



TYGER RIDGE LOGISTICS CENTER

PANATTONI'S UPSTATE SOUTH CAROLINA LOGISTICS PARK



PANATTONI®

1771 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

- ±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)

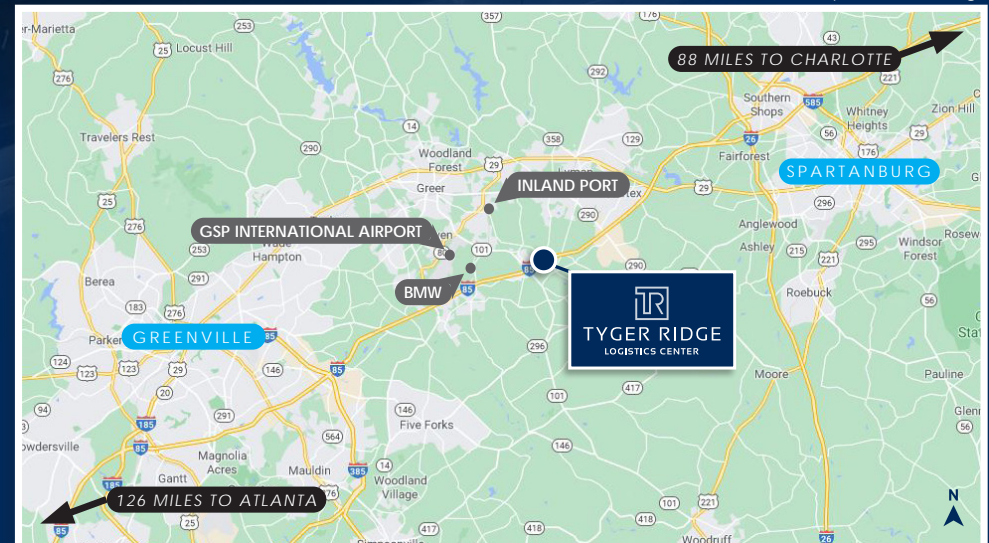


Located in Opportunity Zone



Delivered Q3 2024

*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		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



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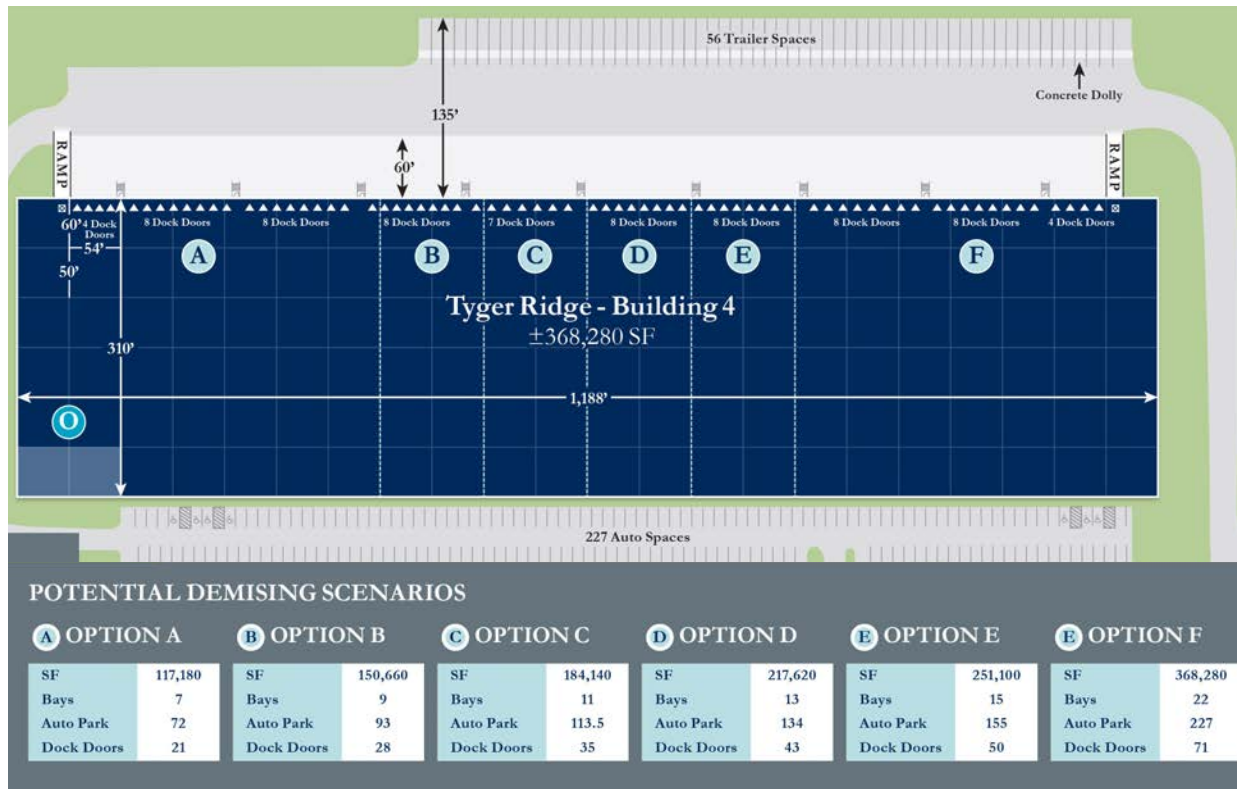
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BUILDING IV - SPECIFICATIONS



Building Size	368,280 SF
Building Dimensions	310' x 1,188'
Spec Office Space	2,050 SF
Load Type	Rear Load
Clear Height	32'
Column Spacing	50' x 54'
Speed Bay	60'
Dock Doors	71 (9' x 10')
Drive- In Doors	2 (12' x 14')
Sprinkler	ESFR
Auto Parking	227
Trailer Parking	56
Truck Court	135'

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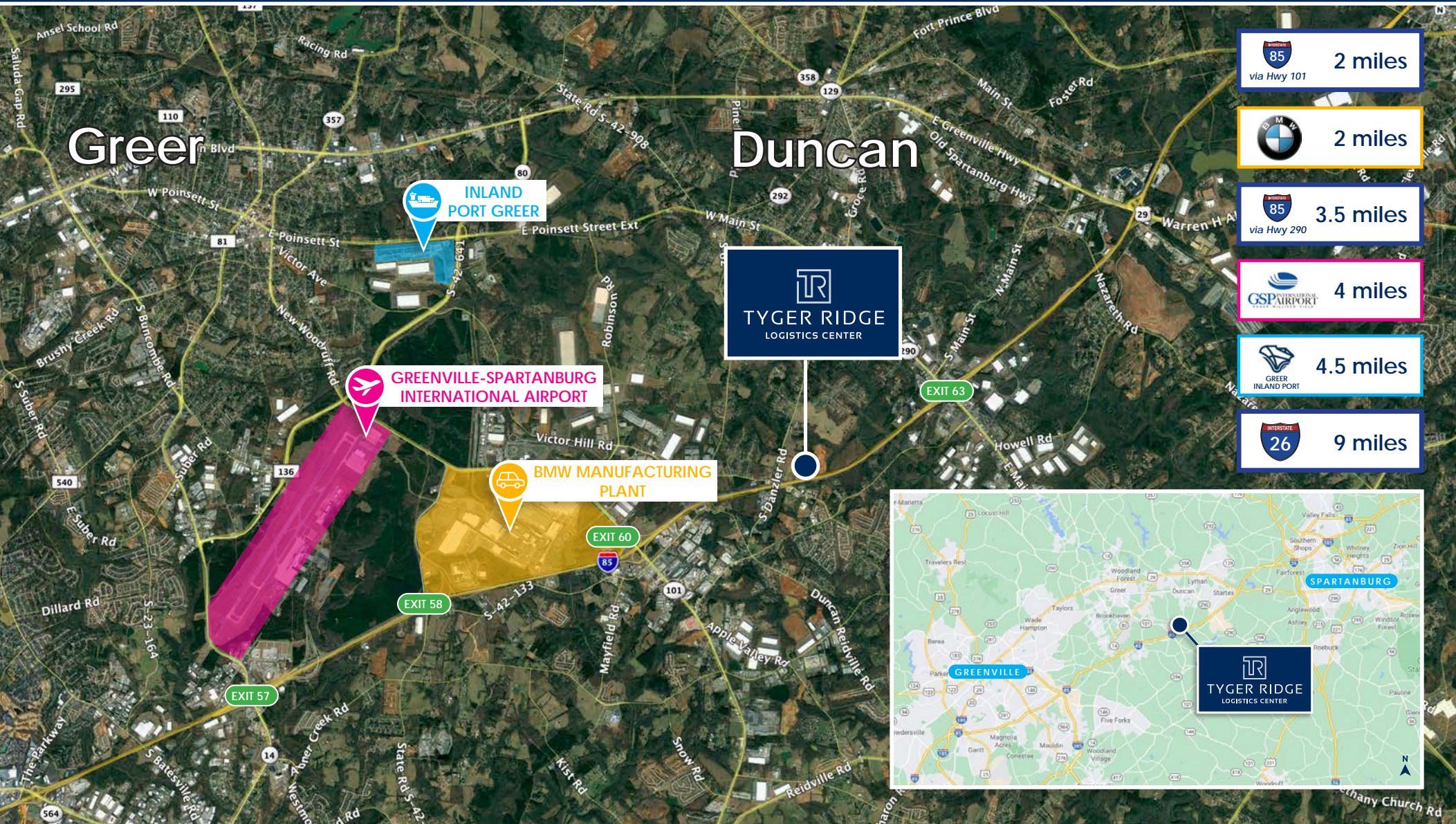
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LOCATION OVERVIEW



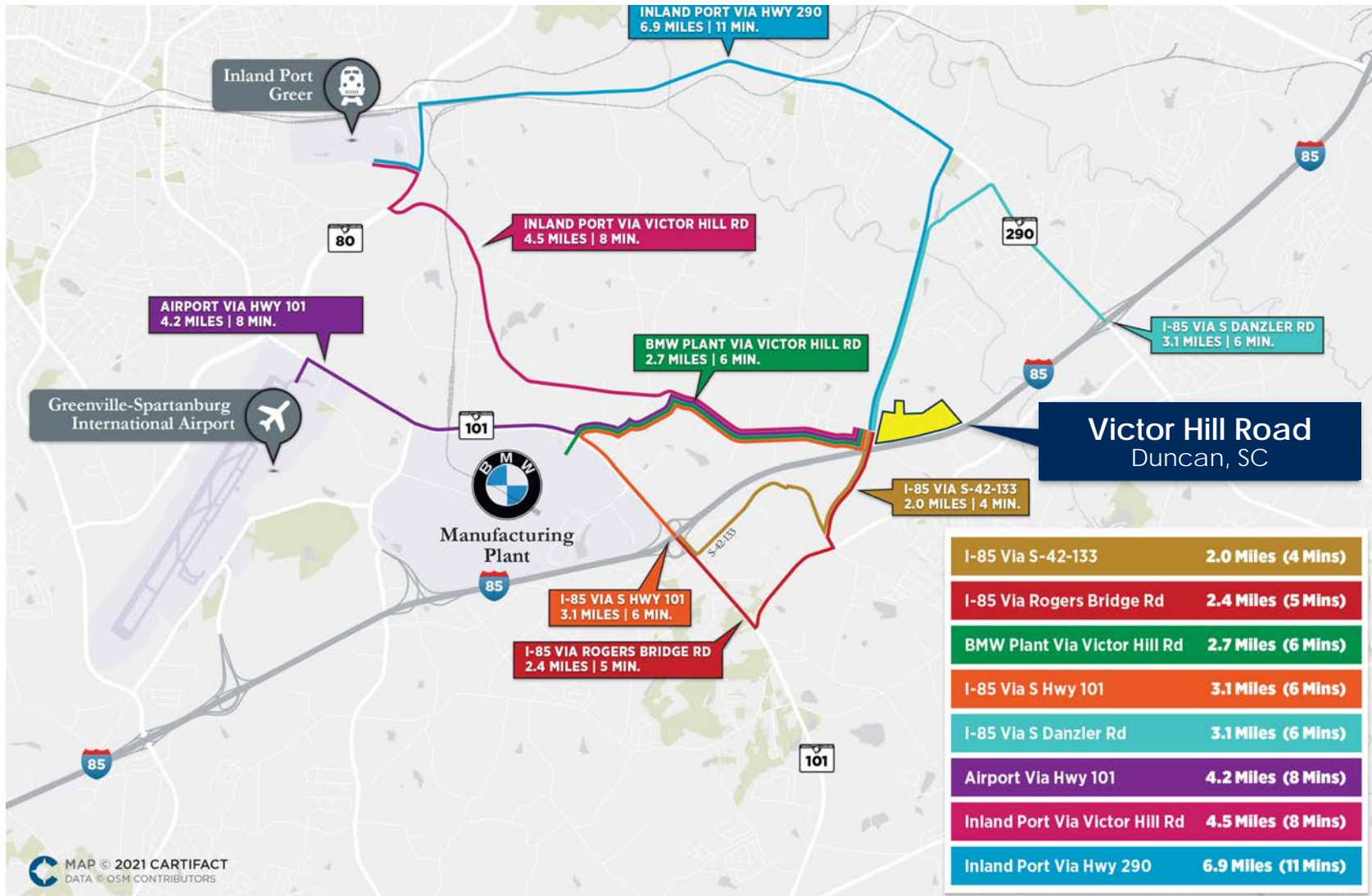
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LOCATION MAP



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WHY PANATTONI?

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

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