

1,020,195 Square Feet

 2536 Chesnee Hwy | Spartanburg, SC 29307

SPARTANBURG



[VIEW PROPERTY VIDEO](#)



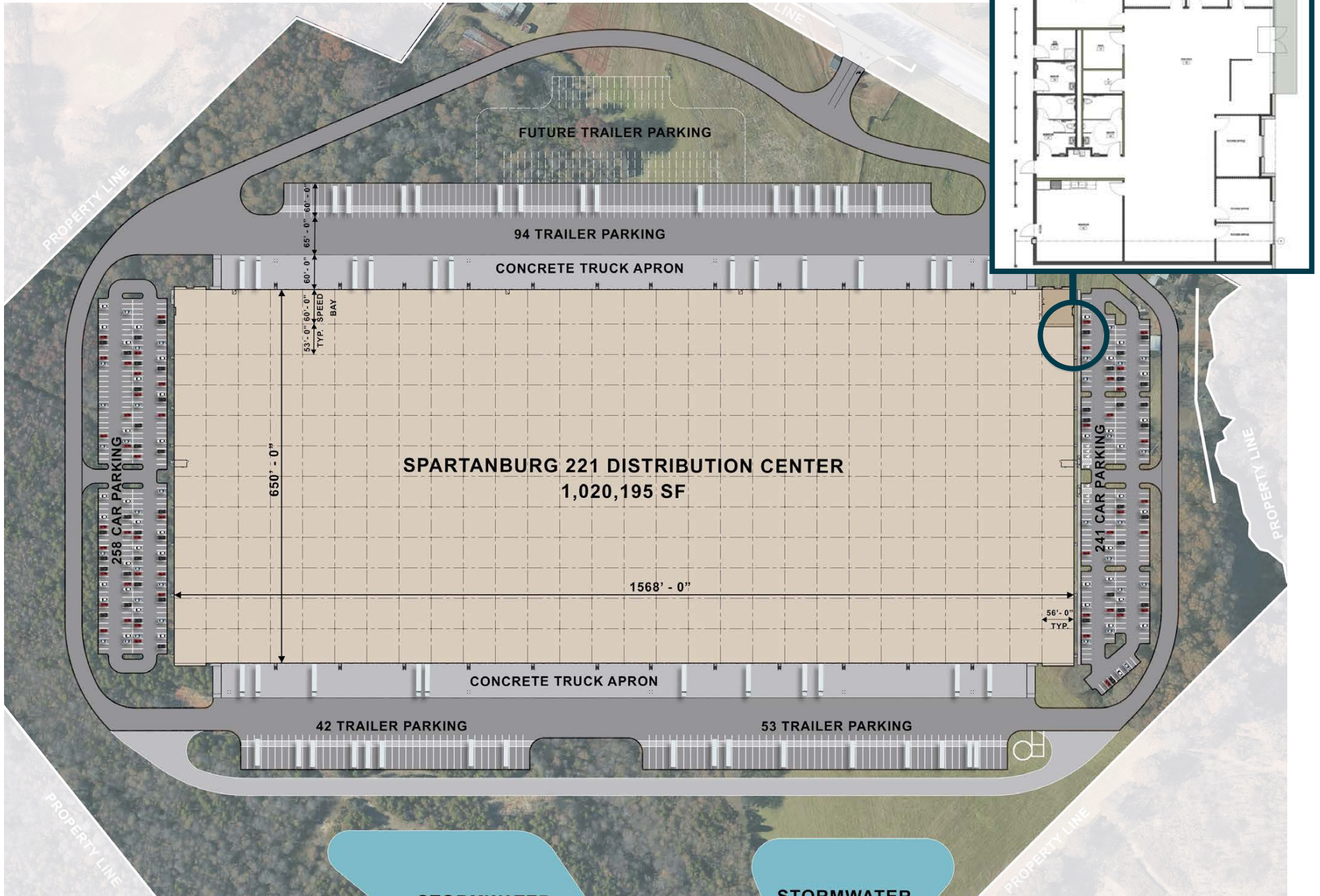
**ROCKEFELLER
GROUP**

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Site Plan



Key Specifications

Available SF:	1,020,195 SF
Delivery Date:	Q3 2024
Office Space:	3,899 SF
Clear Height:	40'
Column Spacing:	56' x 53' Typical 60' Speed Bays
Building Dimensions:	650' x 1,568'
Load Type:	Cross Dock
Dock Doors:	176 (9' x 10') w/ Z-guards
Dock Finishes:	4, 35,000 lb mechanical levelers w/ a 4' bullnose canopy
Drive-In Doors:	4 (12' x 14')
Sprinkler:	ESFR
Lighting:	LED To Suit
Power:	4,000 amp, 277/480 volt 3 phase
Truck Court:	185'
Auto Parking:	530
Trailer Parking:	189 (Exp. to 237)



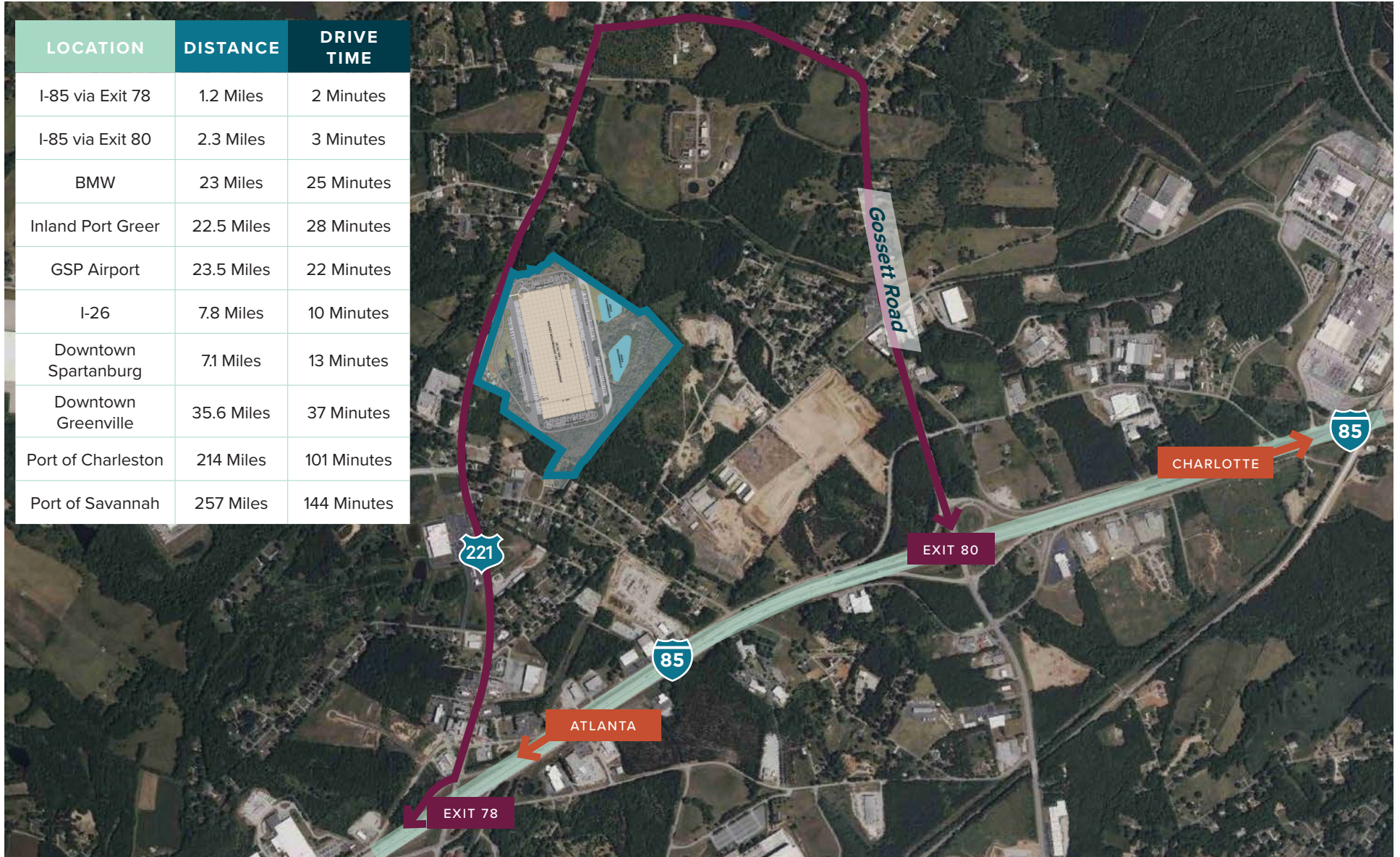
Location Features

SPARTANBURG



STRATEGIC LOCATION:

Spartanburg 221 is conveniently located in the heart of the Spartanburg East Submarket. With immediate access to Highway 221 and 1.2 miles to I-85 and 7.8 miles to I-26, the building is easily tied to the Atlanta and Charlotte markets, at 178 miles and 70 miles away respectively. The site is also 22.5 miles from the Inland Port Greer, 214 miles from the Port of Charleston and 257 miles from the Port of Savannah.



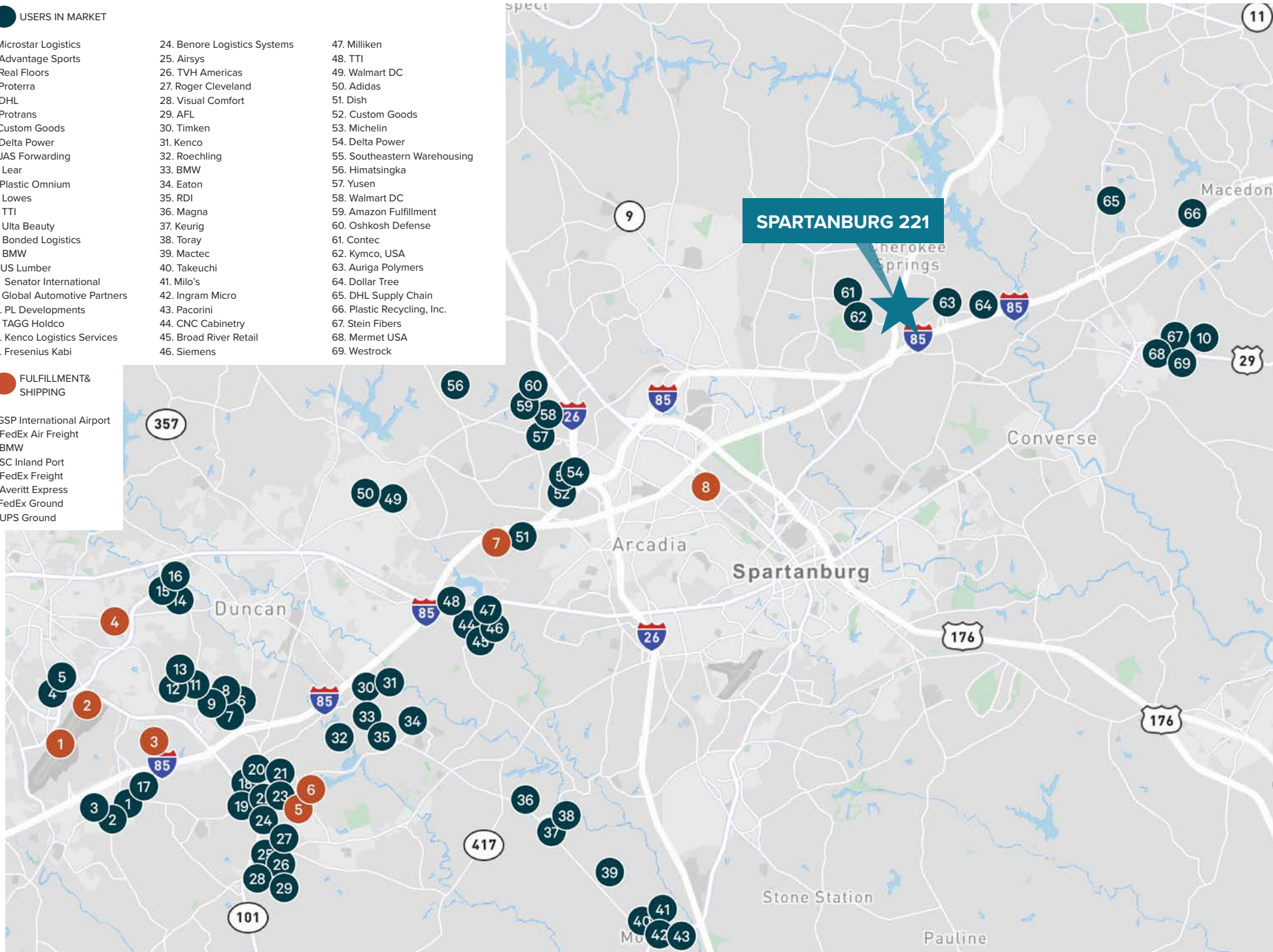
Users in Market

USERS IN MARKET

- | | | |
|--------------------------------|------------------------------|------------------------------|
| 1. Microstar Logistics | 24. Benore Logistics Systems | 47. Milliken |
| 2. Advantage Sports | 25. Airsys | 48. TTI |
| 3. Real Floors | 26. TVH Americas | 49. Walmart DC |
| 4. Protterra | 27. Roger Cleveland | 50. Adidas |
| 5. DHL | 28. Visual Comfort | 51. Dish |
| 6. Protrans | 29. AFL | 52. Custom Goods |
| 7. Custom Goods | 30. Timken | 53. Michelin |
| 8. Delta Power | 31. Kenco | 54. Delta Power |
| 9. JAS Forwarding | 32. Roechling | 55. Southeastern Warehousing |
| 10. Lear | 33. BMW | 56. Himatsingka |
| 11. Plastic Omnium | 34. Eaton | 57. Yusen |
| 12. Lowes | 35. RDI | 58. Walmart DC |
| 13. TTI | 36. Magna | 59. Amazon Fulfillment |
| 14. Ulta Beauty | 37. Keurig | 60. Oshkosh Defense |
| 15. Bonded Logistics | 38. Toray | 61. Contec |
| 16. BMW | 39. Mactec | 62. Kymco, USA |
| 17. US Lumber | 40. Takeuchi | 63. Auriga Polymers |
| 18. Senator International | 41. Milo's | 64. Dollar Tree |
| 19. Global Automotive Partners | 42. Ingram Micro | 65. DHL Supply Chain |
| 20. PL Developments | 43. Pacorini | 66. Plastic Recycling, Inc. |
| 21. TAGG Holdco | 44. CNC Cabinetry | 67. Stein Fibers |
| 22. Kenco Logistics Services | 45. Broad River Retail | 68. Mermet USA |
| 23. Fresenius Kabi | 46. Siemens | 69. Westrock |

FULFILLMENT & SHIPPING

- GSP International Airport
- FedEx Air Freight
- BMW
- SC Inland Port
- FedEx Freight
- Averitt Express
- FedEx Ground
- UPS Ground



Drive Time Map

Two Day Truck Service Reaches

75%

of the U.S. Population



Major Rail Lines Available

Norfolk Southern
CSX



50+ Daily departures to
22 Nonstop destinations



\$63.4B Economic Impact
100 Foreign Ports Served
100M Consumers Live Within 500 Mile Radius



About Rockefeller Group

Rockefeller Group is a leading U.S. real estate developer, owner and operator, dedicated to excellence in the built environment. The company has been known for nearly a century for projects that anticipate demand, transform skylines and improve lives, while creating economic and civic value. Our properties and developments promote growth and renewal in cities, neighborhoods and communities, delivering exceptional experiences and performance at home and at work. The Foreign Trade Zone Services division adds additional expertise in assisting companies to become involved with the US Foreign-Trade Zones Program.

The company currently has six million square feet of industrial under development across 16 projects with more than 38 industrial projects completed.

[Click here to learn more about Rockefeller Group](#)

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	10 MILES	20 MILES	30 MILES
POPULATION	179,665	401,871	872,599
DAYTIME POPULATION	102,394	185,313	415,378
LABOR FORCE	85,549	195,404	431,322
BACHELOR'S DEGREE OR HIGHER	34,123	72,244	194,064
BUSINESSES	6,570	11,893	29,112
AVERAGE HH INCOME	\$77,242	\$80,754	\$89,549

