

# HUNTER INDUSTRIAL SITE BUILDING A

1200 COMMERCE BLVD. LAURENS, SC

CROSS-DOCK FACILITY | MOVE-IN READY



**NAI** Earle Furman

 **LAURENS COUNTY**  
Development Corporation  
SOUTH CAROLINA, USA

**HUNTER**  
INDUSTRIAL  
*Park*

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DRONE VIDEO**

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## BUILDING SPECIFICATIONS

**SIZE:**



±621,468 SF

**ACRES:**



±72.90

**CLEAR HEIGHT:**



40'

**BUILD:**



Concrete Tilt-Up Panels

**DOORS:**



136 Dock-High Doors

**SPEED BAY:**



60'

## UTILITY INFORMATION

### WATER:

Laurens Commission of Public Works  
12" Line  
400,000 Gallons Per Day

### WASTEWATER:

Laurens Commission of Public Works  
8" Line onsite can handle ±430,000 GPD  
10" Line at connection point w/ 600,000 GPD capacity  
Gravity to treatment plant-no pump station involved  
Wastewater Treatment Plant Capacity – 3M Gallons Per Day

### POWER:

Laurens Commission of Public Works  
50 Megawatt Substation & 100 kV Transmission Line  
50 MW can be allocated to building

### NATURAL GAS:

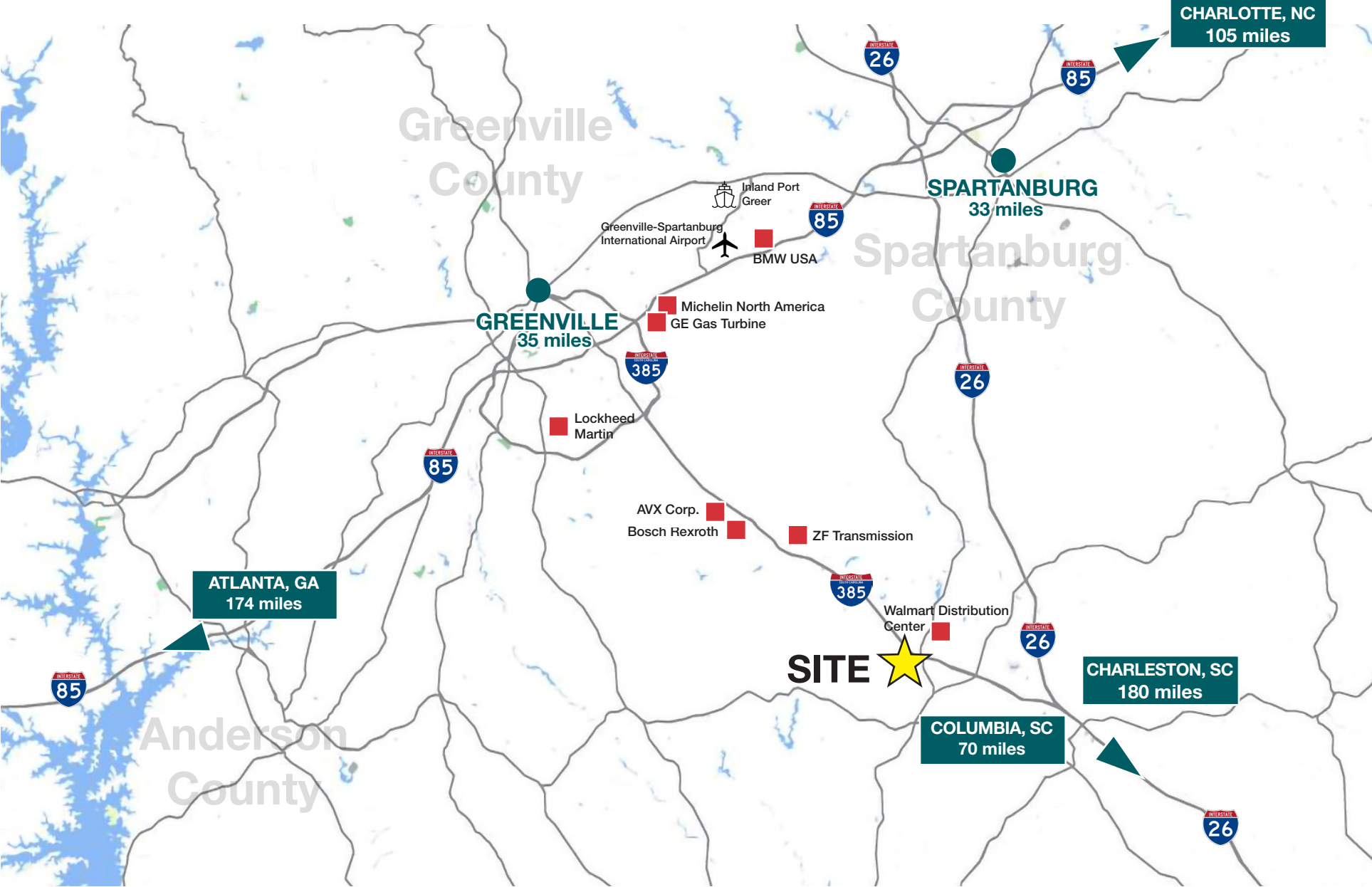
Laurens Commission of Public Works  
6" High Pressure Pipeline  
20M Cubic Feet Per Day

### FIBER:

Piedmont Rural Telephone Company (PRTC)

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## LOCATION OVERVIEW



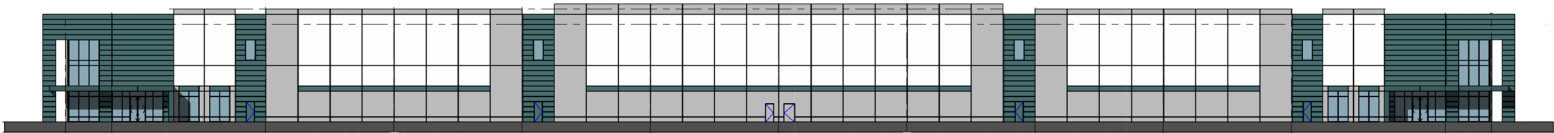


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# LOCATION OVERVIEW





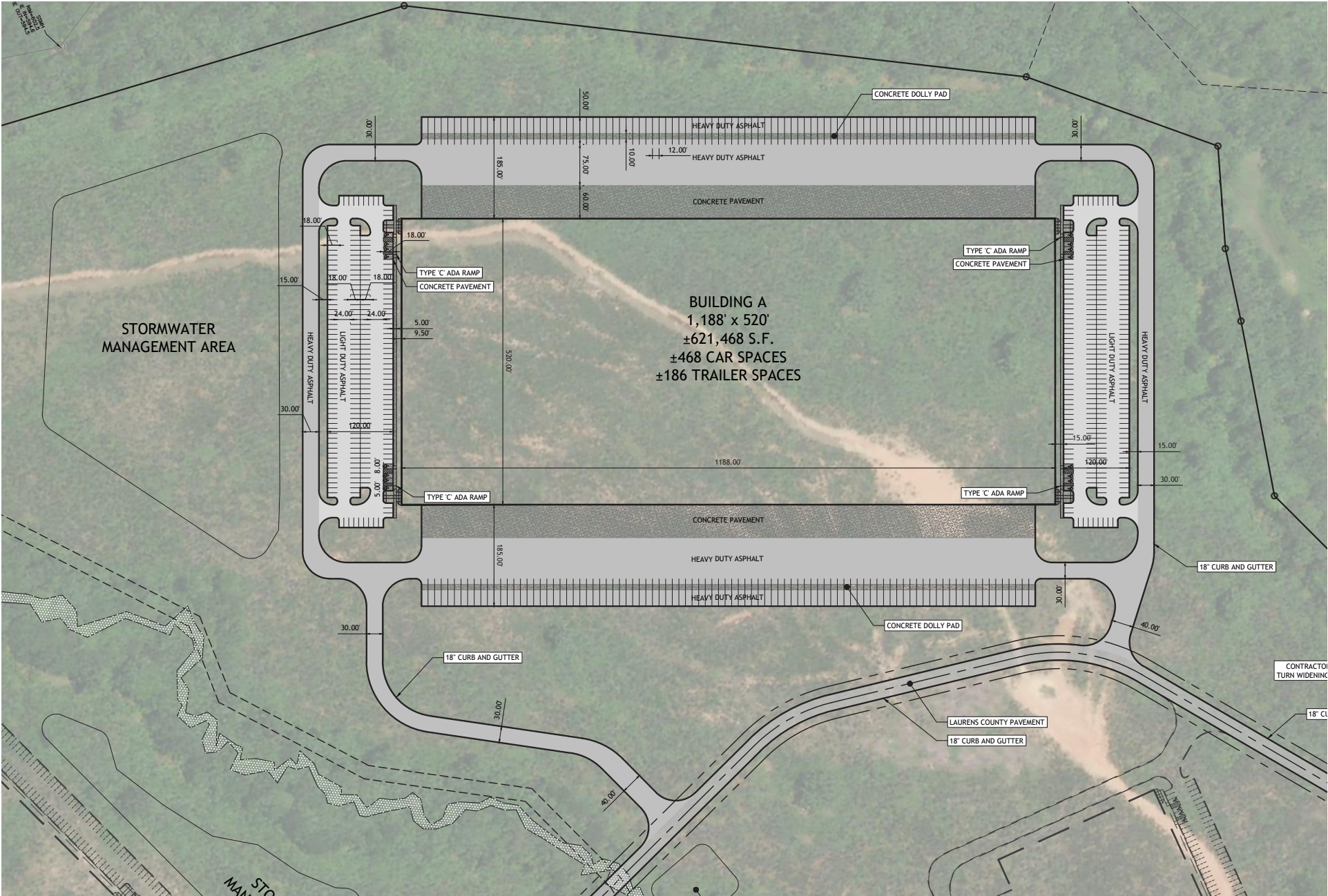


LOCATION	Hwy. 221 at I-385 Laurens, SC
CONFIGURATION	Cross-dock
DOCK POSITIONS	136 standard 9'x10' dock positions 68 (west side) / 68 (east side)
DOCK EQUIPMENT	Standard uninsulated door with peep window / Z-guards only. No bullnose canopy. 13 pit levelers.
DRIVE-IN DOORS	4 drive-in doors
TRUCK COURT DEPTH	185' with trailer storage
LOADING DOCK APRON	60' Concrete
TRUCK DRIVE AISLES	30' wide heavy-duty asphalt
TRAILER PARKING	±186 trailer spaces
AUTO PARKING	239 auto spaces provided   234 future available
CLERESTORY	±48 5'x5' windows additional KOs provided
PAINT	Painted exterior walls - 4 color textured; no interior
EXTERIOR LIGHTING	Perimeter leased site lighting LED wall packs and soffit lighting



# HUNTER INDUSTRIAL SITE BUILDING A

# SITE PLAN





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# BUILDING SPECIFICATIONS — INTERIOR

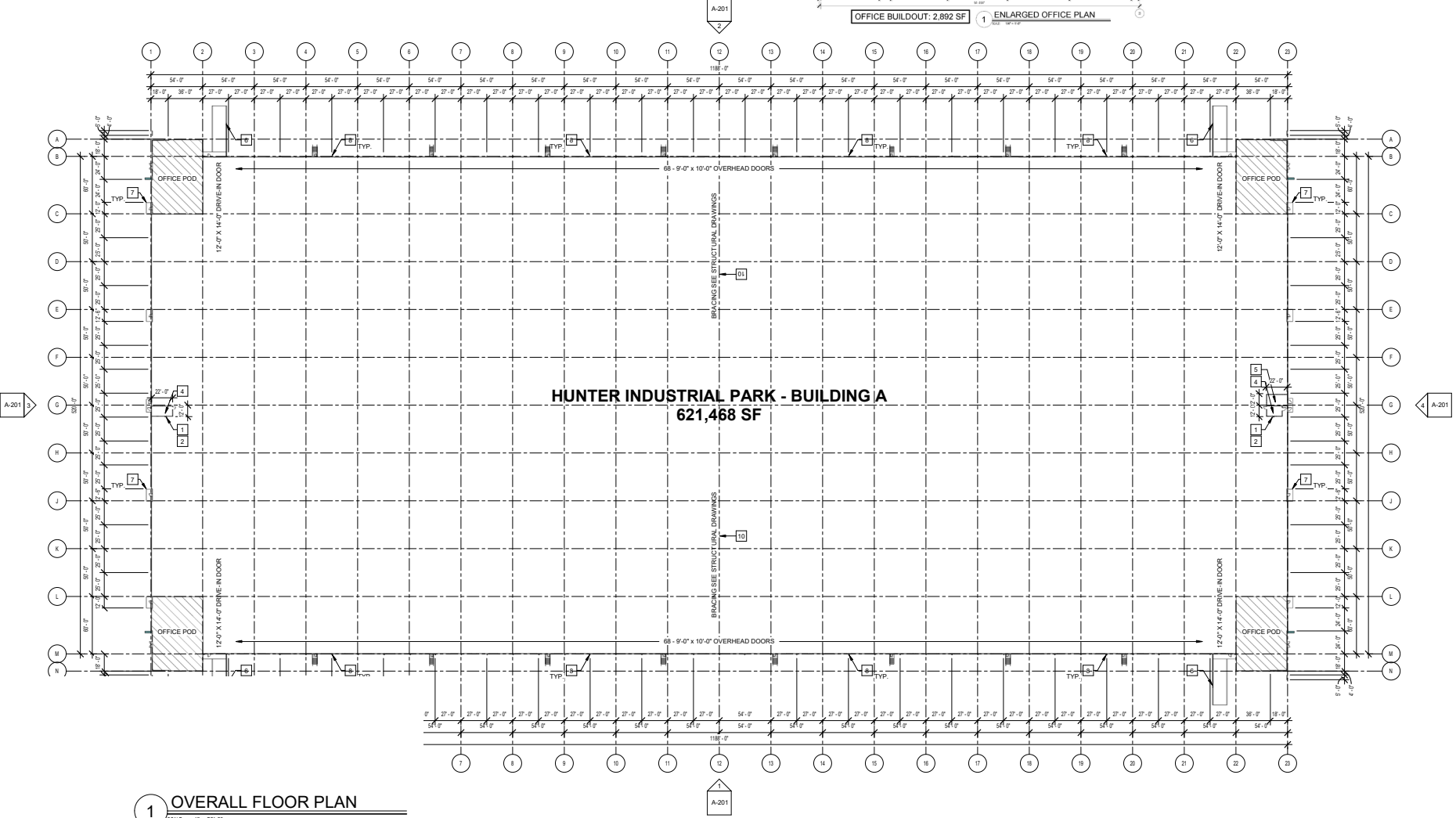
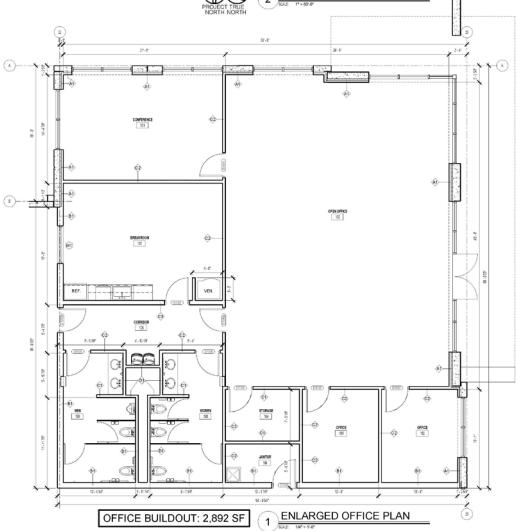
BUILDING LENGTH	520'
BUILDING DEPTH	1,188'
COLUMN SPACING	50' x 54' (typical)
SPEED BAYS	60'
CLEAR HEIGHT	40' at first column line
SLAB	7" 4,000 psi unreinforced 10 mil vapor barrier Sealed with Ashford Floor Hardner
ROOF	45 mil TPO single-ply R-20 insulation; 15-year warranty
OFFICE/STOREFRONT	Glass office entry feature at each corner Office expansion KOs provided on NE and SE corners
SPEC OFFICE	2,892 SF
FIRE PROTECTION	ESFR
INTERIOR LIGHTING	30 FC LED Lighting provided
AIR CHANGES	0.5 ACH
HEATING/GAS	Gas-fired unit heaters Freeze protection only
ELECTRIC	4000 amps; 277/480 volt; 3-phase oversized electrical room with conduit for future service





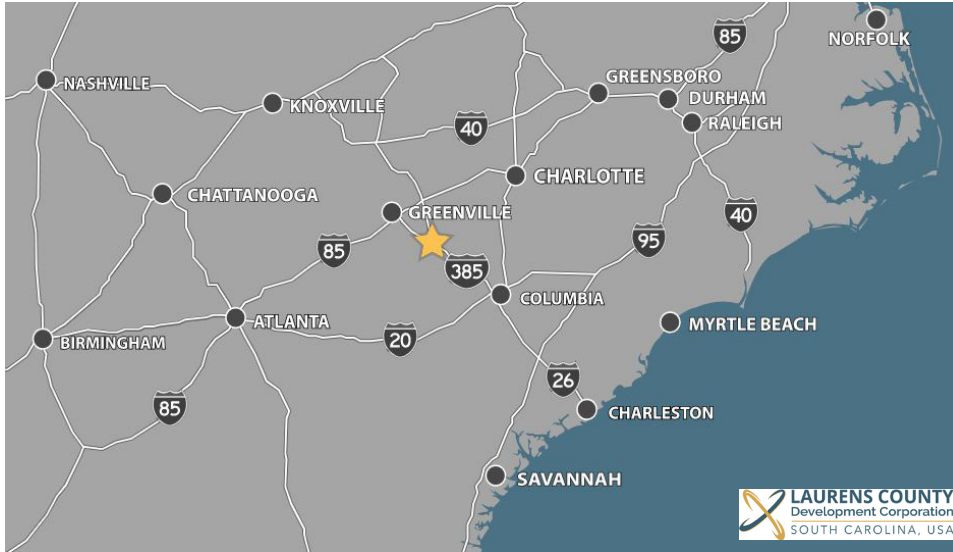
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# FLOOR PLAN



1 OVERALL FLOOR PLAN  
SCALE: 1" = 50'-0"

### LAURENS COUNTY



#### STRATEGICALLY CENTERED LOCATION

Less than 40 miles from Greenville, less than an hour and a half from Columbia, just 2 hours from Charlotte, 3 hours from Atlanta and only 4 hours from Chattanooga. Multimodal options amplify location advantages with speed, convenience and exceptional cost-effectiveness, allowing operations to build a supply chain with the precision and power to answer all transit needs and profitability goals.

**ROADS:** Immediate access to I-26 rolls out a northwest-southeast corridor that runs from the Great Lakes to Charleston, while I-385, a spur to I-85, connects to a premiere southeast-northwest corridor stretching from Montgomery, Alabama to Petersburg, Virginia, and providing a fast connection to both Atlanta and Charlotte.

**RAIL:** The Carolina Piedmont Railroad runs 33 miles from East Greenville to Laurens providing Class III rail service for a range of commodities. In Laurens CPDR connects to CSX for Class I service stretching over 21,000 miles. Also, just 47 miles north, Inland Port Greer's intermodal Class I rail facilities expedite shipment to the Port of Charleston and to upstate markets and manufacturers such as BMW.

**PORTS:** The Port of Charleston's full service capabilities range widely, from container to bulk to ro/ro to automotive. The average two-way truck turn is a mere 60 minutes. And just over 3 hours away, the Port of Savannah, the largest container port in North America, offers additional cost-effective options.

**AIR:** At the Greenville/Spartanburg International Airport, five major carriers provide domestic passenger service, while the airport has recently launched air cargo service to Germany. Also, Laurens' close proximity to the major hubs of Charlotte and Atlanta is another assurance of the utmost flexibility in air travel and shipping.

**WORKFORCE DEVELOPMENT:** There are many opportunities for workforce development within Laurens County and the upstate region of South Carolina. Laurens County is home to the Center for Advanced Manufacturing, located along the I-385 corridor and within easy driving distance of industrial and business sites. There are many professional development and non-credit courses are offered to the public and business community by PTC's Continuing Education and Economic Development Division.



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