



201 - 301  
Piedmont Grove Park  
Greenville, SC

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## Site Plan



Axial Crosspoint consists of three rear-load buildings totaling over 558,000 square feet with ample employee parking and trailer parking. The three buildings measure 286,464, 73,271 and 201,634 square feet and provide the flexibility to accommodate multiple tenants. These features, along with modern clear heights, satisfy both local and regional distribution tenants in addition to light manufacturing and assembly users.



Ready for Occupancy June 2024

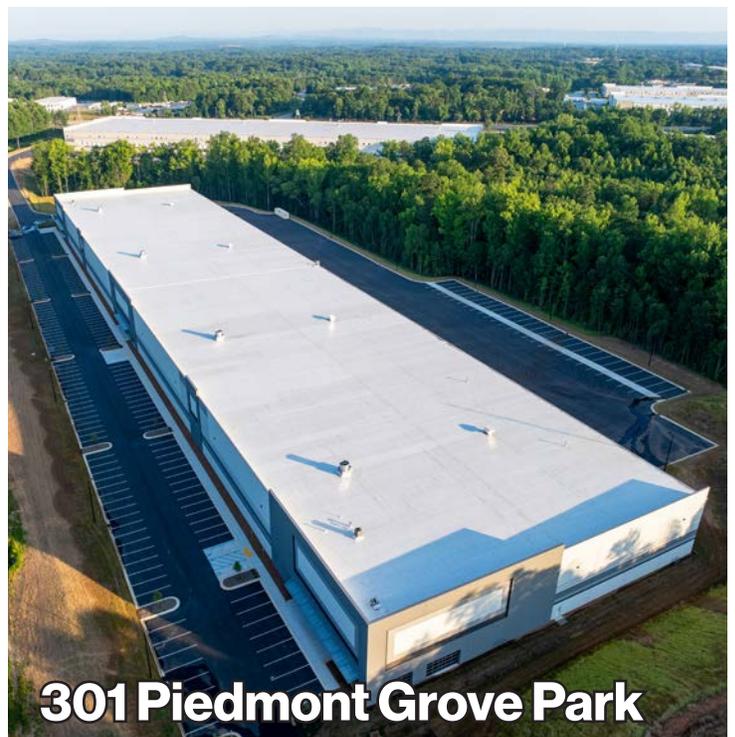


**201 Piedmont Grove Park**



**FULLY LEASED**

**101 Piedmont Grove Park**



**301 Piedmont Grove Park**

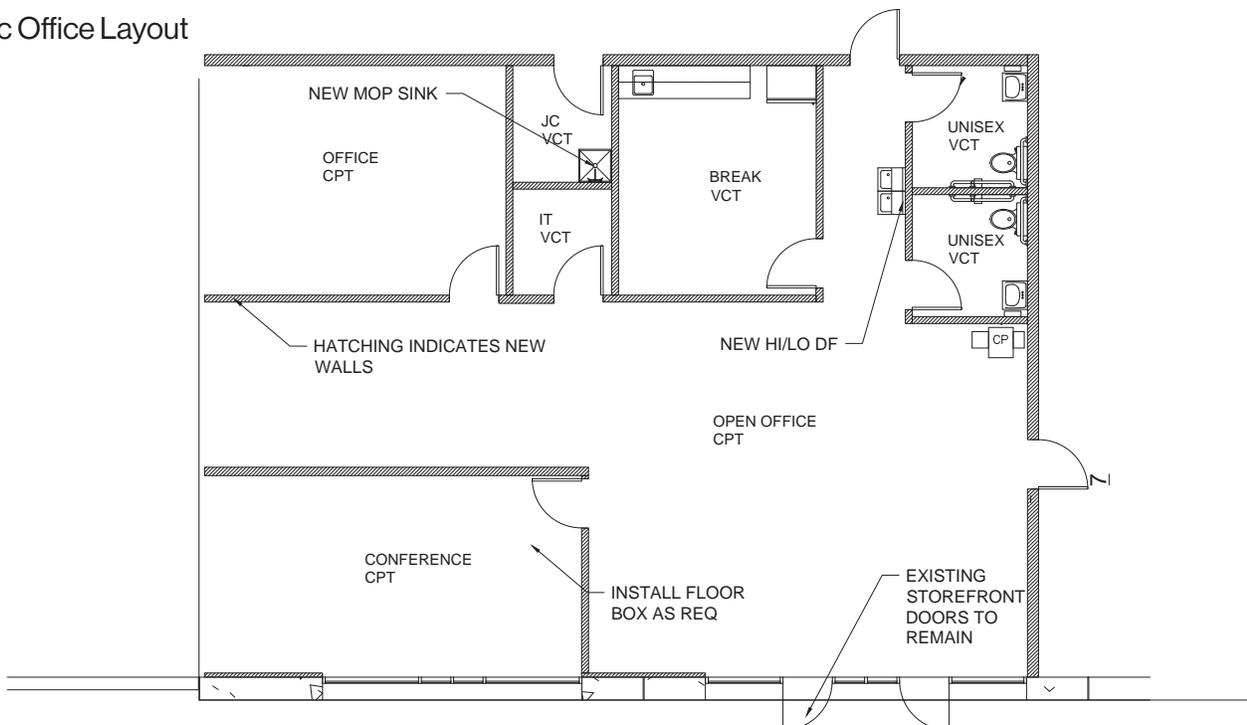
## Property Details

### Building 1 - 201 Piedmont Grove Park

- Available Space: 70,785 SF
- Building Size: 286,464 SF
- Spec Office Space: 2,000 SF (Designed and under construction)
- Building Dimensions: 260' x 1,080'
- Clear Height: 36'
- Dock Doors: 14 Available
- Dock Packages: 1, with 35K lb levelers (additional to tenant specs)
- Drive-In Doors: 0 Available
- Column Spacing: 54' x 50' (60' speed bay)
- Slab Thickness: 7"
- Sprinkler: ESFR
- Lighting: LED
- Auto Parking: 53 Spaces
- Trailer Parking: 16 Spaces
- Concrete tilt wall
- Rear-load configuration



### Spec Office Layout



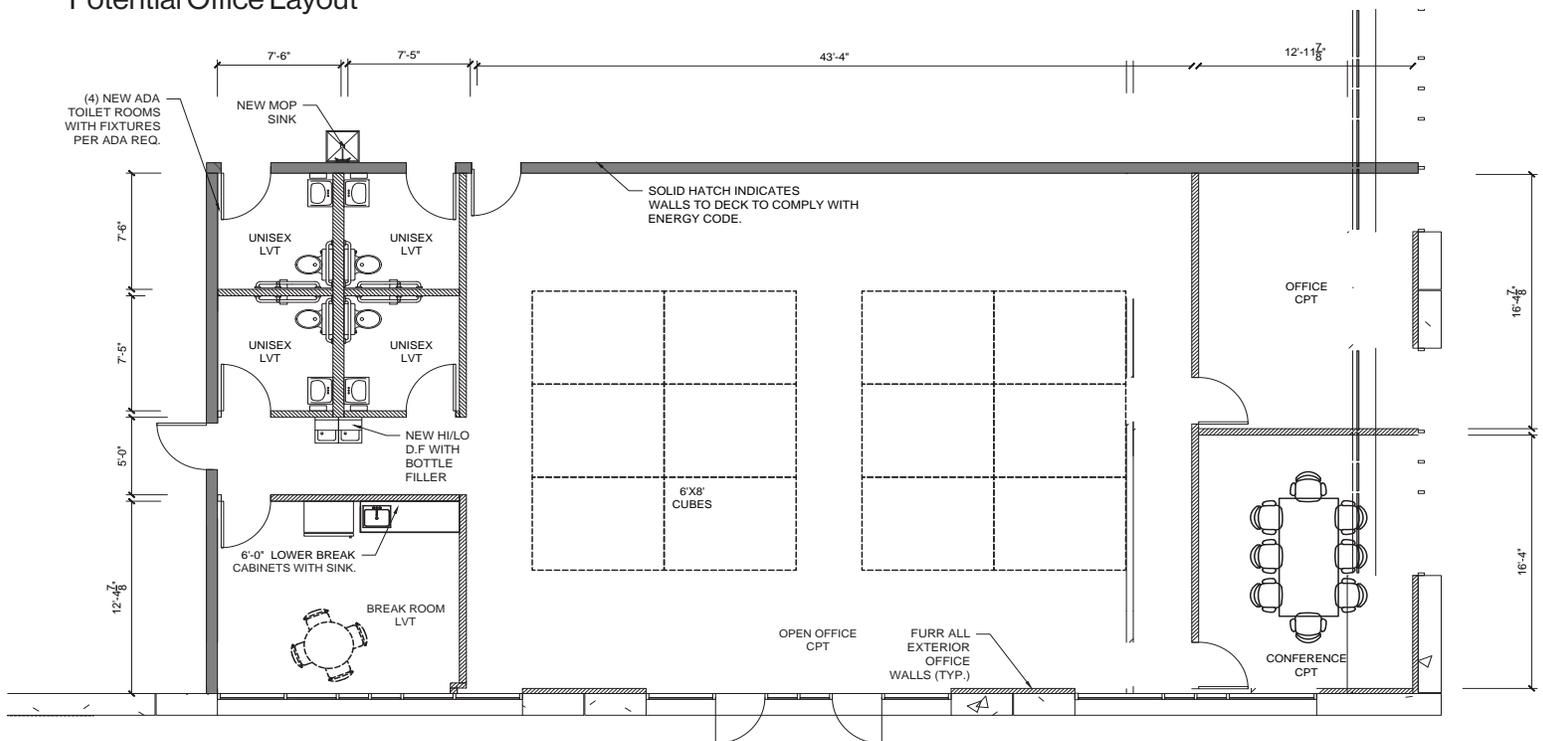
## Property Details

### Building 3 - 301 Piedmont Grove Park

- Available Space: 32,726 SF
- Minimum Divisibility: 32,726 SF
- Building Size: 201,634 SF
- Spec Office Space: BTS
- Dimensions: 210' x 950'
- Clear Height: 36'
- Dock Doors: 6 Available
- Dock Packages: 1, with 35K lb levelers
- Drive-In Doors: 0 Available (1 Knock-Out, ramp can be added in upfit)
- Column Spacing: 52' x 50' (60' speed bay)
- Slab Thickness: 7"
- Sprinkler: ESFR
- Lighting: LED
- Auto Parking: 34 Spaces
- Trailer Parking: 5 Spaces
- Concrete tilt wall
- Rear-load configuration

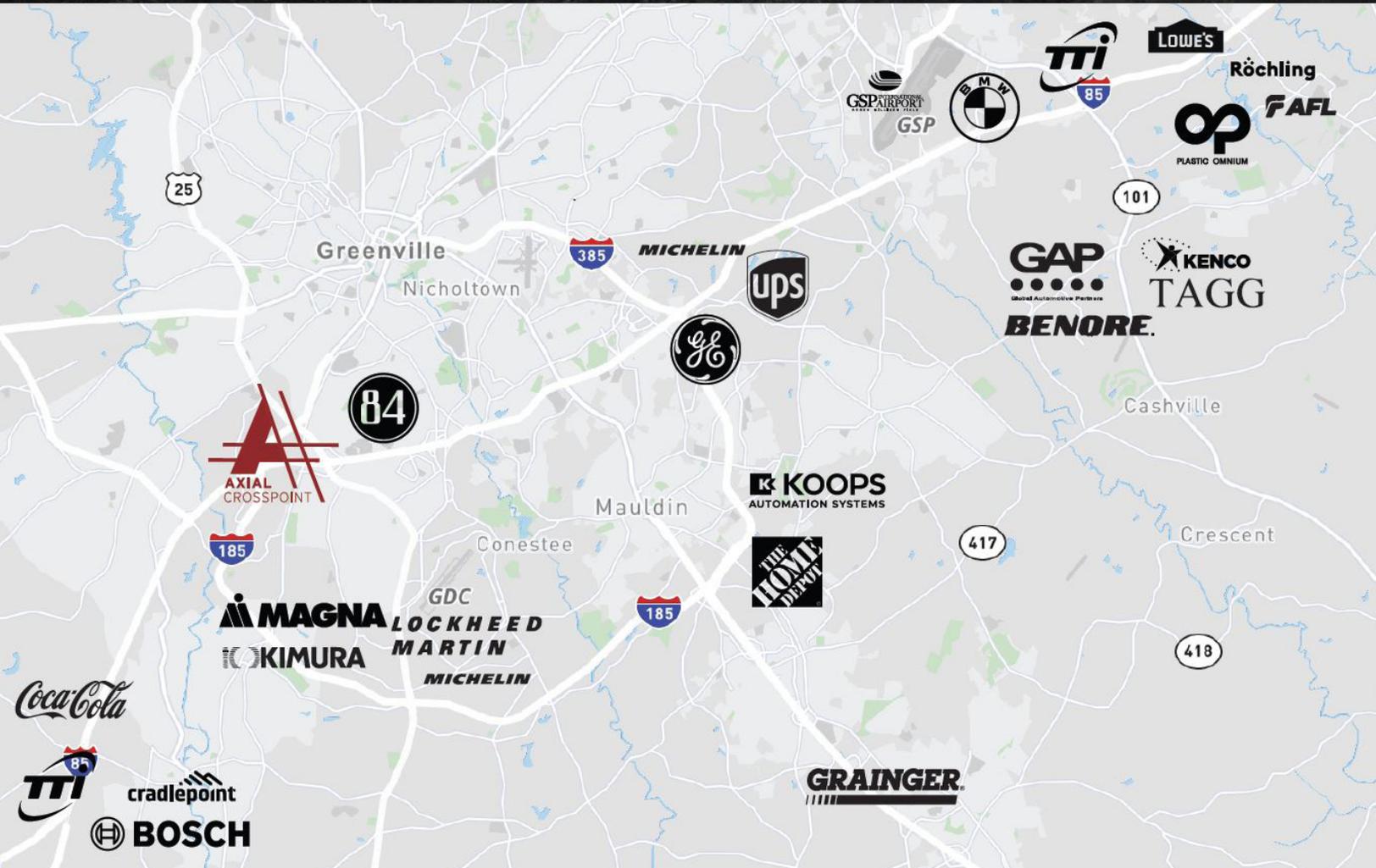


### Potential Office Layout



# AXIAL CROSSPOINT

BY CRESCENT COMMUNITIES



Midpoint of the East Coast between Miami and New York

Located along the I-85 corridor between Charlotte and Atlanta

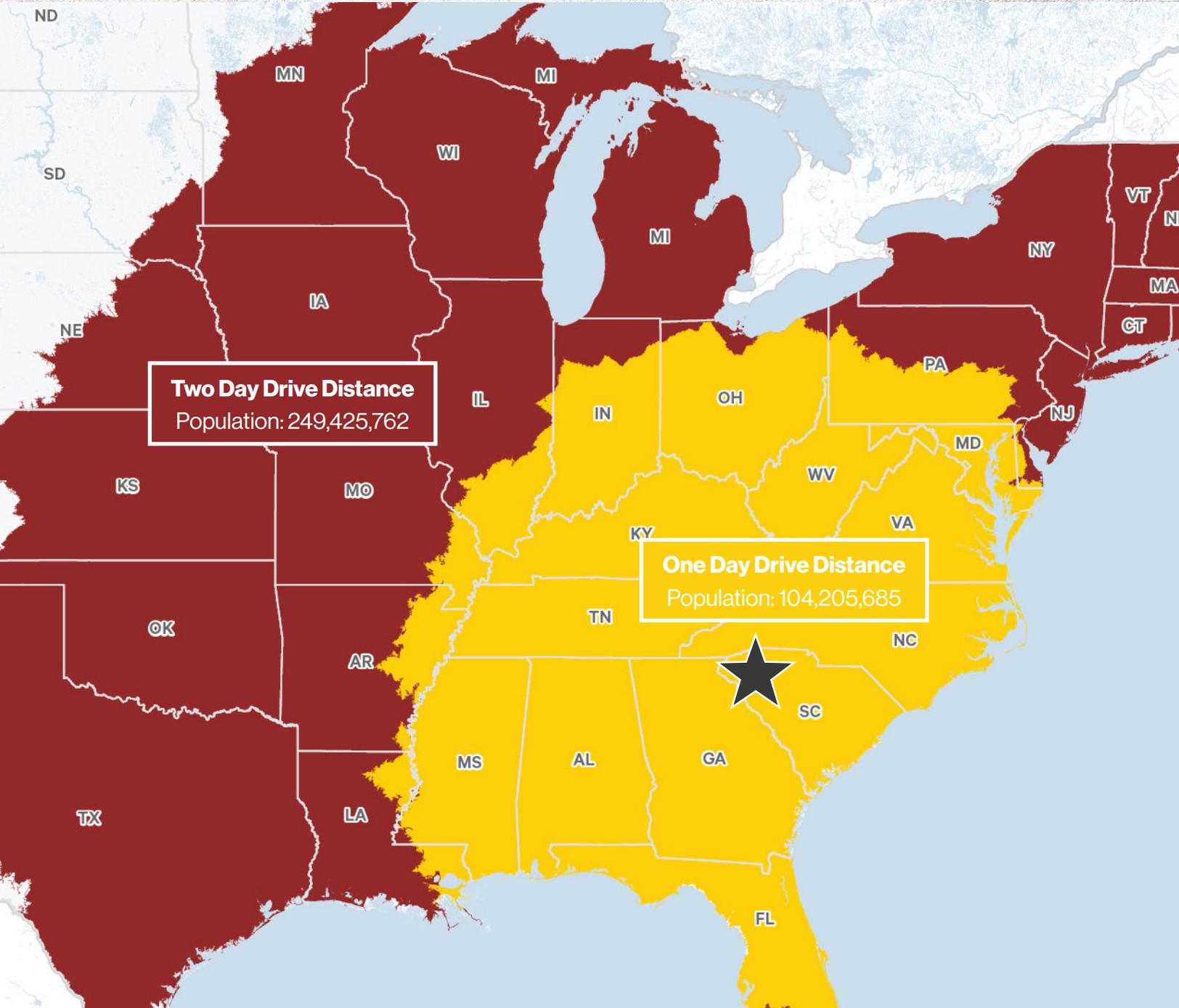
More than 520 international companies with a presence in Greenville-Spartanburg

Market has averaged roughly 5 million square feet of positive net absorption during the past five years

Industrial market measures approximately 201 million square feet

Excellent last mile location only 4.9 miles from Downtown Greenville

## Drive Time Map



**I-85**  
1.1 Miles

**Greenville**  
4.5 Miles

**UPS Freight**  
14.0 Miles

**GSP Airport**  
15.4 Miles

**FedEx Freight**  
20.5 Miles

**Inland Port**  
21.7 Miles



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