



APPLE VALLEY LOGISTICS CENTER

PANATTONI'S HWY 101 CORRIDOR INDUSTRIAL DEVELOPMENT

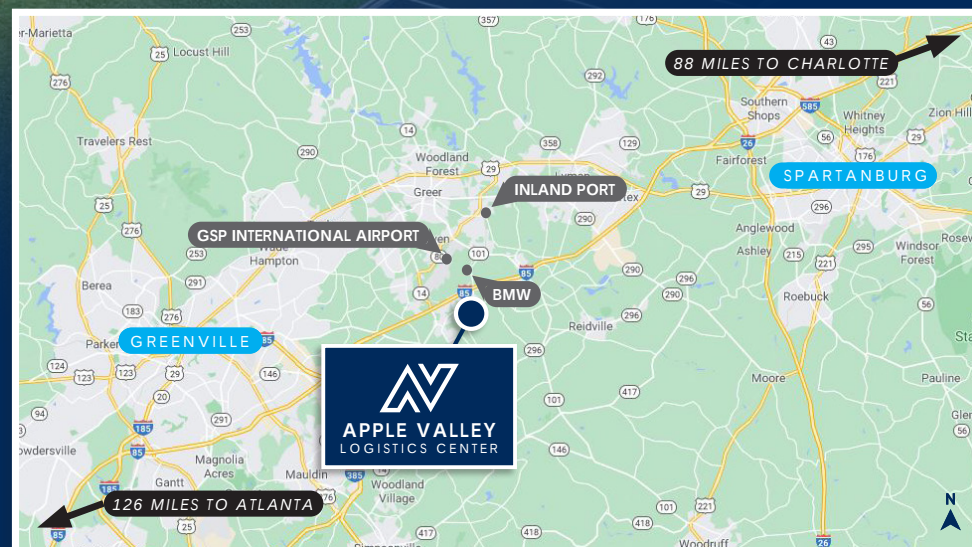


PANATTONI

111 Apple Valley Rd, Duncan, SC (Greenville-Spartanburg MSA)

PROPERTY HIGHLIGHTS

-  224,640 SF, Ability to Subdivide to $\pm 50,000$ SF
-  Central Location in Greenville – Spartanburg MSA in Hwy 101 Corridor
-  Proximity to GSP International Airport, BMW, BMW's Private Flyover Bridge and the Inland Port
-  Excellent Ingress / Egress to I-85 via Hwy 101
-  Ability to provide a campus-like environment with tenant controlled auto and trailer parking
-  Base Building to be Delivered Move-In Ready
-  44 Docks, 2 Drive In Doors
-  Under Construction | Delivering Q1 2027



SITE PLAN



Sewer:
Spartanburg Water



Water:
SJWD

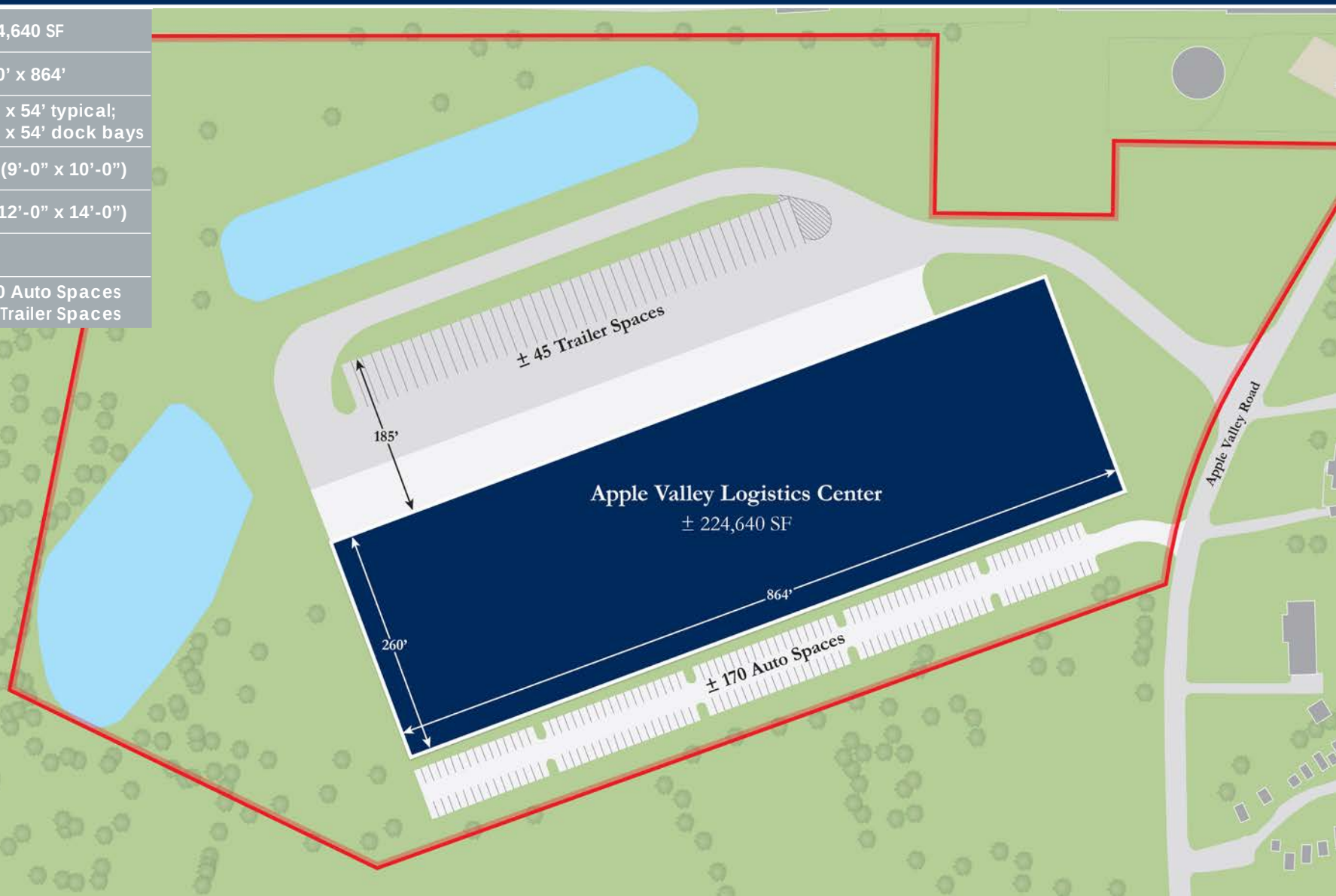


Power:
Duke Energy



Natural Gas:
Greer CPW

Square Footage	224,640 SF
Building Dimensions	260' x 864'
Bay Sizes	54' x 54' typical; 60' x 54' dock bays
Dock Doors	44 (9'-0" x 10'-0")
Drive- In Doors	2 (12'-0" x 14'-0")
Clear Height	32'
Parking	170 Auto Spaces 45 Trailer Spaces



Marcus Cornelius, SIOR
Senior Vice President | CBRE
+1 864 527 6081
marcus.corneliusiv@cbre.com

Campbell Lewis, SIOR
Senior Vice President | CBRE
+1 864 527 6041
campbell.lewis@cbre.com

Ryan Koop, SIOR
Partner | Panattoni Development
+1 864 200 6527
rkoop@panattoni.com



PANATTONI®

BUILDING SPECIFICATIONS

Apple Valley Logistics Center 224,640 SF



PANATTONI®

Drive In Door:
(14' h x 12' w)

Dock Doors:
44 (10' h x 9' w)

Dock Packages:
Build To Suit

Fire Suppression:
ESFR

Lighting:
LED (25' Candle)

Drive In Door:
(14' h x 12' w)

Roof:
TPO with R Factor of 20

Column Spacing:
50' x 54' with 60' speed bays

Clear Height: 32'

Floor: 7" concrete (4,000 PSI)

Sub Floor Base: 4" granular stone

Utilities

Sanitary Sewer: Spartanburg Water
Site line: 8"

Domestic Water: SJWD
Site line: 3"

Electrical: Duke Energy
Main service: 2,500 AMP, 480/277 volt, 3 phase

Natural Gas: Greer CPW
Site line: 4"

Telecommunications: AT&T (fiberoptic)

Marcus Cornelius, SIOR
Senior Vice President | CBRE
+1 864 527 6081
marcus.corneliusiv@cbre.com

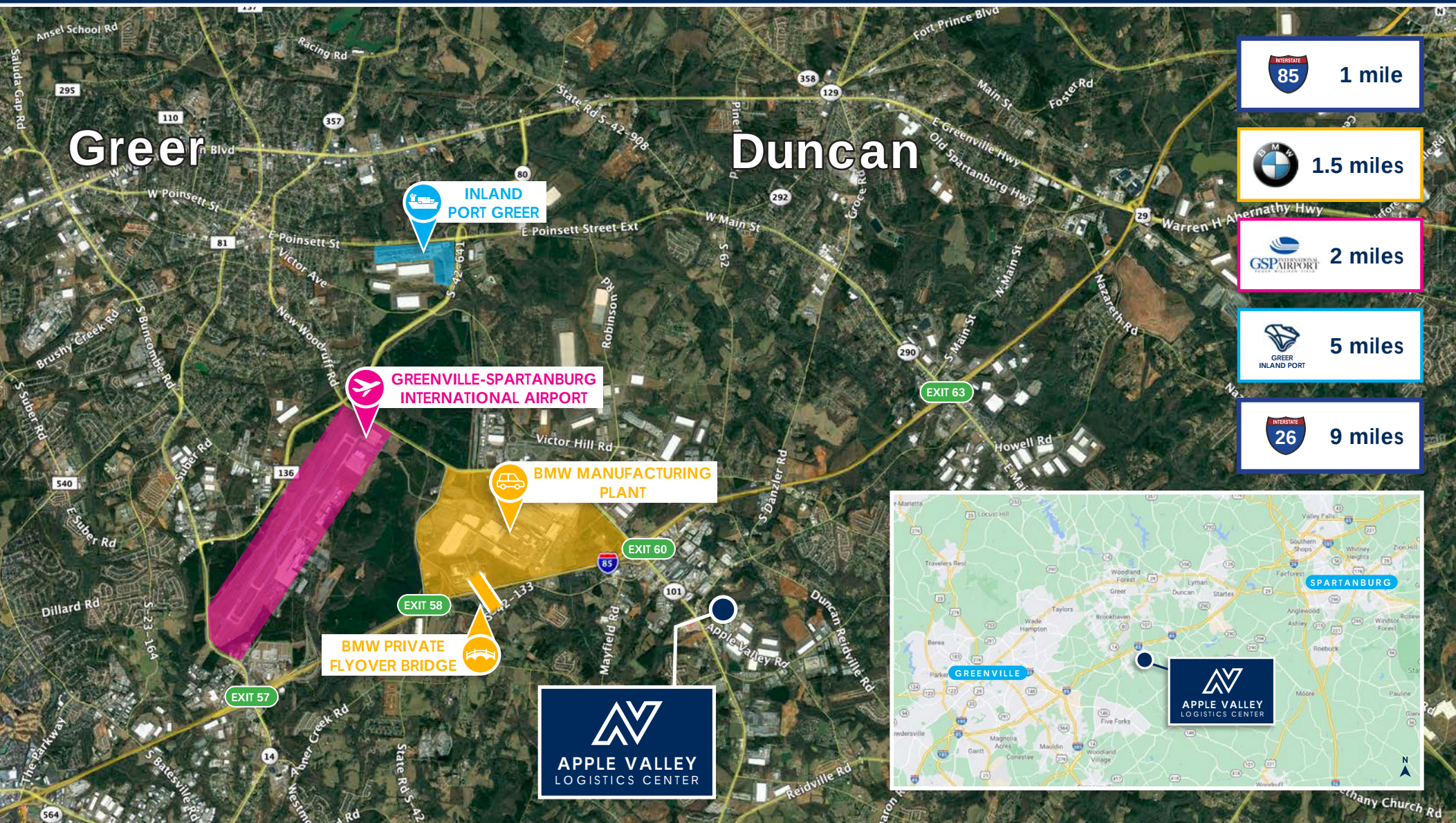
Campbell Lewis, SIOR
Senior Vice President | CBRE
+1 864 527 6041
campbell.lewis@cbre.com

Ryan Koop, SIOR
Partner | Panattoni Development
+1 864 200 6527
rkoop@panattoni.com



PANATTONI®

LOCATION OVERVIEW



Marcus Cornelius, SIOR
Senior Vice President | CBRE
+1 864 527 6081
marcus.corneliusiv@cbre.com

Campbell Lewis, SIOR
Senior Vice President | CBRE
+1 864 527 6041
campbell.lewis@cbre.com

Ryan Koop, SIOR
Partner | Panattoni Development
+1 864 200 6527
rkoop@panattoni.com

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

1.1%

Projected Annual
Population Increase

23%

of Population
are Millennials

762k

Labor
Force

4.8%

Unemployment
Rate

2.35MM 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 3.1M passengers per year via 6 major airlines
- Transports nearly 65,000 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

2-Day Drive
Population: 256 M

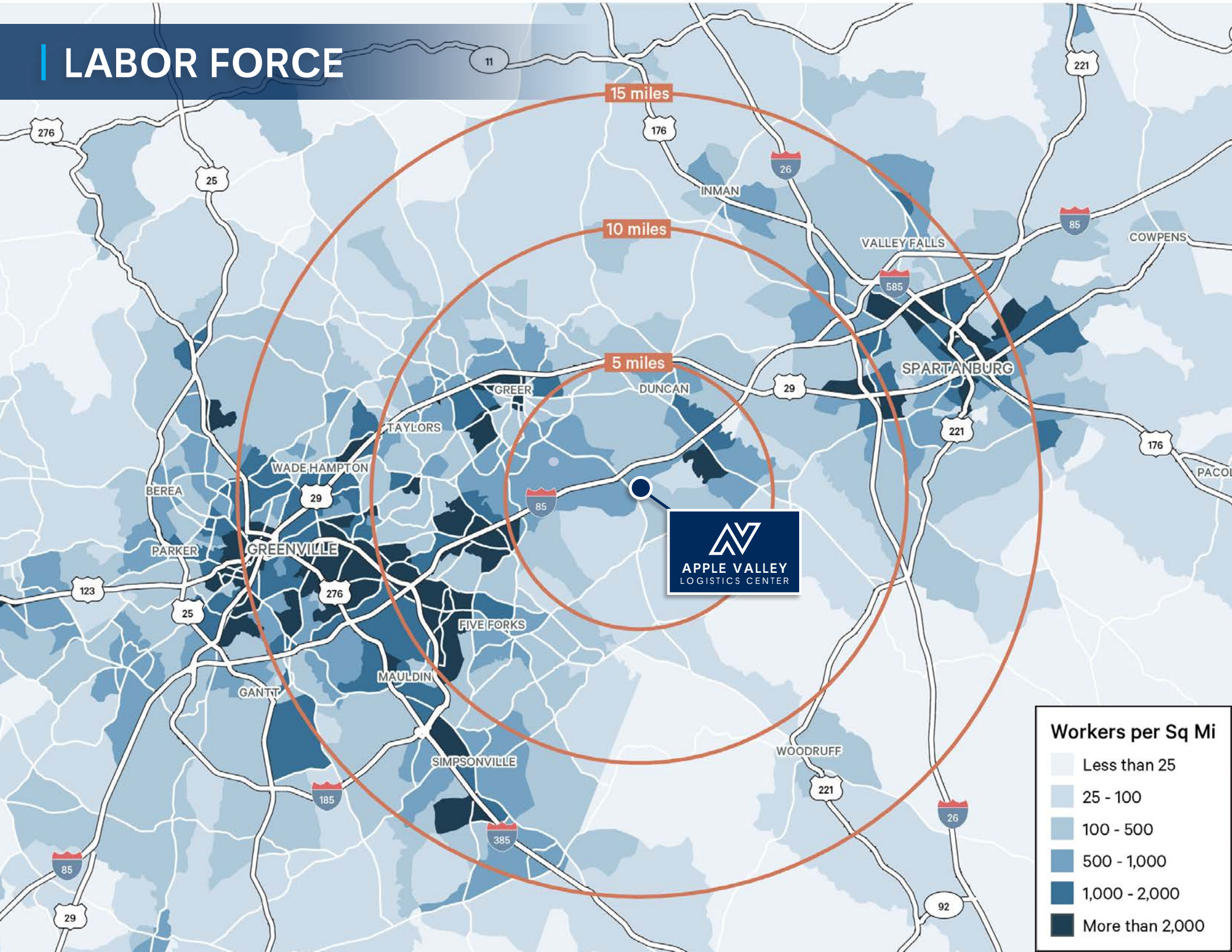
1-Day Drive
Population: 111 M

APPLE VALLEY LOGISTICS CENTER

Map showing drive times from the Apple Valley Logistics Center (located in South Carolina) to various states. States are color-coded: dark blue for 2-day drive (Population: 256 M) and light blue for 1-day drive (Population: 111 M).

States shown include: MINNESOTA, WISCONSIN, IOWA, KANSAS, OKLAHOMA, TEXAS, SOUTH DAKOTA, NEBRASKA, MISSOURI, ARKANSAS, LOUISIANA, MISSISSIPPI, ALABAMA, GEORGIA, FLORIDA, MICHIGAN, OHIO, INDIANA, KENTUCKY, TENNESSEE, NORTH CAROLINA, SOUTH CAROLINA, VIRGINIA, WEST VIRGINIA, MARYLAND, PENNSYLVANIA, NEW JERSEY, CONNECTICUT, RHODE ISLAND, MASSACHUSETTS, NEW YORK, VERMONT, NEW HAMPSHIRE, and MAINE.

LABOR FORCE





WHY PANATTONI?

40 Years | 69 Offices | 630 Million SF Developed | 2,500 Clients

Marcus Cornelius, SIOR
Senior Vice President | CBRE
+1 864 527 6081
marcus.corneliusiv@cbre.com

Campbell Lewis, SIOR
Senior Vice President | CBRE
+1 864 527 6041
campbell.lewis@cbre.com

Ryan Koop, SIOR
Partner | Panattoni Development
+1 864 200 6527
rkoop@panattoni.com



PANATTONI®