

# UPSTATE

TRADE CENTER



THE KEITH CORPORATION



# FOR LEASE

27.9 ACRE BUILD-TO-SUIT OPPORTUNITY

±294,000 SF | PAD READY

- Located on Bracken Rd & Augusta Rd (US Highway 25) in Greenville-Spartanburg, SC
- 27.9 acre ("Site 3") parcel within Upstate Trade Center, a 79.3 acre investment-grade park

## LEASING CONTACTS

### CHAD STEPP

Senior Vice President  
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### LEE ALLEN

Executive Managing Director  
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### KEVIN COATS

Executive Vice President  
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# THE OPPORTUNITY

## SITE 3- BUILD-TO-SUIT

SF	Status
±294,000	Pad ready

## BUILDING/SITE 1 - SPEC

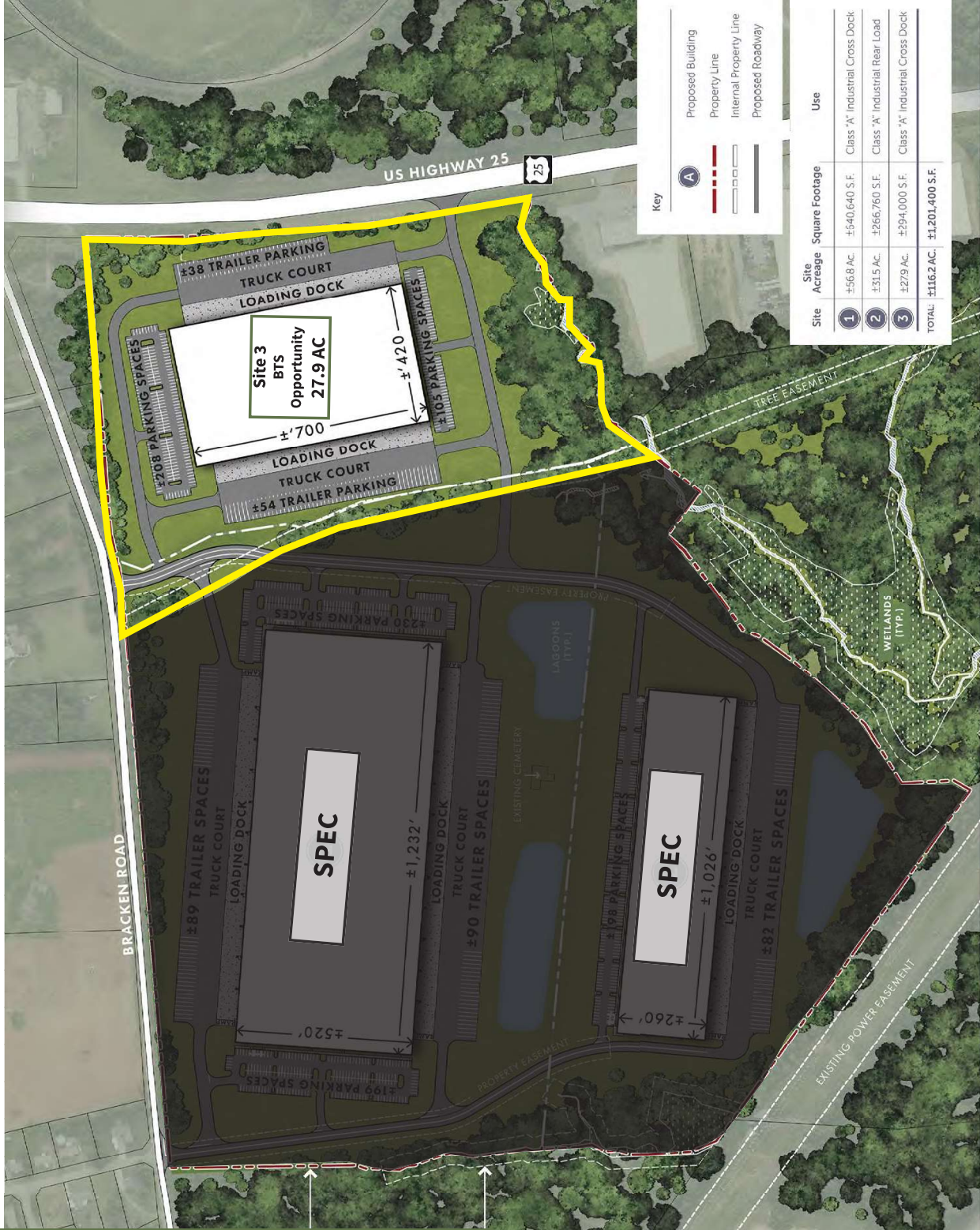
SF	Delivering
±640,667	Q4 2022

## BUILDING/SITE 2 - SPEC

SF	Delivering
±266,777	Q4 2022

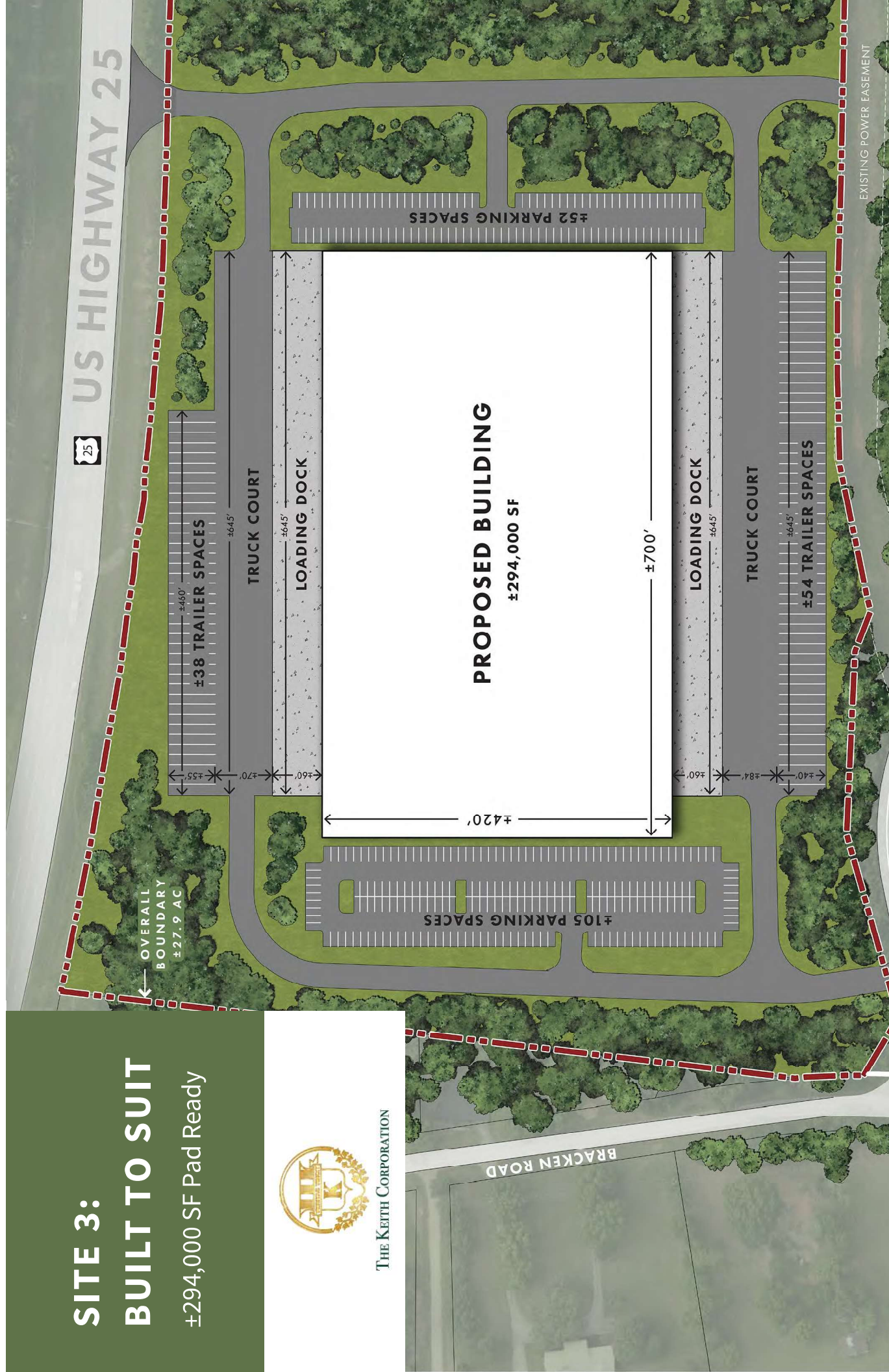


THE KEITH CORPORATION





±294,000 SF Pad Ready





# GREENVILLE, SC

COLUMBIA, SC

**100**  
MILES

CHARLOTTE, NC

**106**  
MILES

ATLANTA, GA

**140**  
MILES

CHARLESTON, SC

**210**  
MILES

SAVANNAH, GA

**254**  
MILES

POPULATION

**1,532,449**

WORKFORCE

**613,954**

Per Capita Income

**\$30,660**





A MAJOR EAST COAST INDUSTRIAL CENTER

## LAND - ONE-DAY TRUCK SERVICE REACHES 31% OF THE US POPULATION

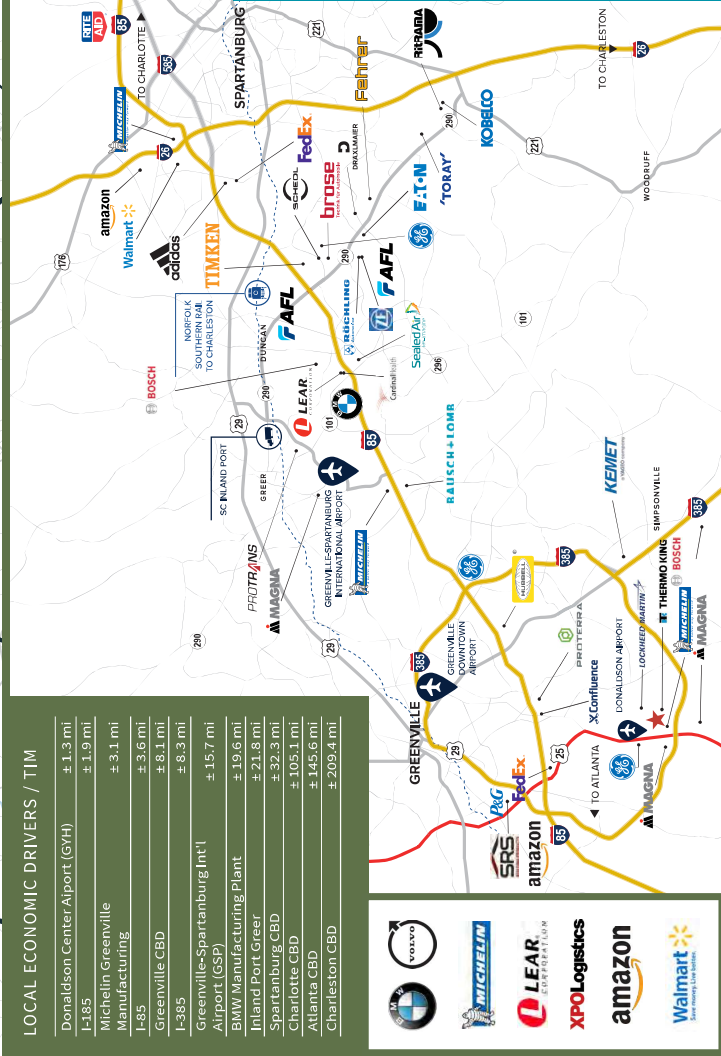
- AIR - ONLY SCHEDULES NONSTOP INTERNATIONAL AIR CARGO

- RAIL ACCESS

- SEA-DEEPEST SEA PORT IN THE SOUTHEAST

- ## GRID-GET PLUGGED IN

- 
- PRICE OF INDUSTRIAL ELECTRICITY**  
CENTS / KILOWATT HOUR (2023)
- | State | Price (Cents / Kilowatt Hour) |
|-------|-------------------------------|
| CT    | 16.18                         |
| DE    | 7.64                          |
| MA    | 37.50                         |
| MD    | 10.16                         |
| NH    | 16.40                         |
| NJ    | 12.40                         |
| RI    | 19.57                         |
| VT    | 12.11                         |
| DC    | 10.93                         |



LOCAL ECONOMIC DRIVERS / TIM		
Donaldson Center Airport (GVH)		± 1.3 mi
I-185		± 1.9 mi
Michelin Greenville Manufacturing		± 3.1 mi
I-85		± 3.6 mi
Greenville CBD		+ 8.1 mi
I-385		+ 8.3 mi
Greenville-Spartanburg Int'l Airport (GSP)		± 15.7 mi
BMW Manufacturing Plant		± 19.6 mi
Inland Port Greer		± 21.8 mi
Spartanburg CBD		± 32.3 mi
Charlotte CBD		± 105.1 mi
Atlanta CBD		± 145.6 mi
Charleston CBD		± 209.4 mi



# ABOUT THE DEVELOPER



## THE KEITH CORPORATION

**The Keith Corporation** is a privately held, full-service commercial real estate firm. Headquartered in Charlotte, NC, TKC has projects in 36 states, Mexico, Australia, Canada and the United Kingdom. Developing over \$3.6 billion worth of commercial real estate over the course of 400+ projects, totaling in excess of 44 million square feet for a highly diverse clientele, The Keith Corporation has developed a reputation based on expertise, accountability, and total client satisfaction on projects.

### THE KEITH CORPORATION CONTACT

#### **ALAN R. LEWIS**

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