



**FOR MORE INFORMATION,
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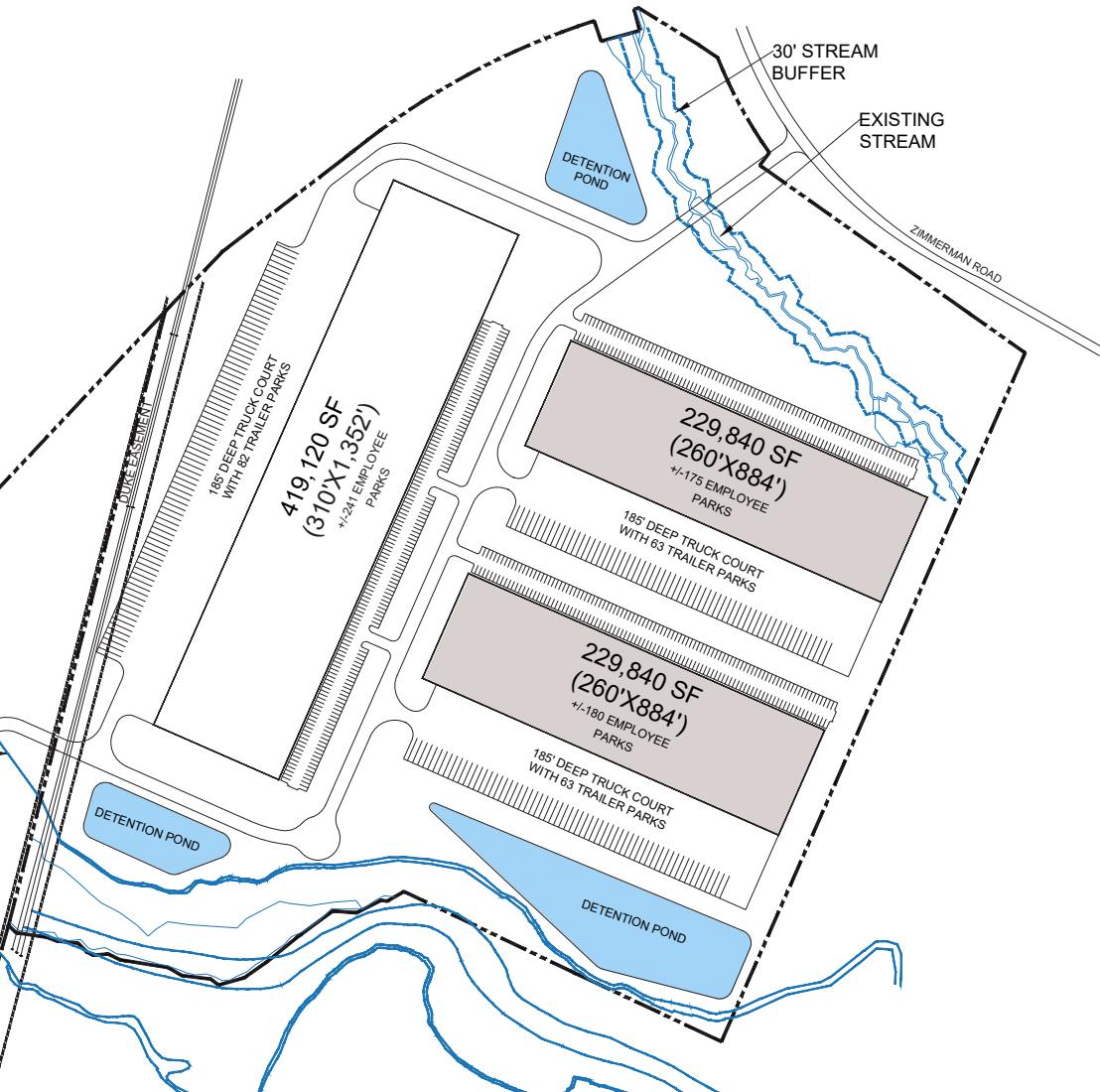
±30,000 SF TO ±229,840 SF AVAILABLE

ZIMMERMAN ROAD, SPARTANBURG, SC 29303

REALTYLINK
LLC

 CUSHMAN &
WAKEFIELD

PHASE ONE BUILDINGS ONE AND TWO OVERVIEW



- Location at I-85 and I-26 Intersection
- Visibility Along the I-85 Corridor
- Close Proximity to the Inland Port, GSP, BMW, Michelin and other large manufacturers
- Glass Store Front Entrances

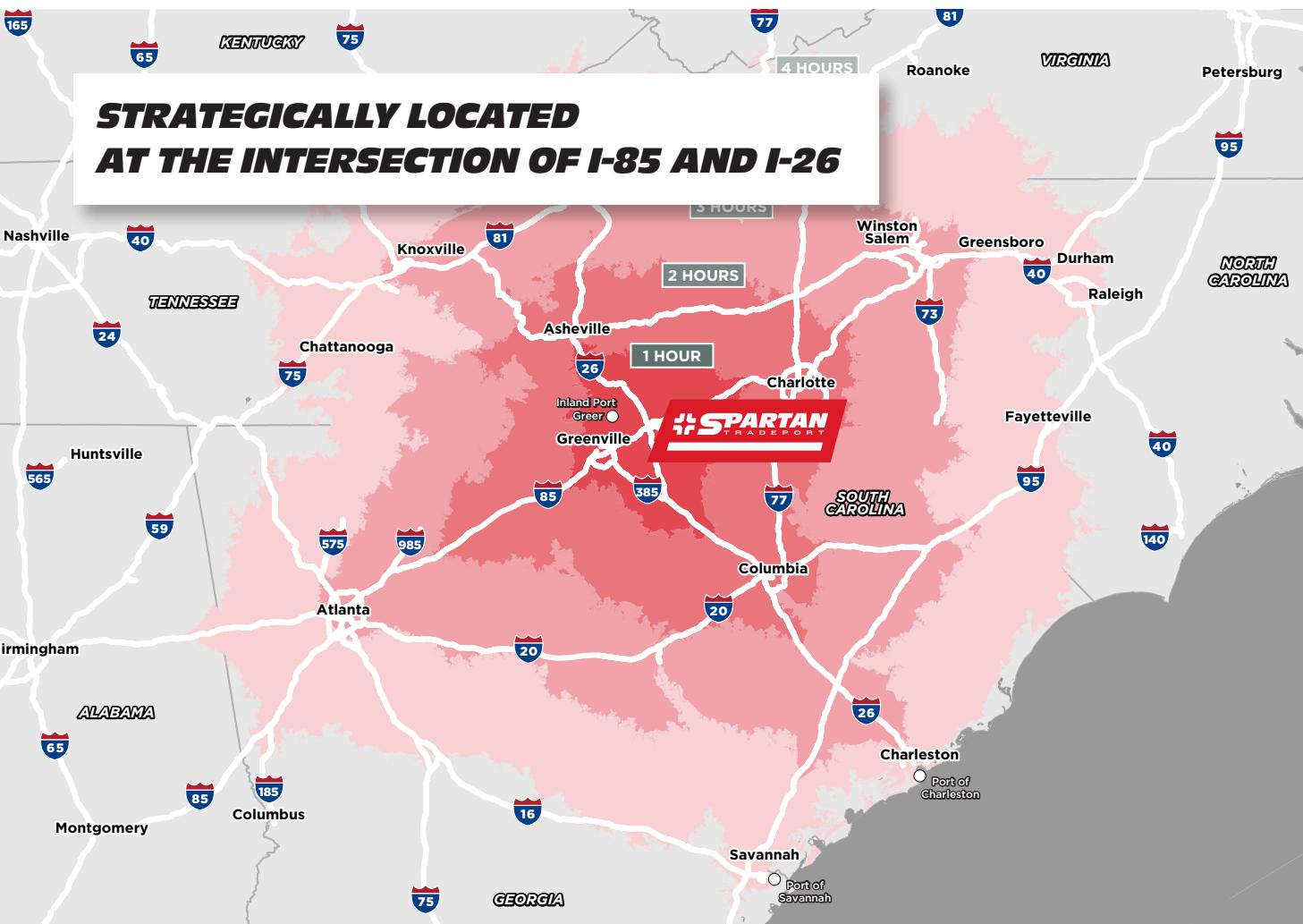
PHASE ONE

| | |
|-----------------------|---|
| Building 1 | 229,840 SF |
| Building 2 | 229,840 SF |
| Clear Height | 34' |
| Walls | Tilt-Up Concrete |
| Lighting | LED |
| Fire Protection | ESFR |
| Floors | 6" Reinforced Concrete Slab 6000 PSI |
| Parking Spaces | 316 Total Employee Spaces (135 Building 1 181 Building 2) |
| Drive-in Doors | 4 Total (2 Per Building) |
| Dock Doors | 58 Total (28 Per Building with Additional 32 Option with 16 Per Building) |
| Trailer Spaces | 130 Total (65 Per Building) |
| Telecommunication | Spectrum |
| Main Sewer | 8", SSSD |
| Water Main | 8", Spartanburg Water |
| Power | 800 AMP 277/480V 8000 AMP Capacity (Duke Energy) |
| Concrete Dolly Pad | 10' |
| Interior Bays | 52' W x 50' D |
| Speed Bays | 52' W x 60' D |
| Roof | 45 MIL Mechanically Fastened TPO |
| Truck Court: | 185' |
| Concrete Trailer Pads | 55' |

PREMIER INTERSTATE ACCESS



STRATEGICALLY LOCATED



AIRPORTS

GSP INTERNATIONAL: 14 Minutes

CLT INTERNATIONAL: 66 Minutes

CHS INTERNATIONAL: 160 Minutes

ATL INTERNATIONAL: 191 Minutes



PORTS

INLAND PORT GREER: 20 MINUTES

PORT OF CHARLESTON: 180 MINUTES

PORT OF SAVANNAH: 210 MINUTES



INTERSTATES

INTERSTATE 26: 3 MINUTES

INTERSTATE 85: 4 MINUTES

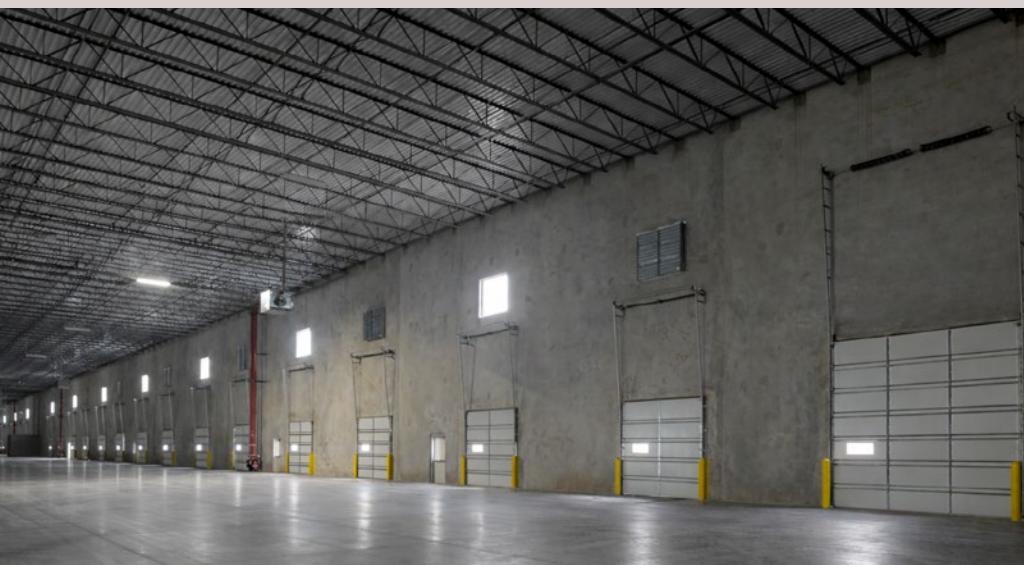
INTERSTATE 95: 140 MINUTES

IN GOOD COMPANY

By choosing Spartanburg, SC, you position your industrial building for success in a competitive, supportive, and strategically located market



READY FOR OCCUPANCY





ABOUT THE DEVELOPER

RealtyLink, LLC founded in Greenville, South Carolina in 1998, is a full-service real estate development company. Developments across the company include grocery-anchored shopping centers, single tenant build-to-suit, multi-family, industrial, self-storage, and mixed use.

When you work with RealtyLink, you work with experienced real estate professionals who provide single-source project management. We have the in-house resources to deliver your project on time and within an agreed-upon budget.

As one of the Nation's top real estate developers, RealtyLink is the partner you can trust with all your development and property management needs.

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