

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

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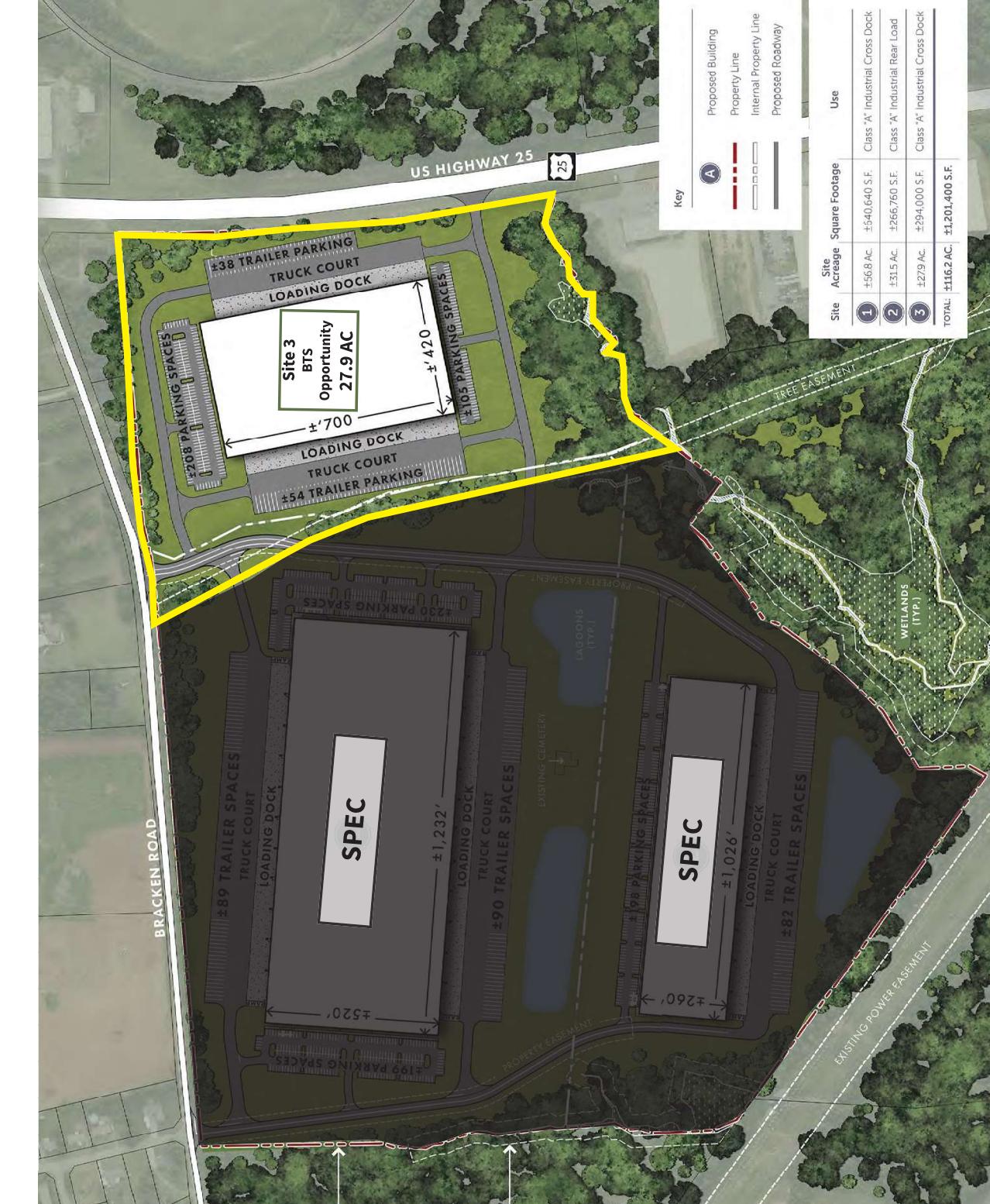
KEVIN COATS

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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

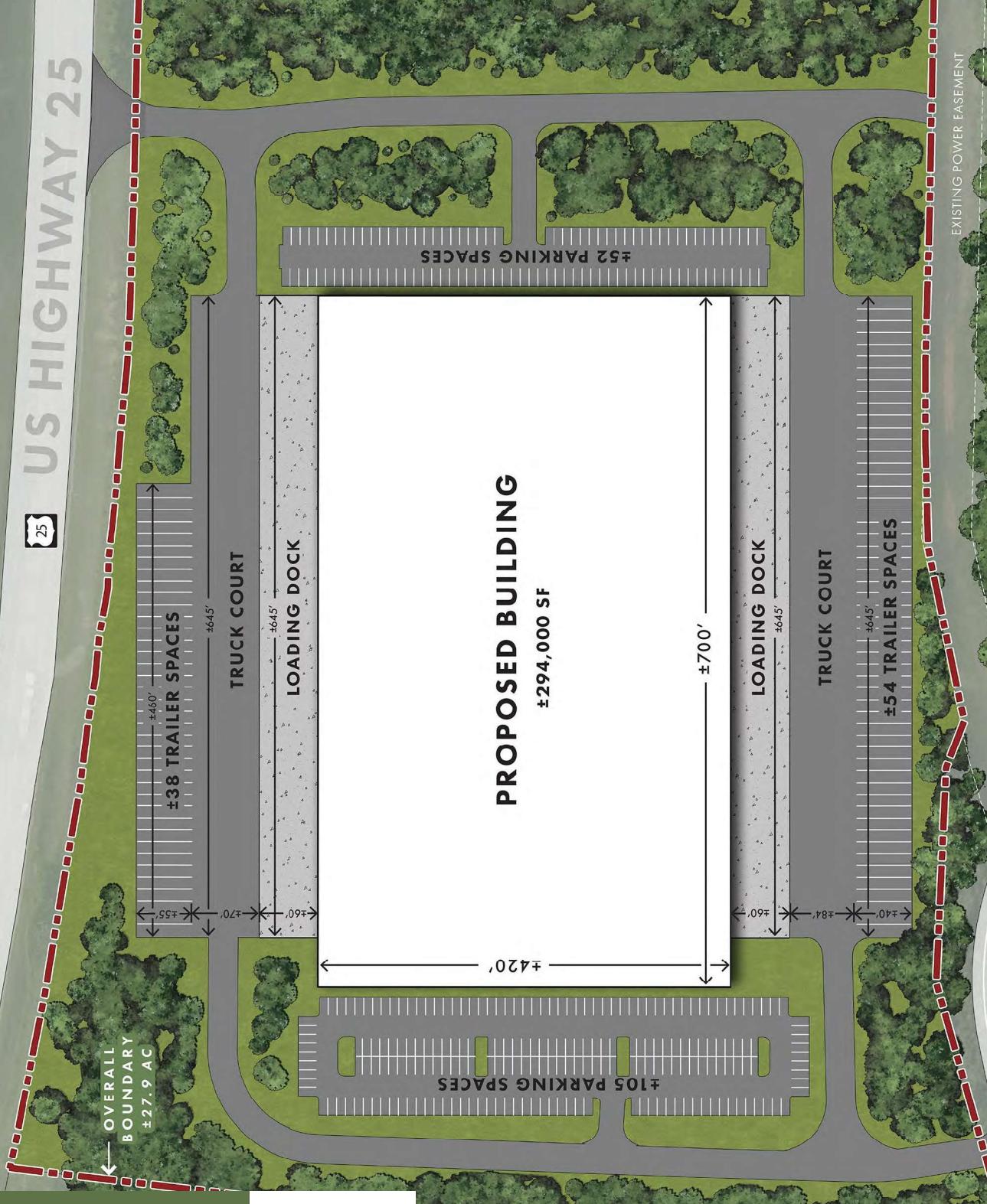


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**SITE 3:
BUILT TO SUIT**
±294,000 SF Pad Ready

25

US HIGHWAY 25



THE KEITH CORPORATION



GREENVILLE, SC

COLUMBIA, SC CHARLOTTE, NC
100 **106**
MILES MILES

ATLANTA, GA CHARLESTON, SC
140 **210**
MILES MILES

SAVANNAH, GA
254
MILES

POPULATION
1,532,449

WORKFORCE
613,954

Per Capita Income
\$30,660



TO GREENVILLE ▶

LOCKHEED MARTIN

DONALDSON CENTER
AIRPORT (GYH)

LOCKHEED MARTIN

CUSTOM GOODS

25

GE AVIATION

185

MICHELIN

TRANSPORTATION & MARKET ACCESS

A MAJOR EAST COAST INDUSTRIAL CENTER

Greenville-Spartanburg is centrally located along the Eastern Seaboard in between such metropolitan areas as New York City, Washington, DC and Charlotte, NC to the north and Atlanta and Miami to the south. The area is positioned along several major thoroughfares, which provide access to these metropolitan areas and others throughout the Southeast.

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

- Atlanta to the south and Charlotte, Raleigh-Durham and Richmond to the north
- I-26, the main southeasterly thoroughfare in South Carolina, connects the Greenville-Spartanburg MSA to Charleston, SC
- AIR - ONLY SCHEDULES NONSTOP INTERNATIONAL AIR CARGO**
 - 2nd-business airport in South Carolina and major air cargo shipping hub
 - Served by six (6) major passenger airlines and their regional affiliates
 - Local powerhouses such as FedEx and BMW ship large quantities of goods and component products via established footprints on-site
 - Plays an integral role for corporations evaluating where to locate operations
 - Recognized as the fastest growing small airport in the US

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- RAIL ACCESS
 - Inland Port Greer, located less than ten (10) miles from the Property, is essentially a marine terminal located 212 miles inland that directly serves over 100 Foreign Ports
 - 94 million consumers may be accessed via the direct rail connection provided by Norfolk Southern rail, enabling firms to quickly import and export goods
 - Since April 2021, the State of South Carolina has allocated over \$28 billion for an expansion of the Inland Port Greer due to unprecedented demand
 - In Q1 2022, the Inland Port of Greer handled over 9,301 rail moves alone, with a total of 77,345 rail moves thus far in fiscal year 2022
- SEA-DEEPEST SEA PORT IN THE SOUTHEAST
 - Three (3) hours from the Port of Charleston, the 5th-largest port in the country in terms of dollar volume of international shipments
 - Four (4) hours from the Port of Savannah, the 4th-busiest port in the nation
 - Six (6) hours from North Carolina's two largest ports, the Ports of Wilmington and Morehead City

GRID-GET PLUGGED IN

- The Palmetto state offers costs far below the national average with a diverse source of nuclear, hydroelectric, coal and solar sources feeding our grids



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

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