



For Sublease
\$4.93/SF NNN*
 (terms through 7/30/26)

*Represents below marketing pricing.



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Ft. Prince

COMMERCE CENTER



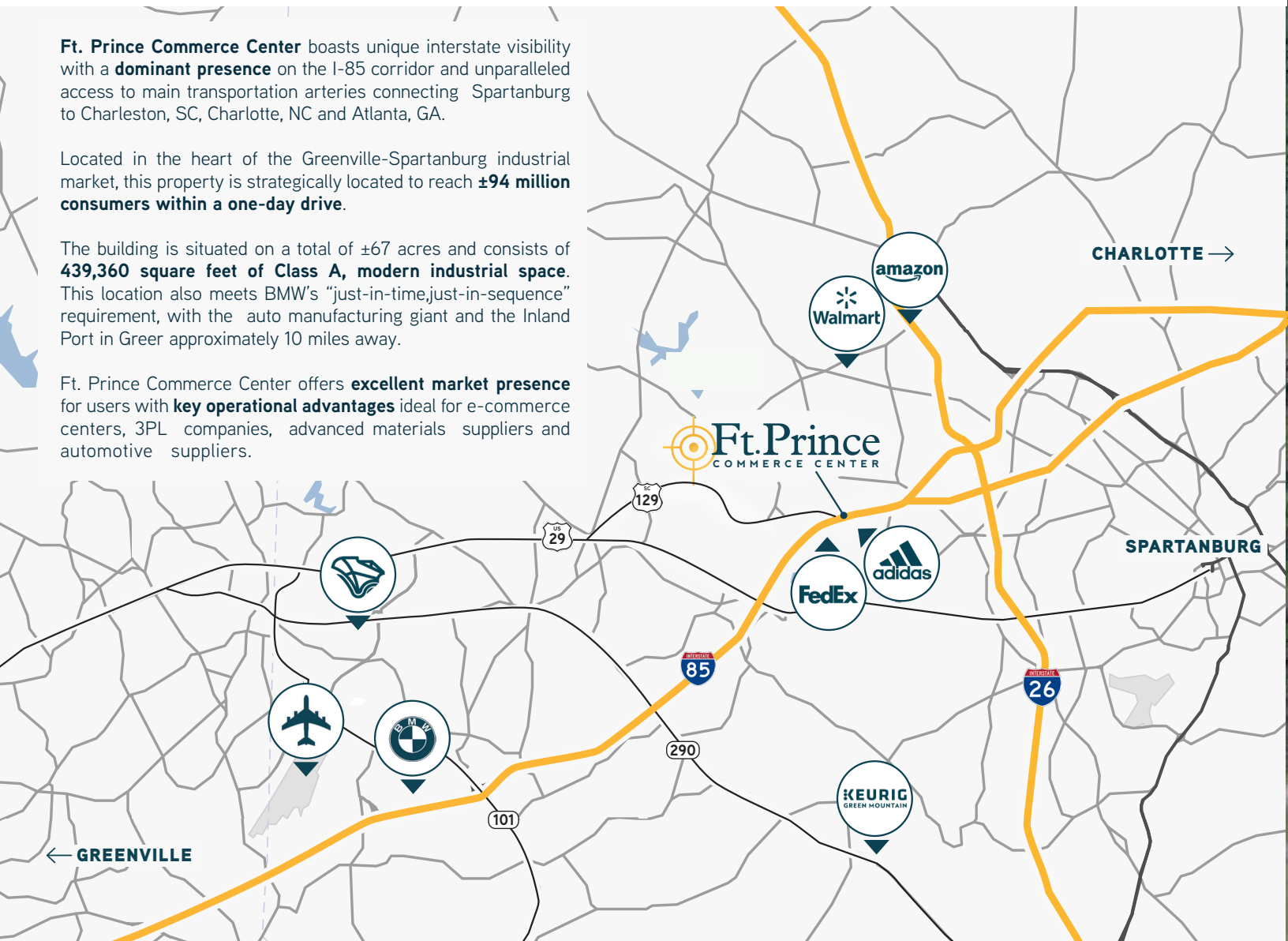
CLASS A INDUSTRIAL | 200 FORT PRINCE RD, WELLFORD, SC 29385

Ft. Prince Commerce Center boasts unique interstate visibility with a **dominant presence** on the I-85 corridor and unparalleled access to main transportation arteries connecting Spartanburg to Charleston, SC, Charlotte, NC and Atlanta, GA.

Located in the heart of the Greenville-Spartanburg industrial market, this property is strategically located to reach **±94 million consumers within a one-day drive**.

The building is situated on a total of **±67 acres** and consists of **439,360 square feet of Class A, modern industrial space**. This location also meets BMW's "just-in-time, just-in-sequence" requirement, with the auto manufacturing giant and the Inland Port in Greer approximately 10 miles away.

Ft. Prince Commerce Center offers **excellent market presence** for users with **key operational advantages** ideal for e-commerce centers, 3PL companies, advanced materials suppliers and automotive suppliers.





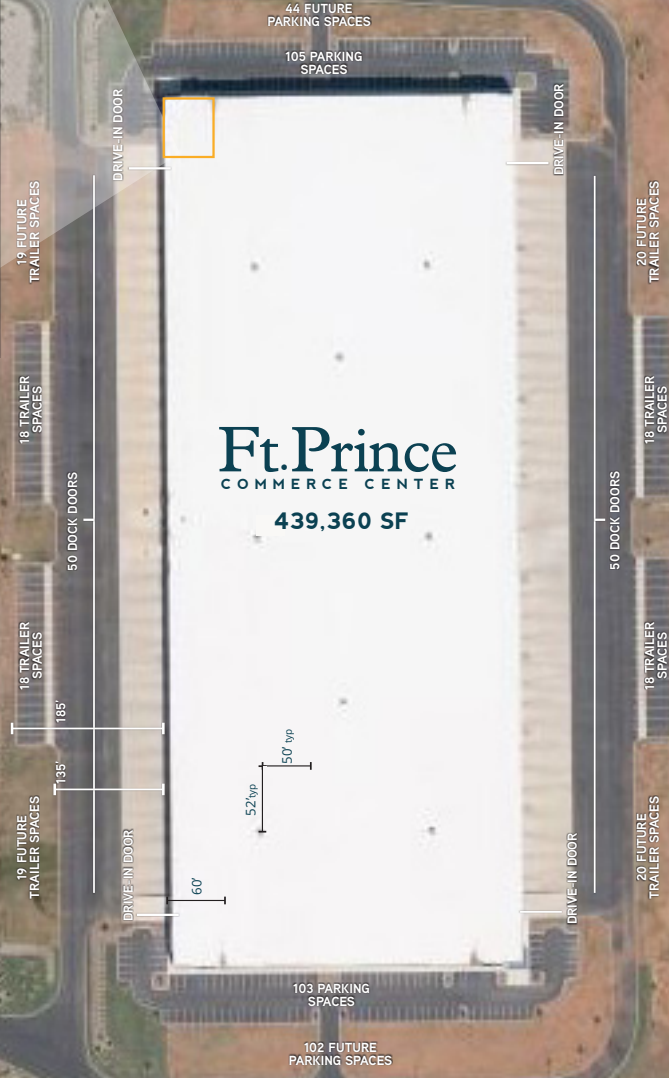
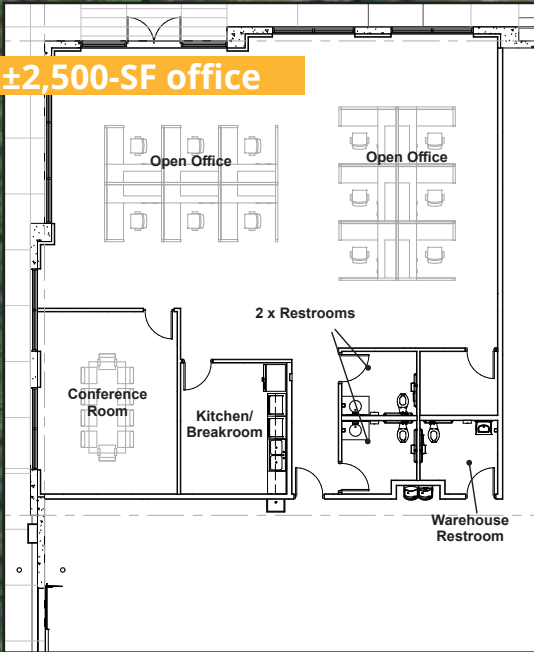
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BUILDING SPECS

For Sublease	\$4.93/SF (terms through 7/30/26)	Dock Doors	One hundred (100) 9' x 10' Dock Doors
Building Size	439,360 Square Feet Cross-Docked Building	Drive-in Doors	Four (4) 12' x 14' Drive-in Doors
Column Spacing	50' x 52' Spacing; 60' Speed Bays	Roofing	45mil Double-ply White TPO 15 year NDL
Clear Height	36' clear	HVAC	Integrated Rooftop Fans & Wall Louvres (1 air change per hour). Rooftop-Mounted Heaters
Auto Parking	208 parking spaces; expandable to 354	Fire Protection	ESFR Sprinkler System
Trailer Parking	72 spaces; expandable to 150	Office	±2,500-SF spec office w/ restrooms
Exterior Walls	Tilt Wall Concrete Panels	Lighting	LED Fixtures
Slab Construction	7" Unreinforced Slab on Stone Base	Windows	Clerestory Windows
		Customs Compliance	C-TPAT & Foreign Trade Zone Ready



±2,500-SF office



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KEY LOGISTICS

I-85	0.4 miles
I-26	2.6 miles
Spartanburg, SC	8 miles
Greenville, SC	25 miles
Atlanta, GA	168 miles
Charlotte, NC	78 miles
Savannah, GA	250 miles
SC Inland Port	11 miles
Port of Charleston	207 miles

GSP International Airport	11.4 miles
Charlotte Douglas International Airport	71 miles
BMW	9.5 miles
FedEx Freight	10 miles
FedEx Air Freight	11 miles
FedEx Ground	0.6 miles
UPS Freight	18 miles



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