

Premier
CLASS A
Speculative
Industrial
Space on
Greenville |
Anderson
Border



TICAM: \$1.04/SF



120 EXCHANGE LOGISTICS PARK DRIVE
PIEDMONT, SOUTH CAROLINA 29673

BUILDING 3: ±157,212 SF
AVAILABLE: ±117,000 SF

PRESENTED BY:

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SITE PLAN



BUILDING III SPECS

120 EXCHANGE LOGISTICS PARK DRIVE PIEDMONT, SC 29673

EXCHANGE
LOGISTICS PARK AT I-85

LEASE RATE: CONTACT BROKER

- ±157,212 Total SF
- **Total Available SF: ±117,000 SF**
- Building Dimensions: 260' x 600'
- Bay Spacing: 50' x 50' Standard, 60' x 50' Speed Bay
- 32' Clear After Speed Bay
- Floor Slab: 7" Unreinforced
- Four (4) Tenant Entries
- Parking: 87 Stalls
- Roof: 45mil, TPO, mechanically fastened, R20 Polysio Insulation
- (15) 9' x10' Dock Doors
- (15) 7' x 8' , 40,000 lbs Mechanic Dock Levelers, Dock Seals
- (6) Expansion Docks
- Drive-in Doors: (3) 12' x14' Doors, (1) Future
- Water: 2" Domestic
- Fire Protection: ESFR
- HVAC: Gas Fired Unit Heaters for Freeze Protection
- Electric: (120) LED Hi-Bay Lights per Bay
- Code required sprinkler monitoring

Electric Provider:	Duke Energy Carolinas
Electric Load/Capacity:	12Kva/100Kva Transmission, Adjacent Substation
Natural Gas Provider:	Piedmont Natural Gas/Duke Energy
Sewer Provider:	REWA
Telecom Provider:	AT&T
Water Line Provider:	Powdersville Water
Water Line Size:	8" to 12"



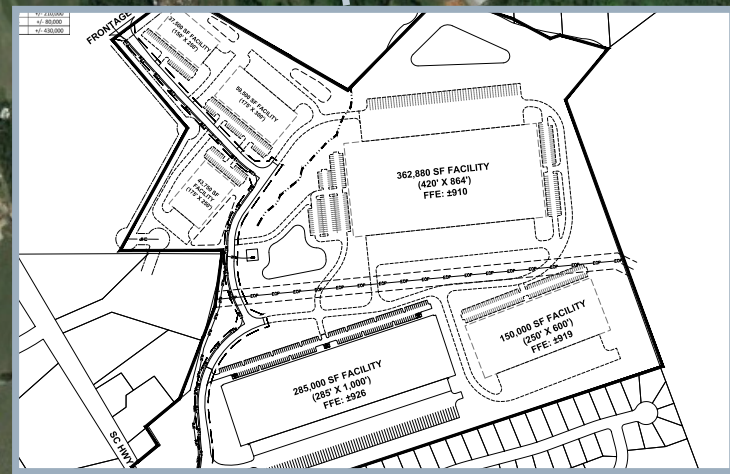
SSRC PROPERTY TAX INCENTIVE

YEARS 1-5: 85% REDUCTION

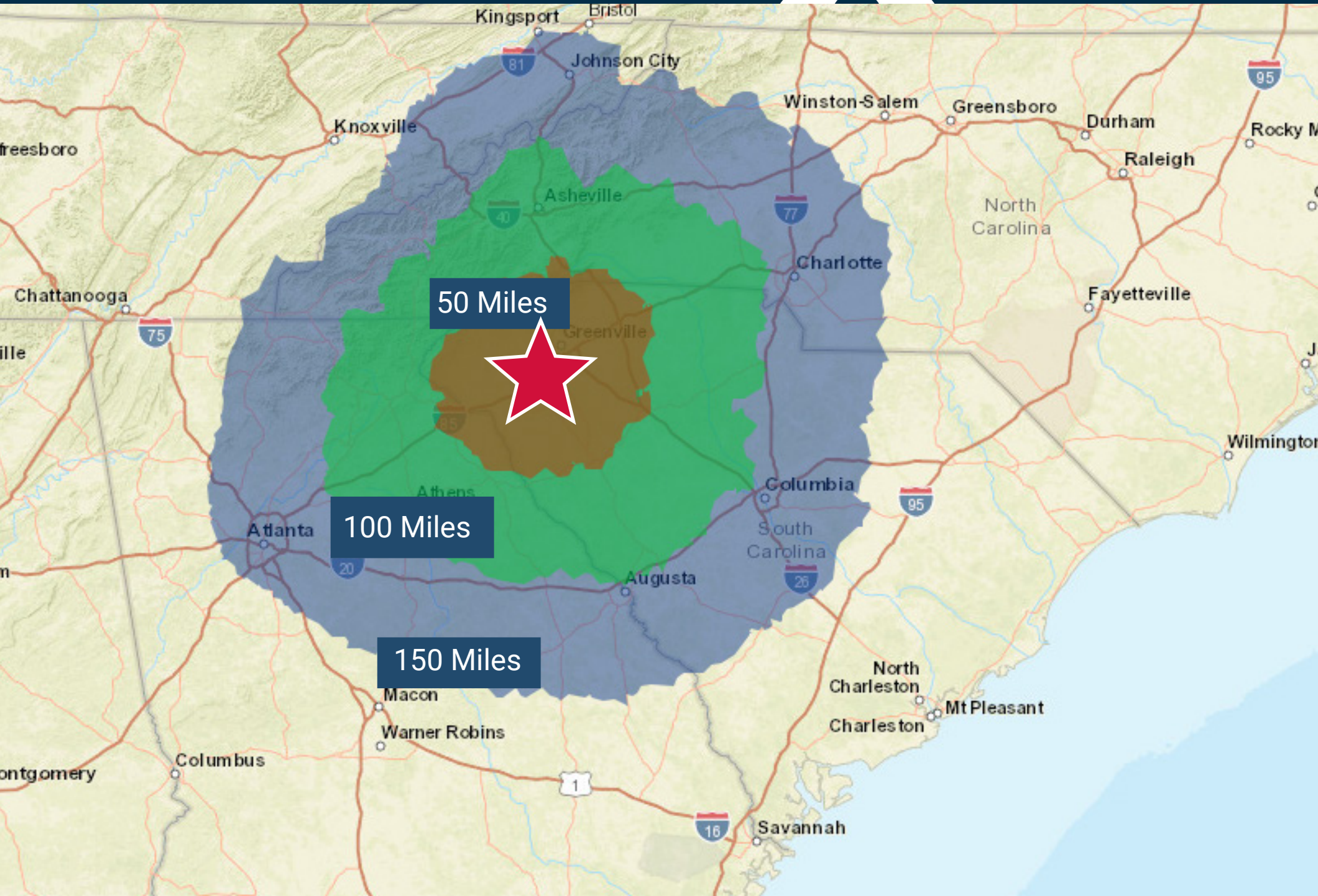
YEARS 6-30: 35% REDUCTION



LOCATION



ACCESS



ANDERSON COUNTY

LOCATION

Anderson County lies along I-85 in the northwestern portion of upstate South Carolina, equidistant to Atlanta, GA and Charlotte, NC. The area has one of the lowest costs of living in the nation and is a thriving industrial, commercial, and tourist center.

BUSINESS CLIMATE

With more than 200 major manufacturers and 20 international companies in the County, Anderson has a thriving business climate. Aside from being one of the most progressive and beautiful parts of the country, the Upstate provides an exceptional business climate for some of the world's leading companies. With generations of industrial experience and one of the nation's strongest work forces, the Upstate has an unparalleled track record in manufacturing excellence. ***So strong, in fact, that Upstate South Carolina has the highest international investment per capita in the United states.***

INVESTMENT IN SOUTH CAROLINA

In 2020, South Carolina won 126 economic development projects, accounting for \$4 billion in capital investment and 11,147 jobs. The money invested in 2020 was nearly double what the S.C. Department of Commerce posted for 2019. Mark Anthony Brewing Co.'s \$400 million investment in a new production facility in Richland County topped the annual investments.

AIRPORT ACCESS

Greenville-Spartanburg International Airport (**23 miles**)

- 50 non-stop daily departures
- 16 major cities and 19 major airports across the US

Greenville Downtown Airport (**15 miles**)

Anderson Regional Airport (**23 miles**)

PORT & RAIL ACCESS

Inland Port Greer

- 28 Miles from Site
- \$64.4 Billion in Economic Impact
- Rail: Norfolk Southern

Port of Charleston

- 210 miles from Site
- 2.55 Million TEUs handled in 2021
- 9.6% Growth from 2020
- Rail: CSX & Norfolk Southern

Port of Savannah

- 250 miles from Site

LABOR MARKET

- 70% of workers commute less than 25 miles to work.

• ±35,000 people live and work in Anderson County

• ±42,000 people live in Anderson but commute out of the County to work

• Under 2.2% unemployment in 2023

CORPORATE COMMUNITY

