTACT

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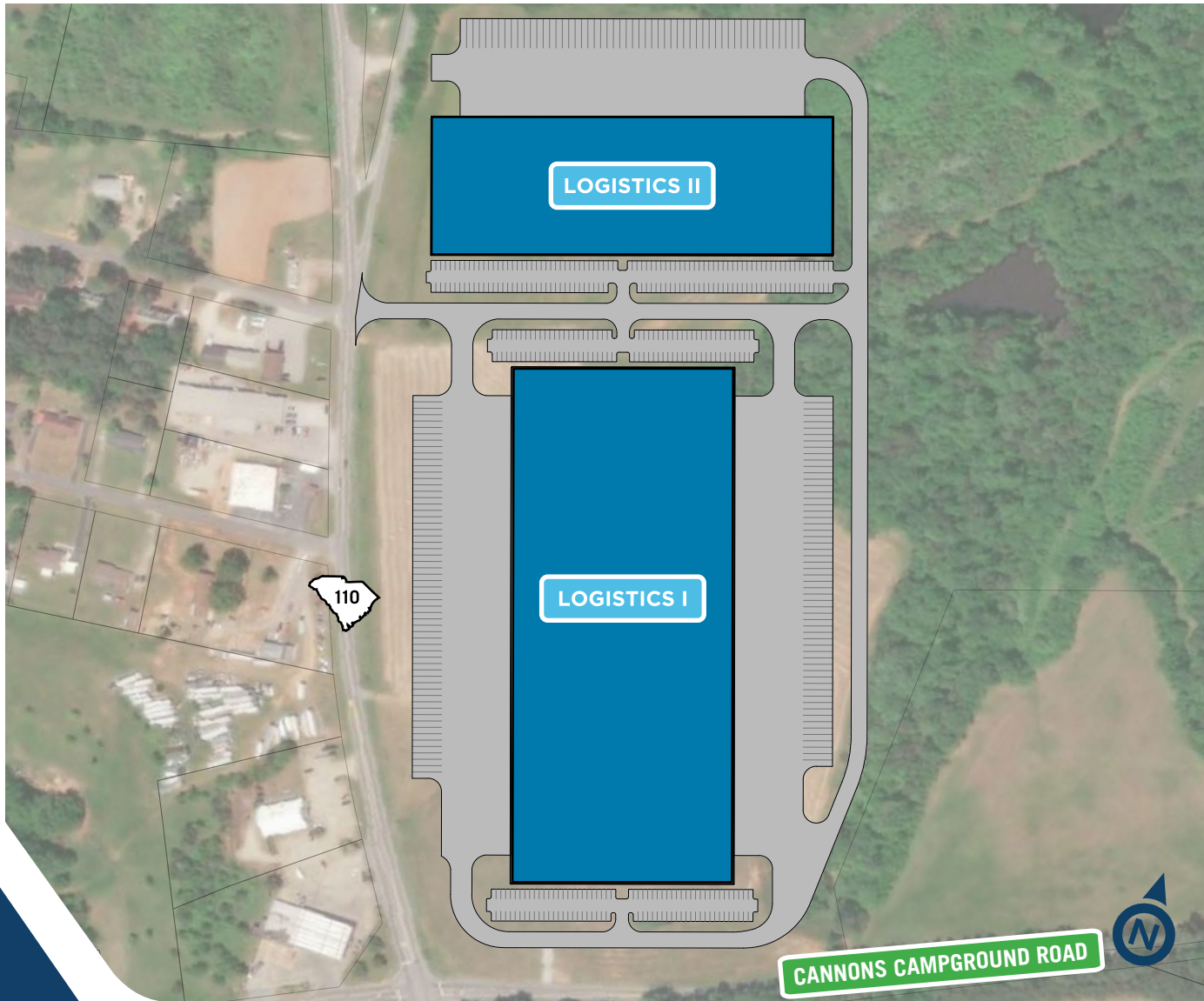


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SITE PLAN

SC Highway 110 & Cannons Campground Road
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SPARTANBURG EAST LOGISTICS PARK

LOGISTICS I

408,240 SF | Planned

LOGISTICS II

196,560 SF | Planned

This site provides exceptional opportunity to businesses seeking advanced manufacturing and warehousing capabilities within a multi-tenant setup.

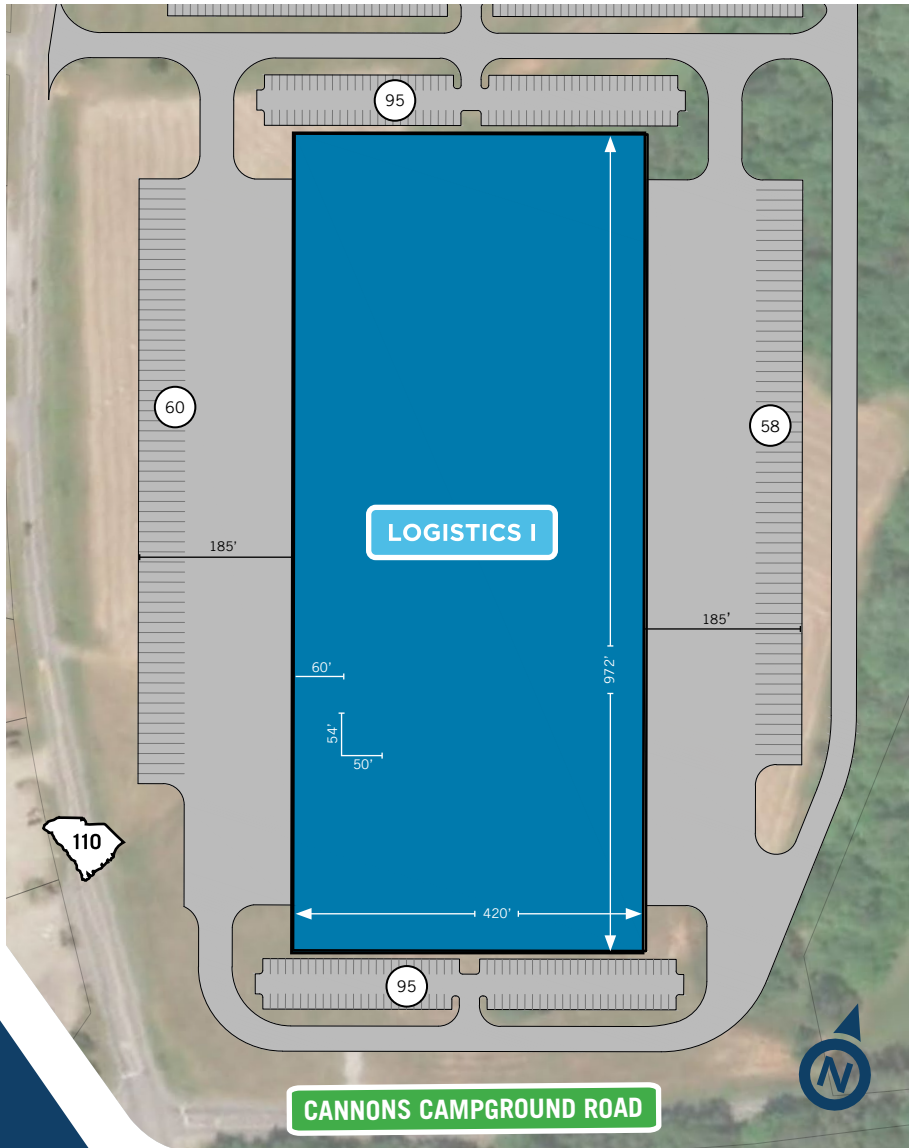
Future tenants can take advantage of features like abundant trailer storage and cross-dock or rear load capabilities. These benefits promise streamlined logistics and highly efficient operations.

Additionally, this location offers unrivaled connectivity to major transportation routes, making it an ideal choice for growing industrial ventures.

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BUILDING SPECS - LOGISTICS I
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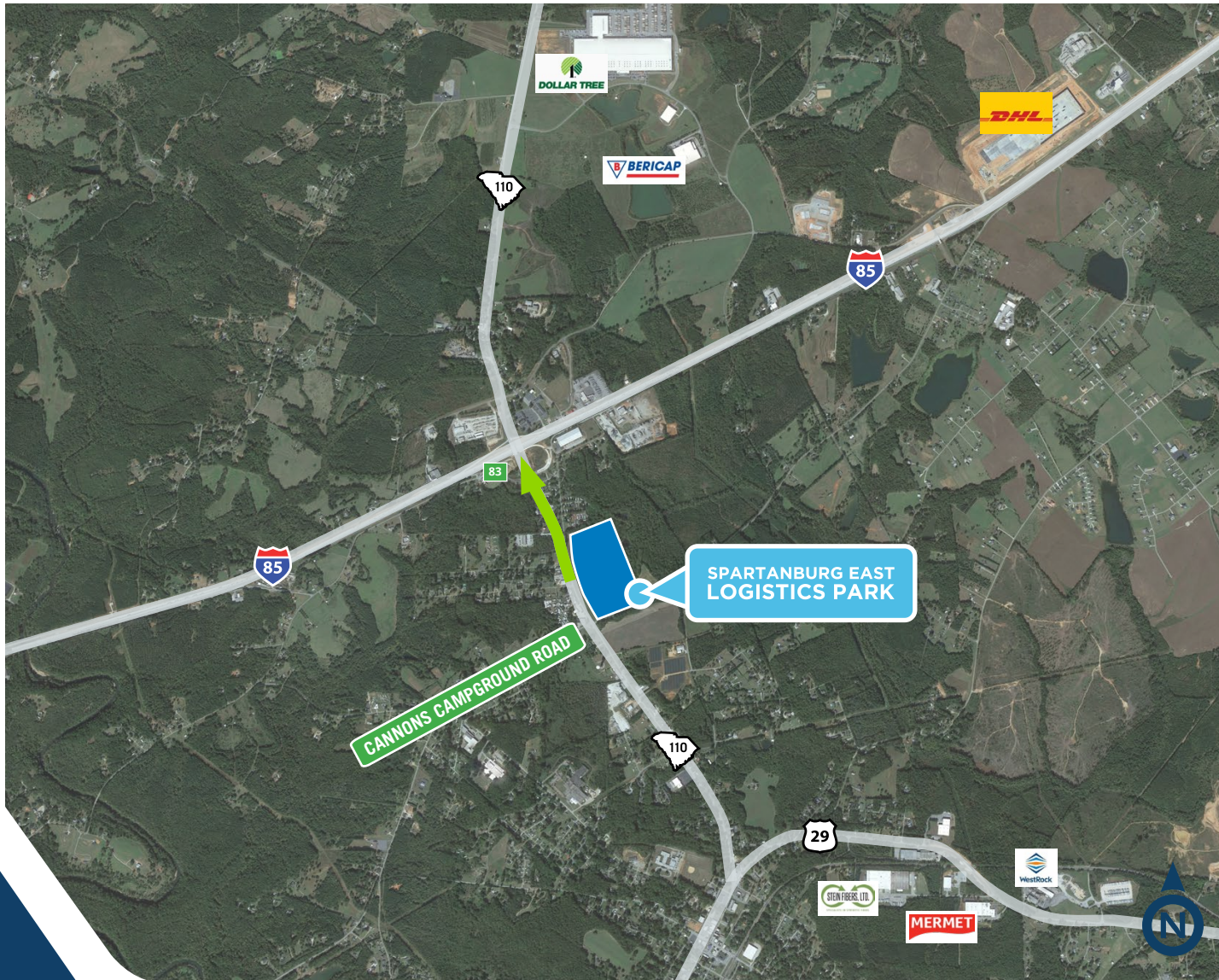
BUILDING TYPE	Tilt up concrete wall panels with structural steel frame and TPO roof (R-20)
BUILDING SIZE	408,240 SF divisible to 102,060 SF
BUILDING DIMENSIONS	420' deep x 972' wide
COLUMN SPACING	50' deep x 54' wide, 60' speed bays
CLEAR HEIGHT	36'
ROOF	60 Mil TPO single-ply white membrane, mechanically fastened
BUILDING FLOOR SLAB	7" thick, 4,000 psi concrete typical floor flatness of FF 35 minimum Floor levelness of FL 20 minimum
FLOOR SEALER	Ashford
DRIVE-IN DOORS	Build-to-suit
DOCK DOORS & EQUIPMENT	Build-to-suit
ELECTRICAL SERVICE	4,000 amp, 480V
WAREHOUSE LIGHTING	30 FC LED lighting at 36' above floor-unracked
FIRE PROTECTION SYSTEM	ESFR designed for Class I-IV commodities
WAREHOUSING HVAC	Make up air units for freeze protection with 1 air change per hour summer ventilation
TRUCK COURTS	185' deep
TRAILER PARKING	118 total spaces
CAR PARKING	190 total spaces
ENHANCED FEATURES	Building interior painted white

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AREA MAP

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LOCATIONAL ADVANTAGES

Upstate South Carolina's central location within the booming Southeastern United States provides access to major markets, supplier networks and growing industries.

Companies here have access to direct, daily rail service from the Inland Port Greer connecting to the deepest seaport on the East coast, The Port of Charleston as well as interstate and rail connecting to more than 100 million consumers (1/3 of the U.S. population) within a one-day drive.

0.5 MILES
I-85 - EXIT 83
ON/OFF RAMP

1.2 MILES
US 29

10 MILES
SPARTANBURG, SC
VIA US 29

12 MILES
SPARTANBURG, SC
VIA I-85

29 MILES
GREENVILLE-SPARTANBURG
INTERNATIONAL AIRPORT

30 MILES
SC INLAND PORT GREER

39 MILES
GREENVILLE, SC

62 MILES
CHARLOTTE, NC



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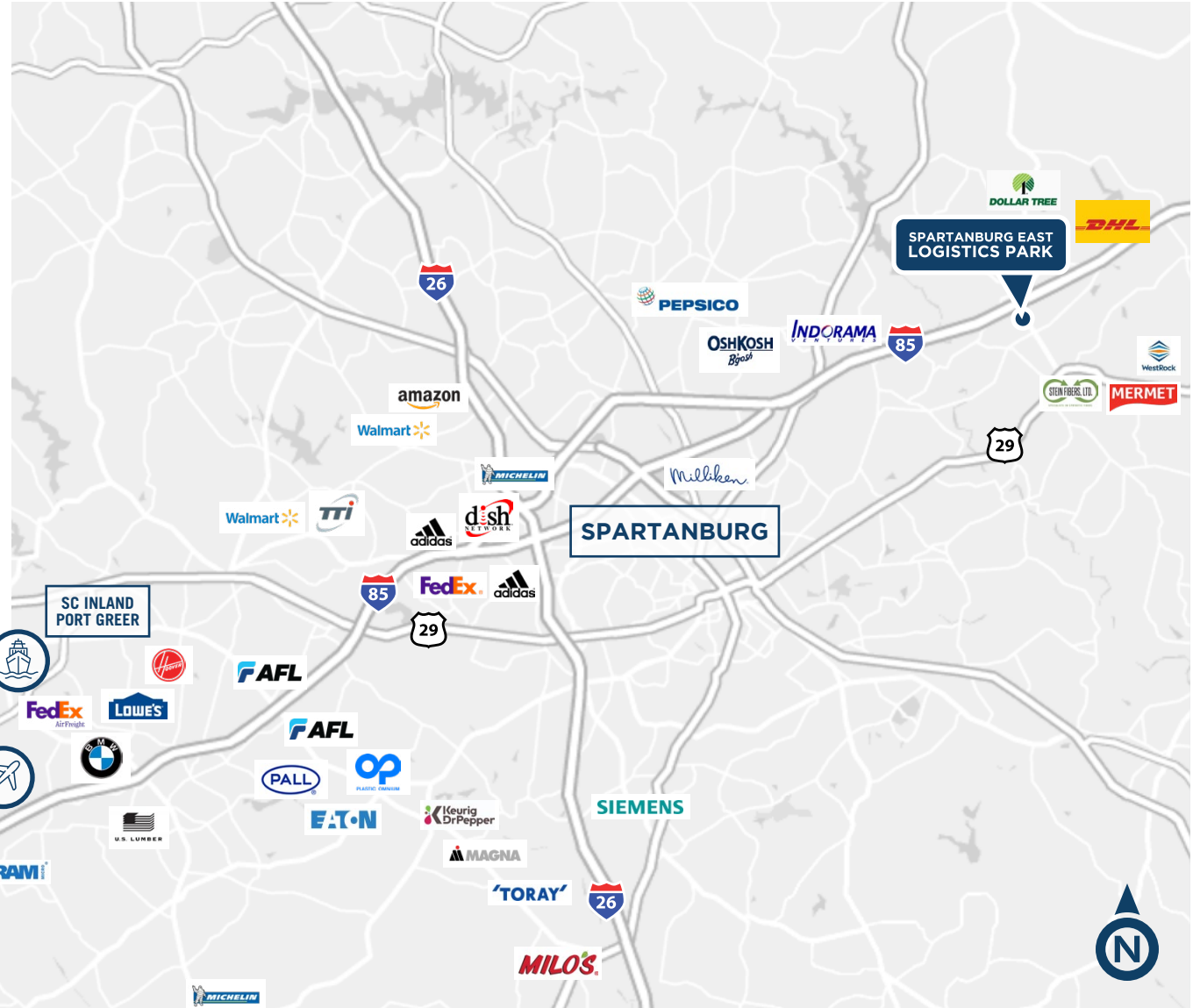
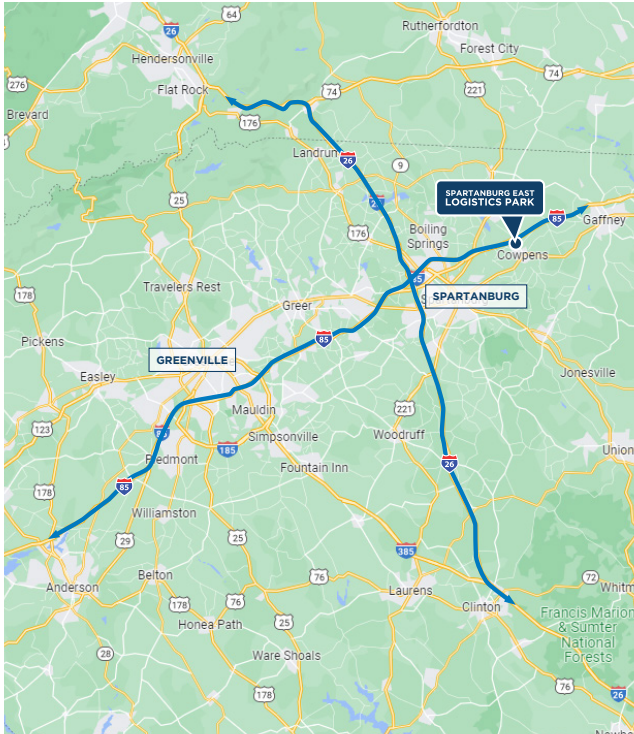


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LOCATION MAP

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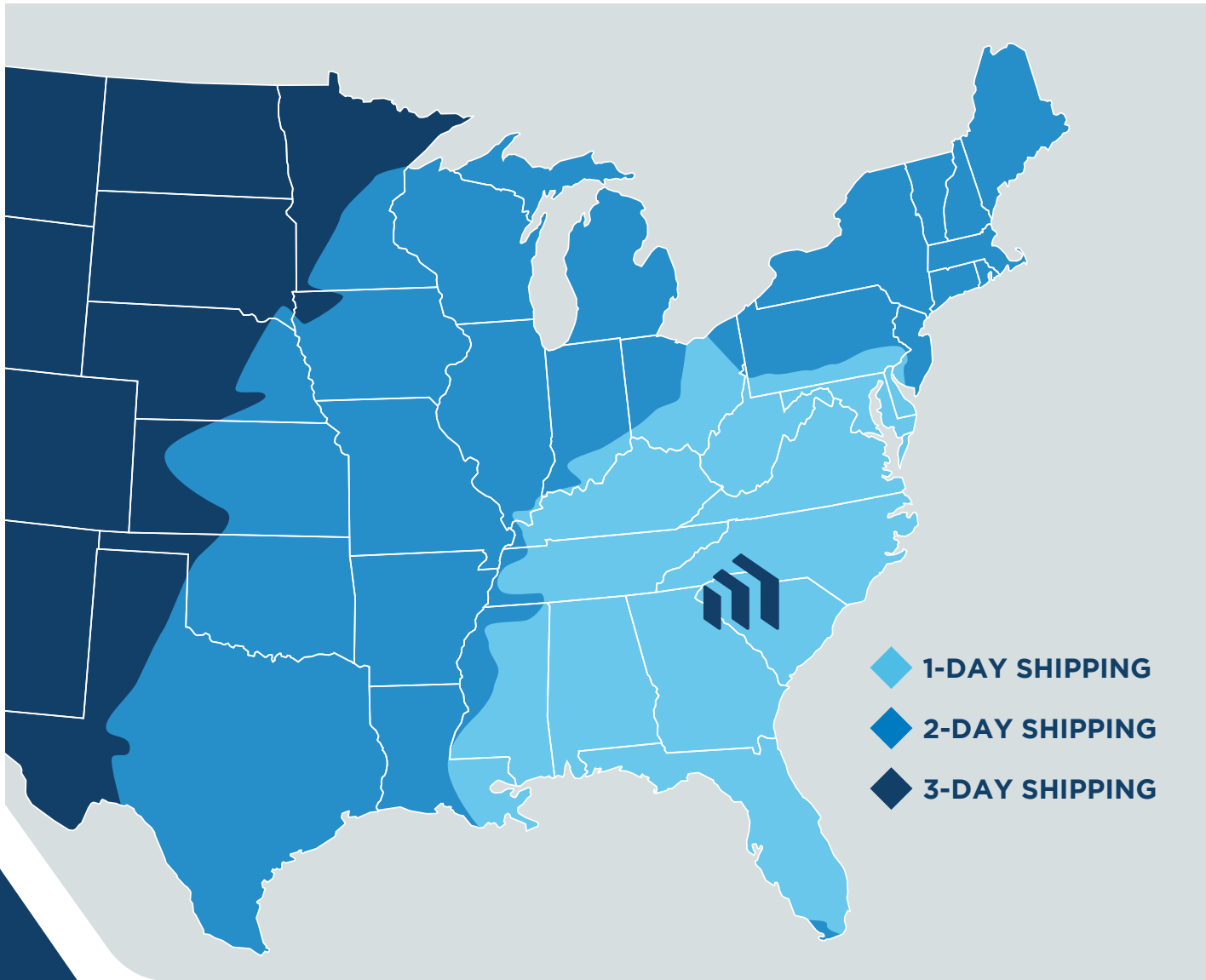
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1-DAY
SHIPPING TO
102M
CONSUMERS

2-DAY
SHIPPING TO
250M
CONSUMERS



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