

US HWY 221 INDUSTRIAL SITE

SPARTANBURG COUNTY, SOUTH CAROLINA

6030 US HWY 221 - INTERSECTION OF HWAY 290 & HWAY 221



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INTERSTATE

I-26: 0.4
Miles I-85:
9.0 Miles



SOUTH CAROLINA PORTS

SC Inland Port: 15.8 Miles
Port of Charleston: 195 Miles



AIRPORT

GSP International Airport: 16.5 Miles



MAJOR CITIES

Downtown Spartanburg: 9.7 Miles
Downtown Greenville: 27.6 Miles
Charlotte: 86.3 Miles
Atlanta: 170 Miles

UTILITY INFORMATION

WATER:

Woodruff Roebuck Water District

WASTEWATER:

Spartanburg Sanitary

POWER:

Duke Power

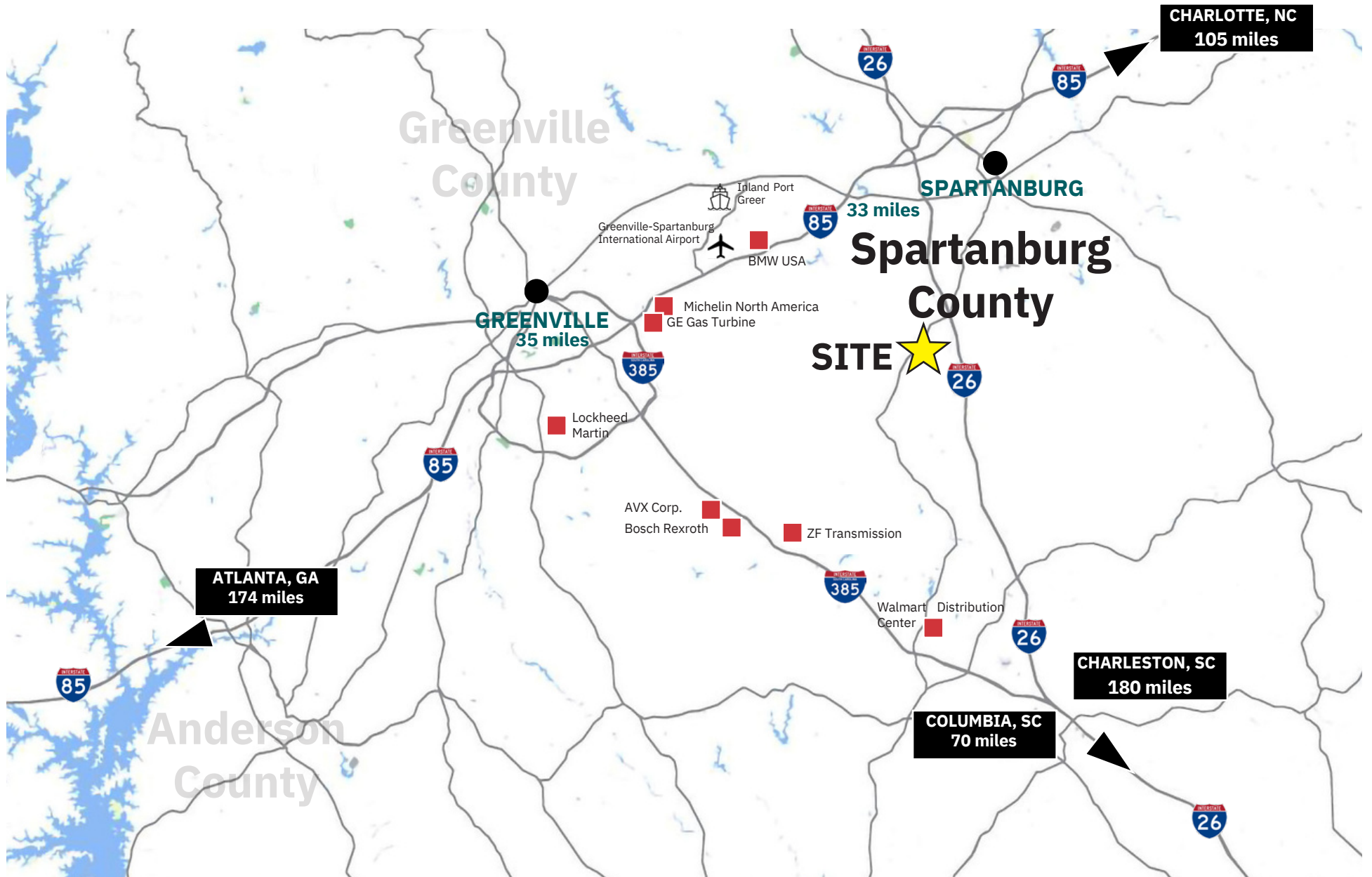
NATURAL GAS:

TBD

FIBER:

Telecom Fiber

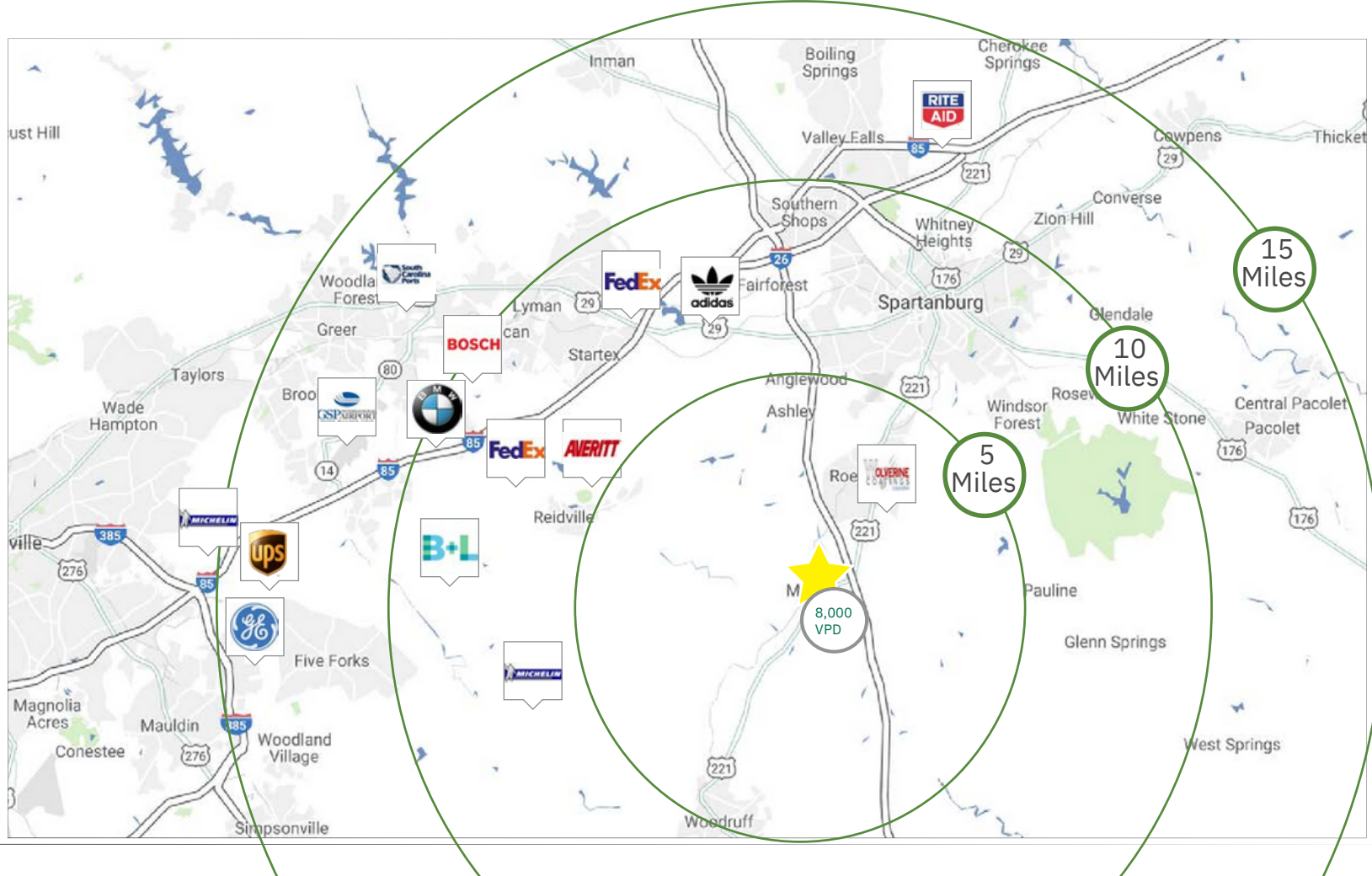
Located on ±140 Acres, US Hwy 221 Industrial Site sits at the intersection of Highway 290 and Highway 221 in Spartanburg County, with access to I-26 approximately 0.4 miles. The property is next to a working rail line and has easy access to multiple interstates and several major city centers.



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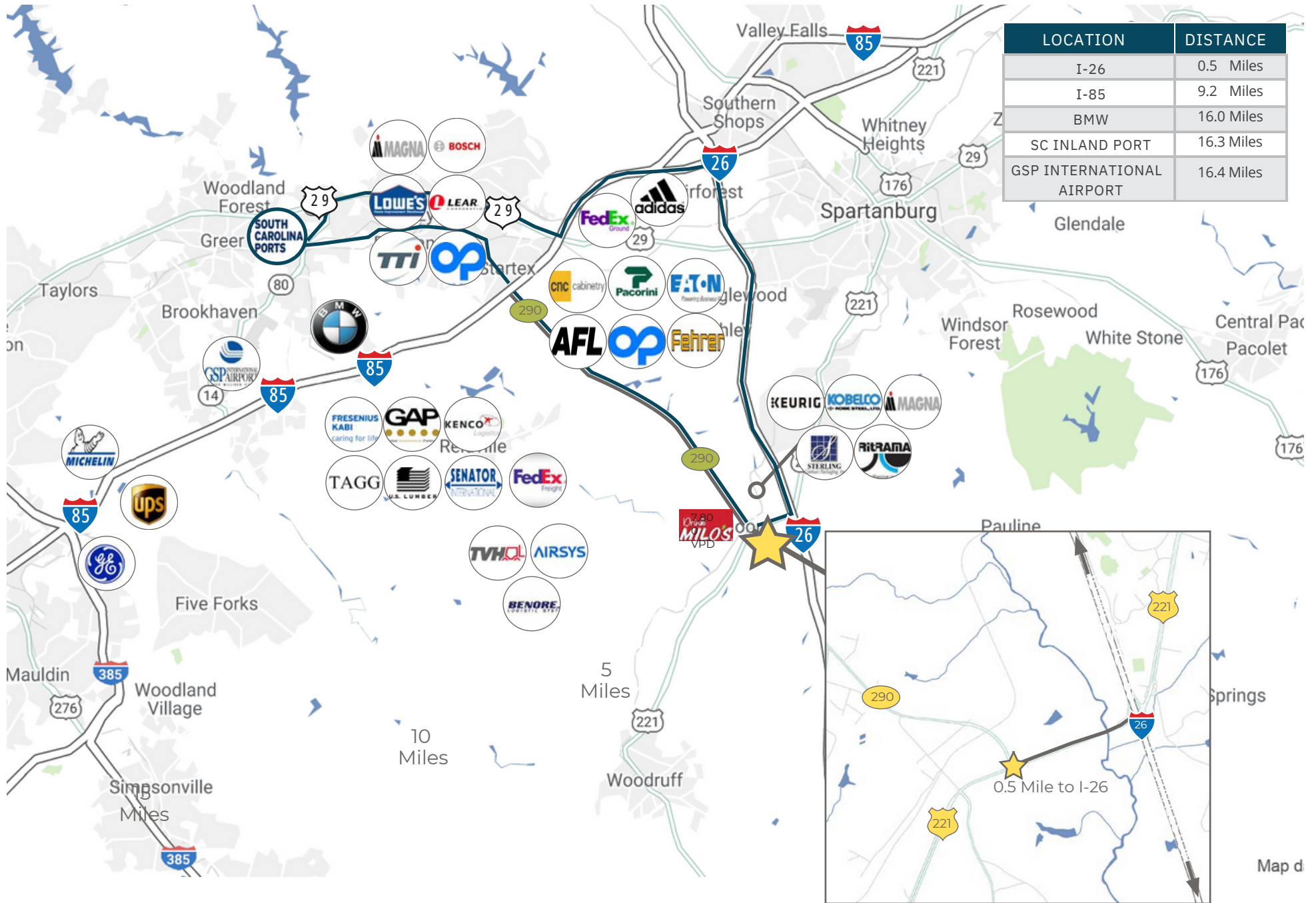
DEMOGRAPHICS & LOCATION MAP

	10 MILES	15 MILES	20 MILES
POPULATION	135,520	293,648	566,656
AVERAGE HOUSEHOLD	\$69,887	\$73,887	\$77,959
INCOME LABOR FORCE	65,540	142,364	283,163
POPULATION	15,738	36,866	79,472
BACHELOR'S DEGREE	4,975	9,081	17,887



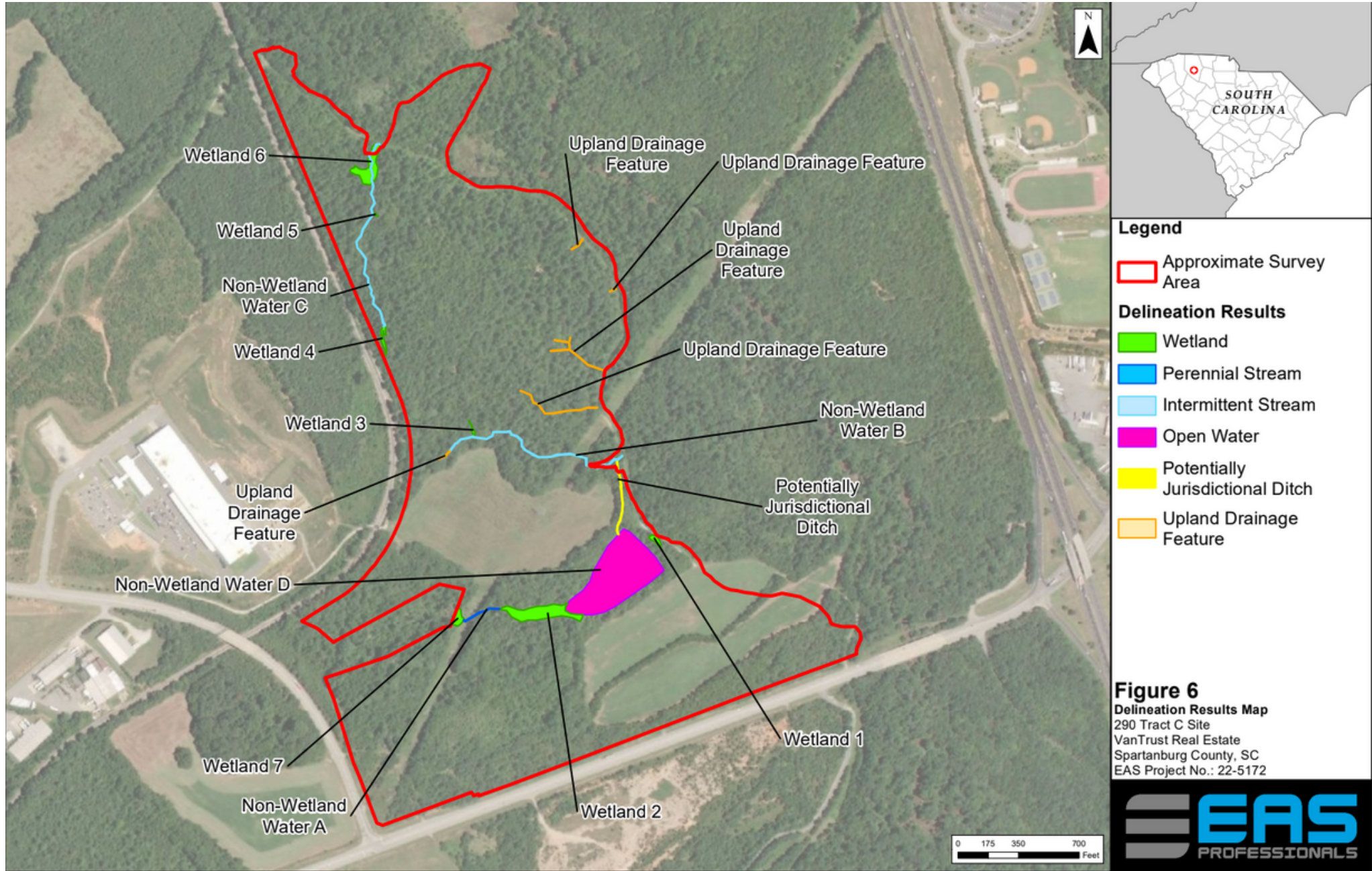
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LOCATION MAP

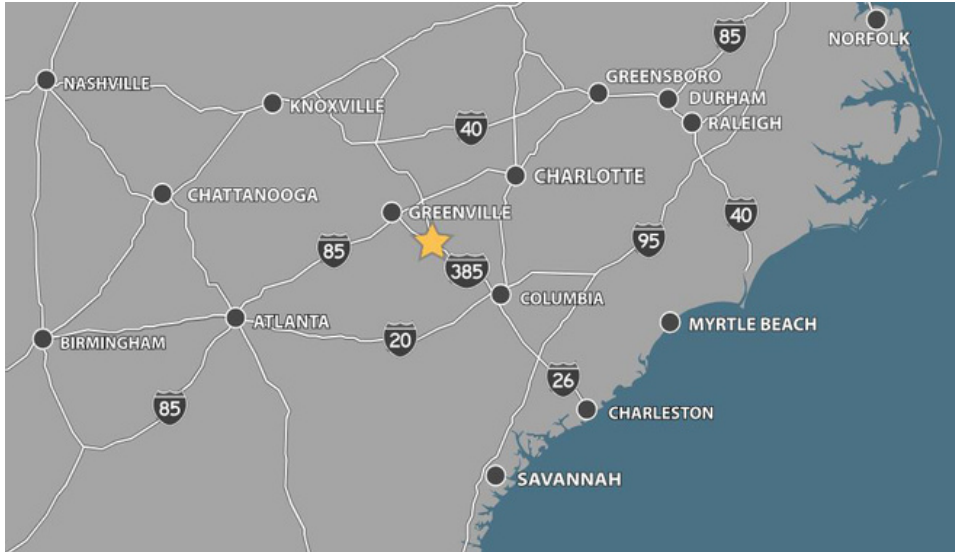








SPARTANBURG COUNTY



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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