



TYGER RIDGE LOGISTICS CENTER

PANATTONI'S UPSTATE SOUTH CAROLINA LOGISTICS PARK



PANATTONI

1751 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 84 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 - LEASED

- ±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

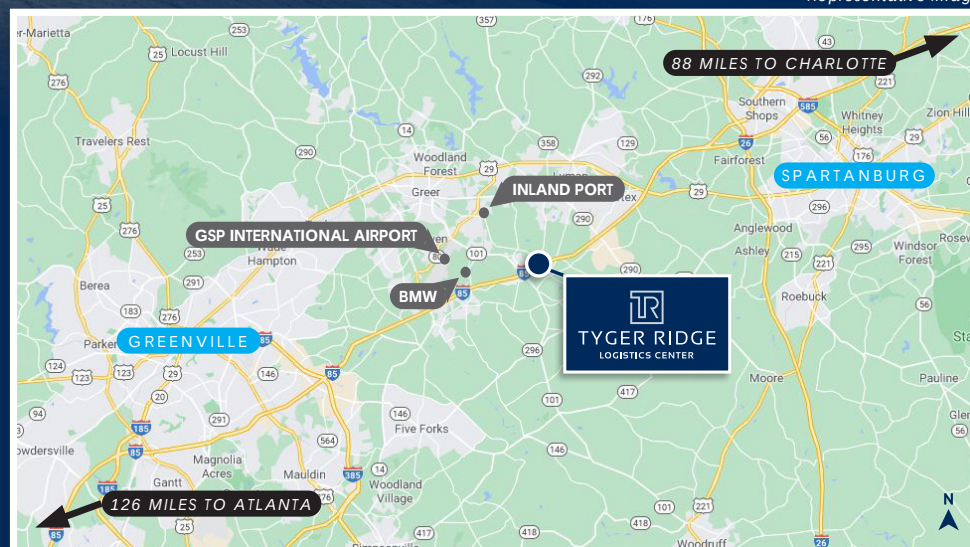


Delivered 2024



VIEW PROPERTY VIDEO

*Representative Image



SITE PLAN



Sewer:
Lyman Sewer District



Water:
SJWD Water District



Power:
Duke Energy



Natural Gas:
Greer CPW

BUILDING I		BUILDING II		BUILDING III - LEASED		BUILDING IV	
SPECIFICS KEY		SPECIFICS KEY		SPECIFICS KEY		SPECIFICS KEY	
↑ 40'	Clear Height	↑ 32'	Clear Height	↑ 32'	Clear Height	↑ 32'	Clear Height
▲ 84	Dock Doors	▲ 58	Dock Doors	▲ 27	Dock Doors	▲ 71	Dock Doors
⊠ 4	Drive-In	⊠ 2	Drive-In	⊠ 2	Drive-In	⊠ 2	Drive-In
🚗 221	Auto Spaces	🚗 218	Auto Spaces	🚗 114	Auto Spaces	🚗 227	Auto Spaces
🚚 94	Trailer Spaces	🚚 52	Trailer Spaces	🚚 30	Trailer Spaces	🚚 56	Trailer Spaces



GRAPHIC © 2022 CARTIFACT

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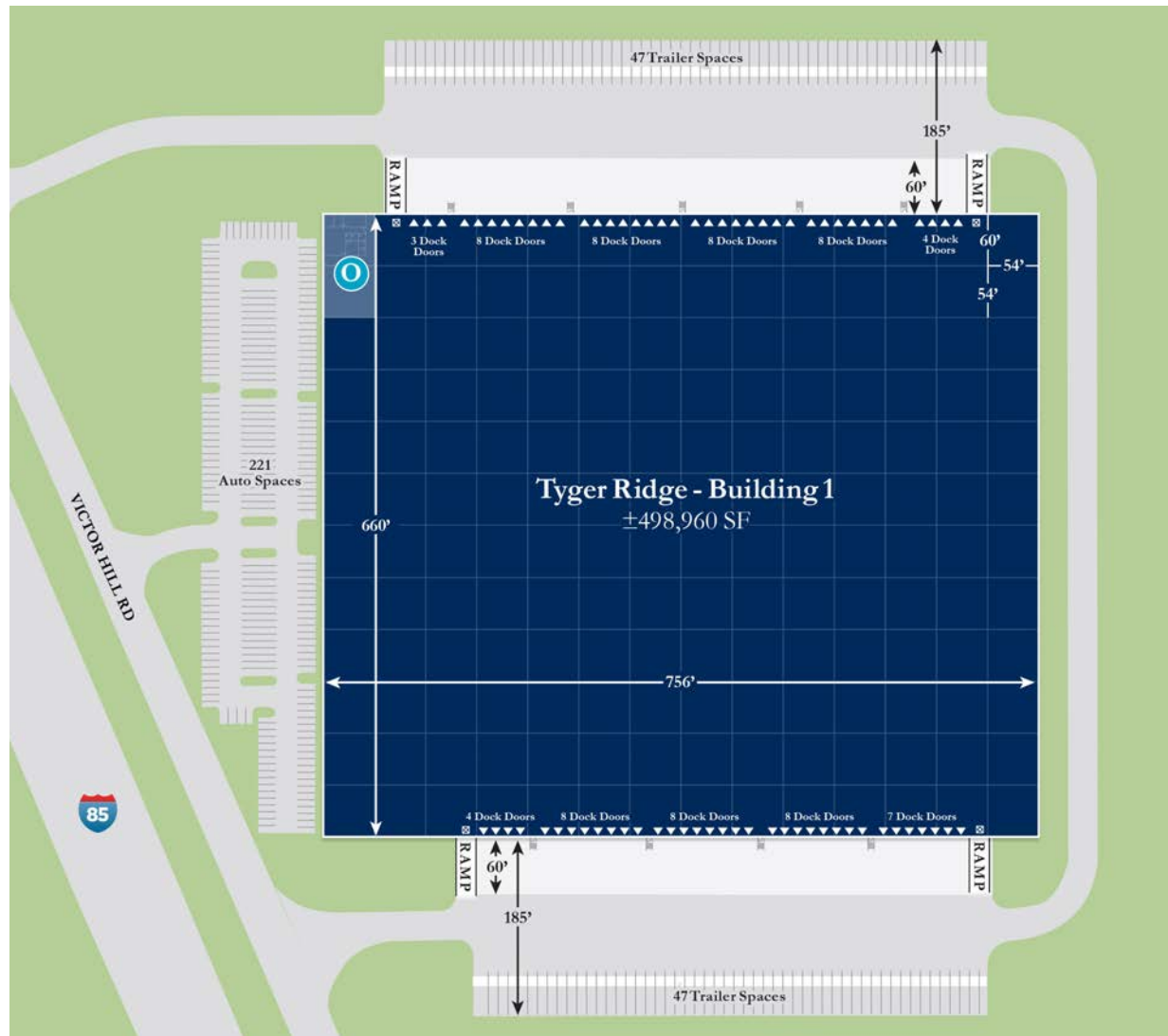
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BUILDING I - SPECIFICATIONS



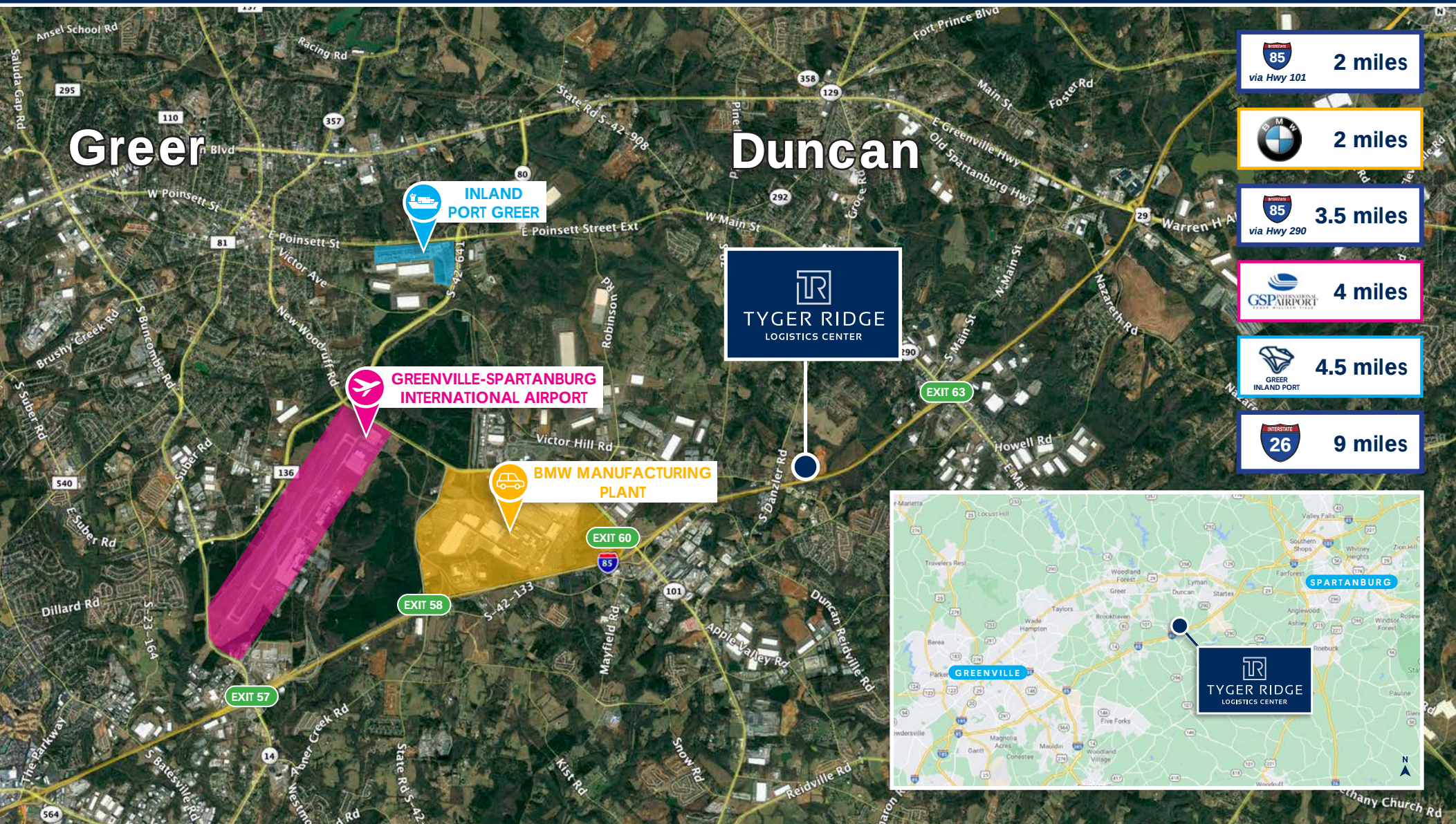
Building Size	498,960 SF
Building Dimensions	660' x 756'
Spec Office Space	2,212 SF
Load Type	Cross Dock
Clear Height	40'
Column Spacing	54' x 54'
Speed Bay	60'
Dock Doors	84 (9' x 10')
Drive- In Doors	4 (12' x 14')
Sprinkler	ESFR
Auto Parking	221
Trailer Parking	94
Truck Court	185'

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LOCATION OVERVIEW

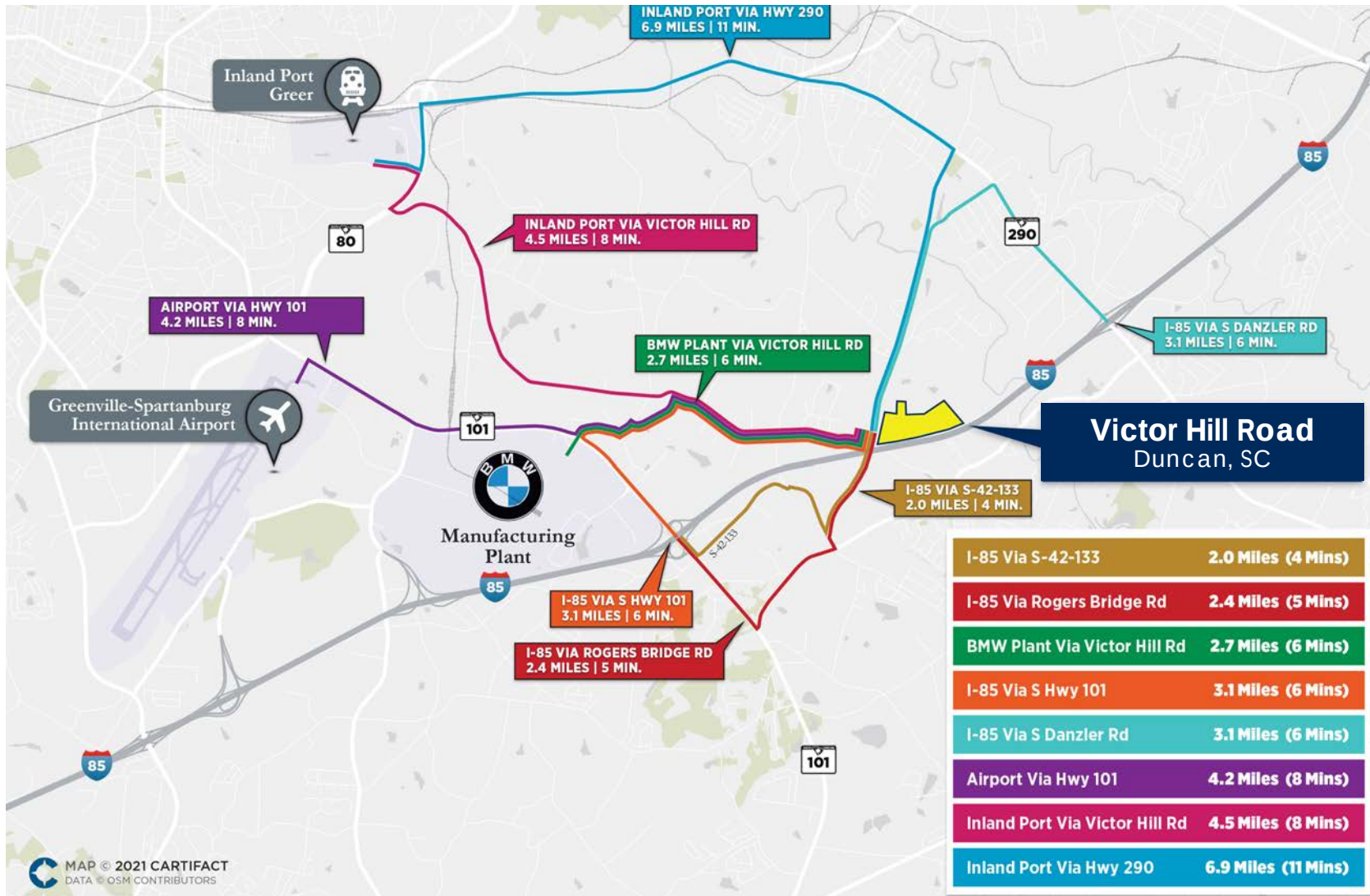


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LOCATION MAP



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WHY PANATTONI?

37 Years | 65 Offices | 625 Million SF Developed | 2,500 Clients

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