



# TYGER RIDGE LOGISTICS CENTER

PANATTONI'S UPSTATE SOUTH CAROLINA LOGISTICS PARK



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Victor Hill Rd, Duncan, SC (Greenville-Spartanburg MSA)

## PROJECT HIGHLIGHTS

### MULTI-BUILDING LOGISTICS PARK

#### Building I

- ±498,960 SF (640'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 (240'x1026')
- 58 Docks & 2 Drive In Doors
- 52 Trailer parking spaces
- 218 Employee parking spaces

#### Building III - LEASED

- ±135,200 SF (240'x520')
- 27 Docks & 2 Drive In Doors
- 30 Trailer parking spaces
- 114 Employee parking spaces

#### Building IV - LEASED

- ±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

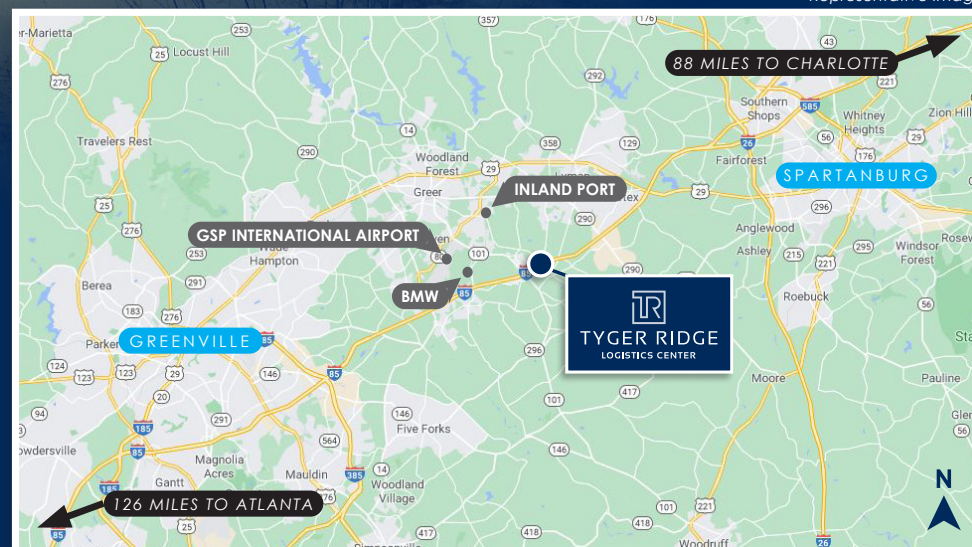


Delivered 2024



VIEW PROPERTY VIDEO

\*Representative Image





# SITE PLAN



Sewer:  
Lyman Sewer District



Water:  
SJWD Water District



Power:  
Duke Energy



Natural Gas:  
Greer CPW

## BUILDING I

### SPECIFICS KEY

↑ 40'	Clear Height
▲ 84	Dock Doors
⊠ 4	Drive-In
🚗 221	Auto Spaces
🚚 94	Trailer Spaces

## BUILDING II

### SPECIFICS KEY

↑ 32'	Clear Height
▲ 58	Dock Doors
⊠ 2	Drive-In
🚗 218	Auto Spaces
🚚 52	Trailer Spaces

## BUILDING III - LEASED

### SPECIFICS KEY

↑ 32'	Clear Height
▲ 27	Dock Doors
⊠ 2	Drive-In
🚗 114	Auto Spaces
🚚 30	Trailer Spaces

## BUILDING IV

### SPECIFICS KEY

↑ 32'	Clear Height
▲ 71	Dock Doors
⊠ 2	Drive-In
🚗 227	Auto Spaces
🚚 56	Trailer Spaces



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# BUILDING I - SPECIFICATIONS



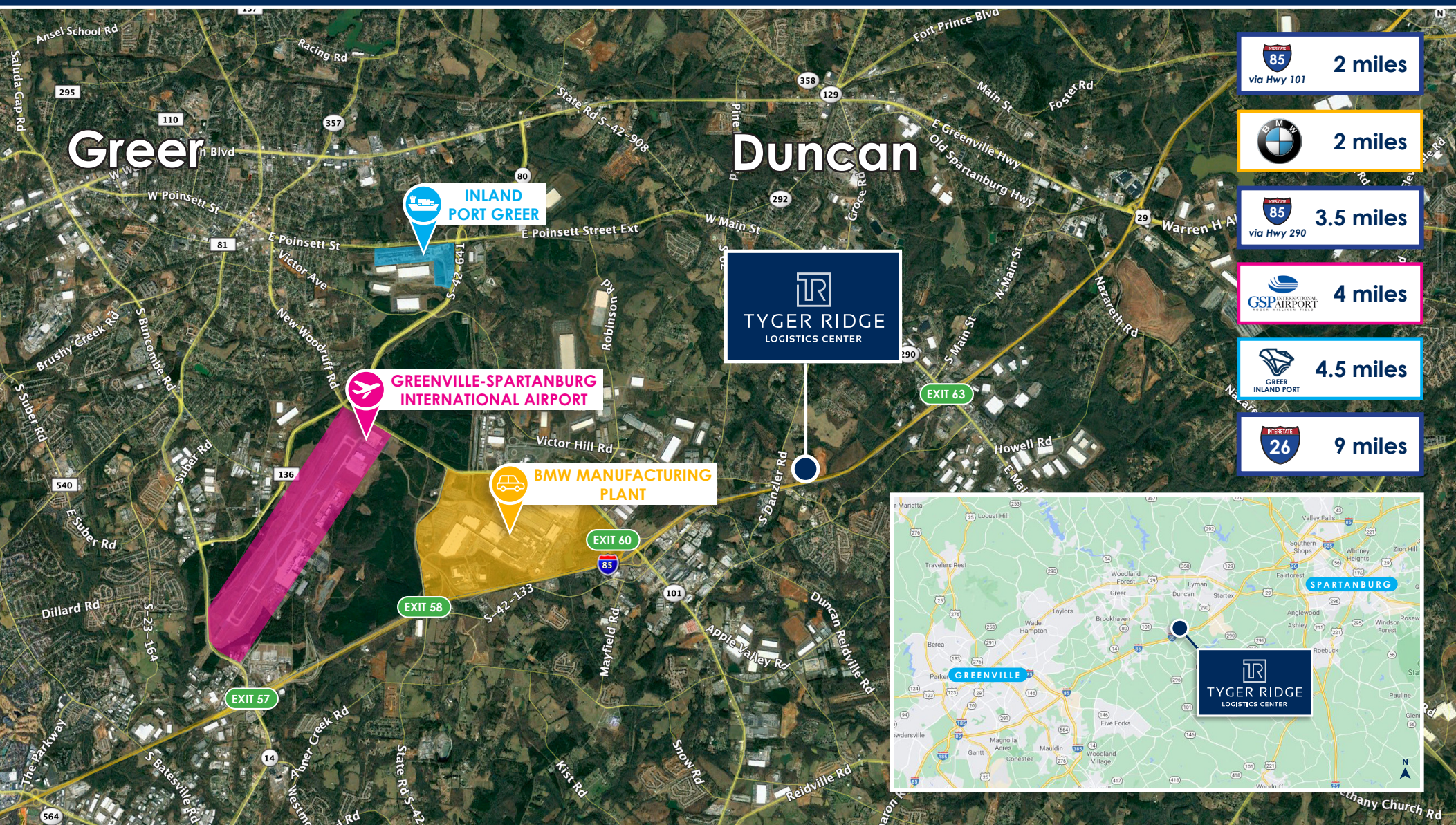
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## LOCATION OVERVIEW



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# WHY UPSTATE, SC?

The Greenville-Spartanburg area is the most active business district in South Carolina. With a host of businesses and central Southeast connectivity, the area is home to 1.6M People and some of the Southeast's largest companies.

## UPSTATE, SOUTH CAROLINA BY THE NUMBERS

**1.6MM**

Total  
Population

**0.6%**

Projected Annual  
Population Increase

**23%**

of Population  
are Millennials

**732k**

Labor  
Force

**4.1%**

Unemployment  
Rate

**8.9MM SF**

Industrial Development  
Under Construction

## RECENT MAJOR CORPORATE RELOCATIONS & EXPANSIONS



**\$24.8MM Investment**  
227 Jobs



JIDA INDUSTRIAL SOLUTIONS

**\$4.5MM Investment**  
78 Jobs (Relocation)

**fitesa**

**\$100MM Investment**  
40 Jobs (Expanding)



**\$150MM Investment**  
1,000 Jobs



**\$31MM Investment**  
300 Jobs

## NOTABLE UPSTATE HQs & CORPORATIONS



## EXCELLENT INFRASTRUCTURE

### PORTS

#### Inland Port Greer

- Overnight rail from Charleston, SC
- 13 of 15 top container lines
- <60 min average two way truck turn
- 500 ton barge crane
- 29 days from Shanghai to Atlanta
- \$2.6B in planned CAPEX

#### Accessibility to Port of Charleston

### AIR

#### Greenville Downtown Airport (GUM)

- The busiest general aviation airport in SC
- More than 48,000 take-off and landings each year

#### GSP International Airport

- Serves 2.3M passengers per year via 6 major airlines
- Transports nearly 60,000 tons every year
- Home to a 120,000 SF FedEx facility

## ROADS & INTERSTATES

Accessible via  
Interstates 85, 26 and 385 &  
US Hwys 25, 29, 123 and 276

#### In a 1-day Truck Drive:

- 107MM of the US Population
- Charlotte, Atlanta, Charleston, Washington D.C., Nashville, Baltimore, Louisville, Indianapolis and Pittsburgh

## RAIL

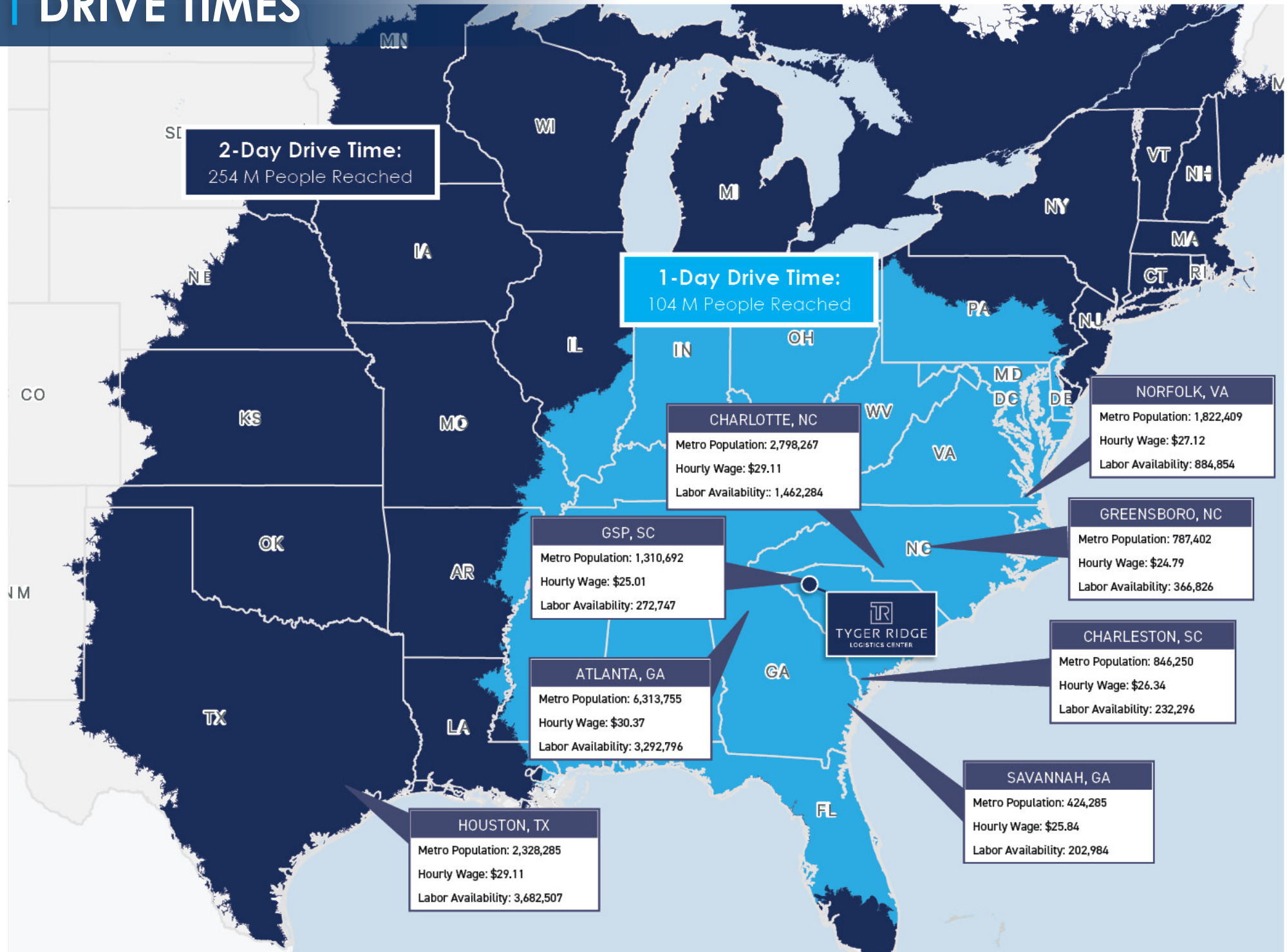
#### Two Major Commercial Railroads:

- Norfolk Southern &
- CSX Corporation

#### Amtrak Passenger Rail to Many Major Cities



# DRIVE TIMES











# WHY PANATTONI?

37 Years | 65 Offices | 625 Million SF Developed | 2,500 Clients

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