

CCC85 CHEROKEE

COMMERCE CENTER 85



CHEROKEE COMMERCE CENTER 85

CLASS A INDUSTRIAL DEVELOPMENT IN CHEROKEE COUNTY, SC

555K SF Available Now | Expandable to 1.3M SF

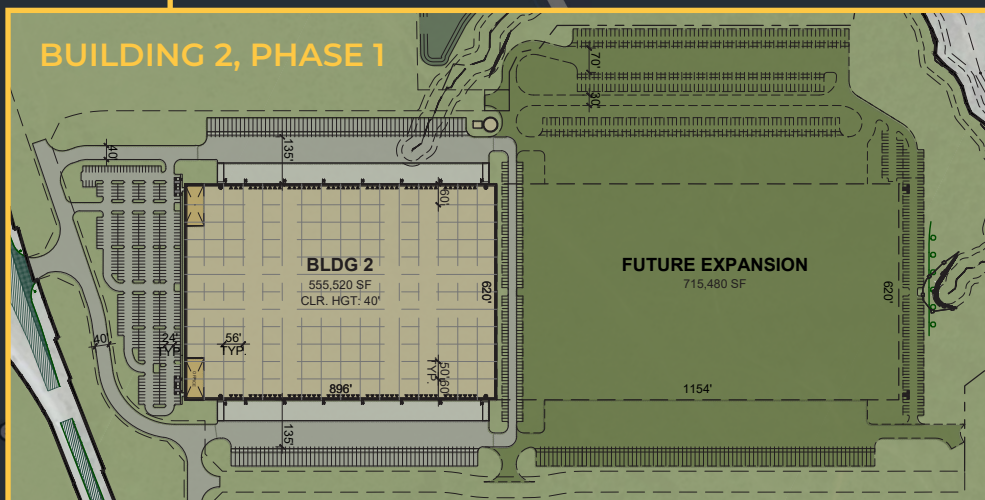


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PARK DIFFERENTIATORS

CCC85 offers unique, premier facilities equipped to meet the evolving demands of businesses and pave the way for success through state-of-the-art features and a prime location.

- Exceptional water and sewer capabilities
- Impressive power capacity up to 4,000 amps
- Optimum site flexibility allows for abundant trailer parking or outdoor storage
- Lowest real estate taxes in market with FILOT of approximately \$0.75/SF
- Eligible for SC Tier-4 job tax credit of \$25K per employee

KEY SPECIFICATIONS

- ±1.65M SF of contiguous space available
- Cross-dock and rear-load layouts
- Up to 40' clear heights
- Up to 60' speed bays
- Up to 190' truck courts
- Office to suit
- Up to 260 dock doors
- ESFR fire protection
- 4,000 amp power service
- 60mil TPO roof
- Super Flat floor profile

Building 2 Specifications

BLDG NUMBER	MAX SF	CONFIGURATION	CLEAR HEIGHT	DOCK-HIGH DOORS	DRIVE-IN DOORS	COLUMN SPACING	PARKING AUTO/TRAILER	TRUCK COURT	BLDG DEPTH
2a	555,520	Cross	40'	93	2	56' x 50'	374 / 115	190'	620'
2b	1,295,800	Cross	40'	232	4	56' x 50'	604 / 441	190'	620'

Spec-to-Suit™ Opportunities*

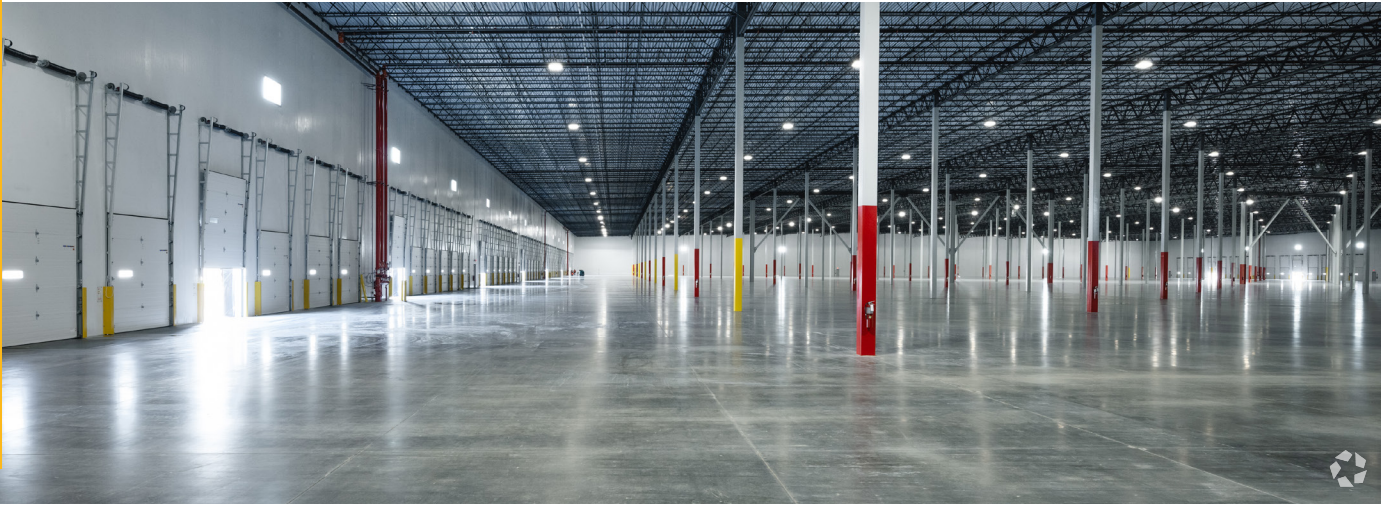
BLDG NUMBER	MAX SF	CONFIGURATION	CLEAR HEIGHT	DOCK-HIGH DOORS	DRIVE-IN DOORS	COLUMN SPACING	PARKING AUTO/TRAILER	TRUCK COURT	BLDG DEPTH
1	1,648,640	Cross	40'	260	4	56' x 50'	730 / 550	190'	640'
3	252,720	Rear	36'	56	2	54' x 50'	290 / 66	190'	260'
4	278,200	Rear	36'	60	2	54' x 50'	320 / 132	190'	260'
5	211,640	Rear	32'	50	2	52' x 50'	250 / 50	185'	260'
3,687,000				664	14	2,100 / 1,239			

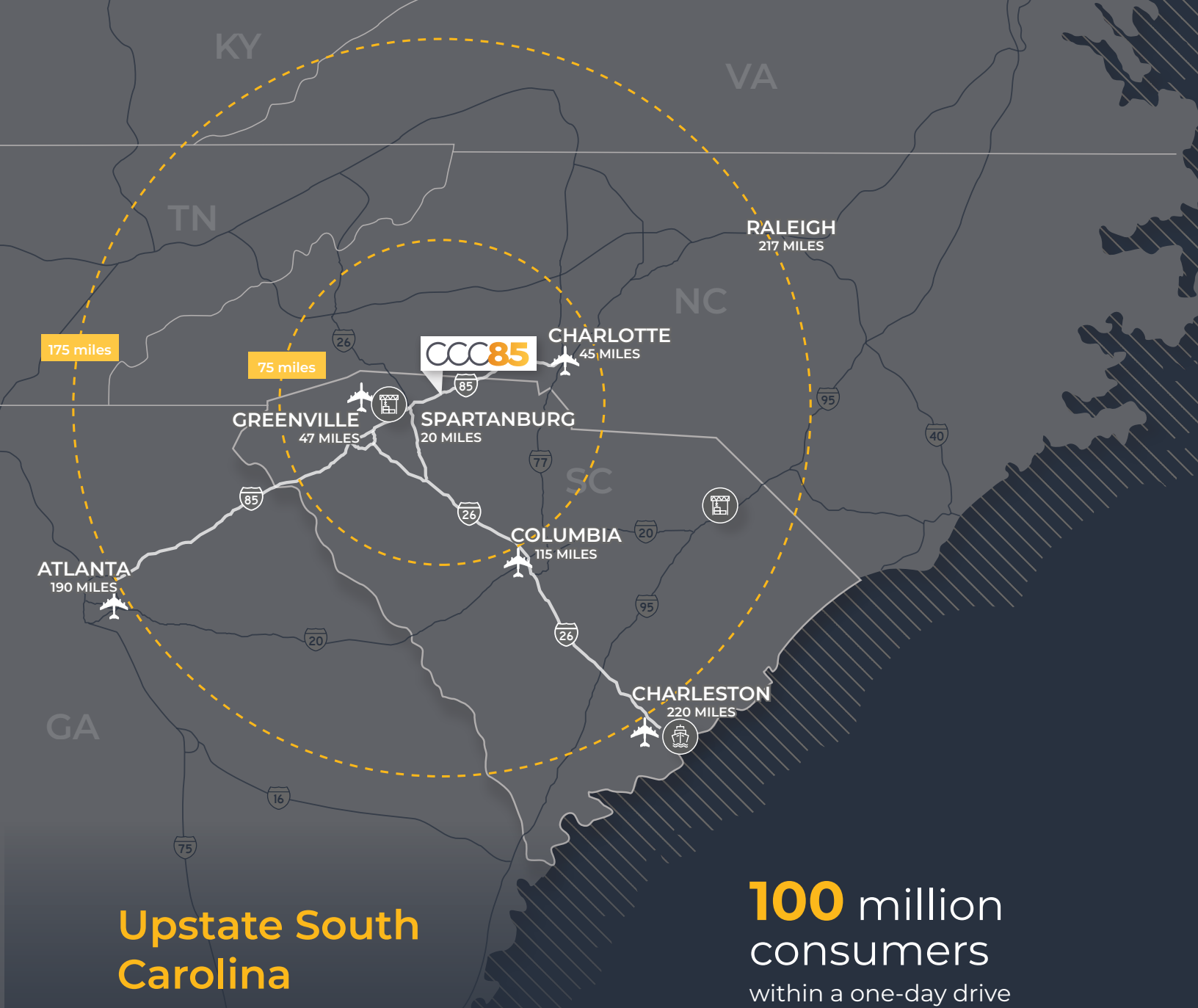
*Data is speculative; Buildings can be constructed to meet individual tenant needs

Exterior Photos









Upstate South Carolina

A recent surge in activity and interest has converged on the Upstate, SC market due to the region's investment and expansion of favorable conditions and incentives for industrial users and its ideal location connecting major population centers in the Southeast.

The Upstate offers industrial users excellent access to one of the most efficient inland ports in the country, the Inland Port of Greer, connectivity to key logistics infrastructure, an expansive and diverse manufacturing network and one of the fastest growing populations/workforces in the country.

100 million consumers within a one-day drive

#4 business climate
Site Selection Magazine

#1 best business incentives
Area Development

Labor Profile

45-MINUTE COMMUTER



16,000 residents commute out of Cherokee County for work every day.

This represents an opportunity to capture workers who prefer to cut down or eliminate their commute and remain in Cherokee County.

BASE LABOR AVAILABILITY*

Population	1,473,902
Projected population 5 yr	1,559,432
Labor force	748,520
Working age population	921,506
Working age participation rate	81%

COMMUTER PROFILE*

% of total labor force current commute

% of total labor force commute willingness

15 minutes or less	27.5% (205,703)	5.8% (43,251)
15-30 minutes	42.7% (319,847)	33.5% (250,726)
30-45 minutes	18.7% (140,260)	36.5% (273,197)
45-60 minutes	6.7% (50,070)	18.4% (137,522)
60+ minutes	4.2% (31,344)	5.8% (43,128)

INDUSTRIAL WORKFORCE*

Underemployment

Overall underemployment	114,198
Manufacturing underemployment	13,886
Production/distribution underemployment	30,411

* 45-min drive-time radius from park
source: SC Power Team/Site Selection Group

UPSTATE AT-A-GLANCE



1.6%

Unionization rate
(lowest in the country)



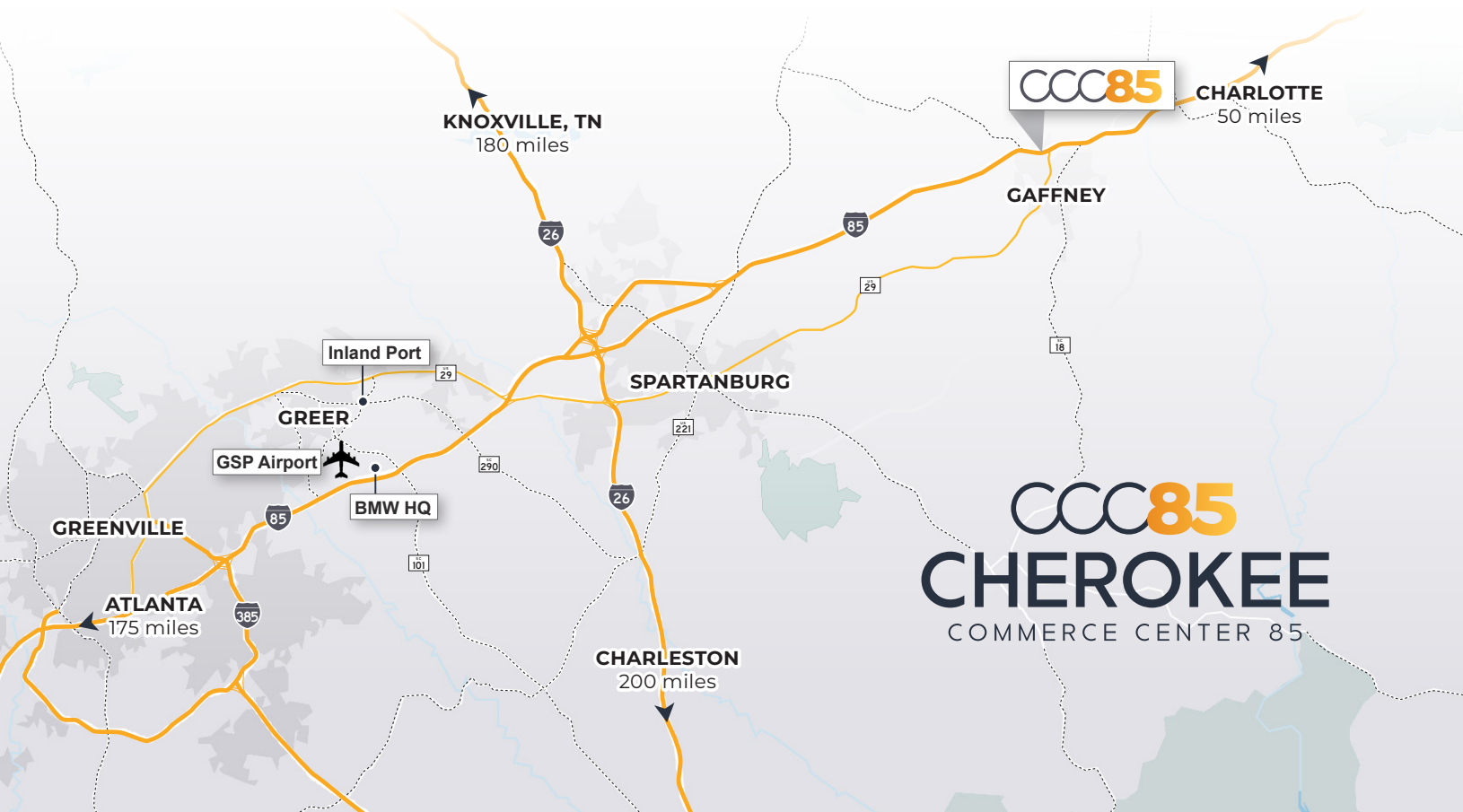
48%

More trained assembly/
fabrication laborers than
Atlanta, (36% more than
Charlotte)



4.75%

5-year projected
population growth



South Carolina Regional Advantages

BUSINESS CLIMATE

South Carolina is consistently ranked as one of the top five states to do business in the nation. The state prides itself on its ability to attract top companies from the US and around the world from a diverse range of industries.

WORKFORCE

With low corporate taxes and competitive wages, SC's job market has consistently outpaced national growth levels. Statewide education and training programs ensure companies have the employees they need to operate successfully.

TRANSPORTATION & INFRASTRUCTURE

South Carolina is situated within a two-day drive from 208 million consumers - nearly two-thirds of the US population. The state prioritizes the maintenance and growth of infrastructure that supports businesses including inland and sea ports, rail, utilities, interstates and airports.

TAXES & INCENTIVES

South Carolina is one of the top pro-business states offering a wide range of aggressive tax incentives and grants to position industries for success and create an exceptional economic climate that maximizes return on investment.

BUSINESS RESOURCES

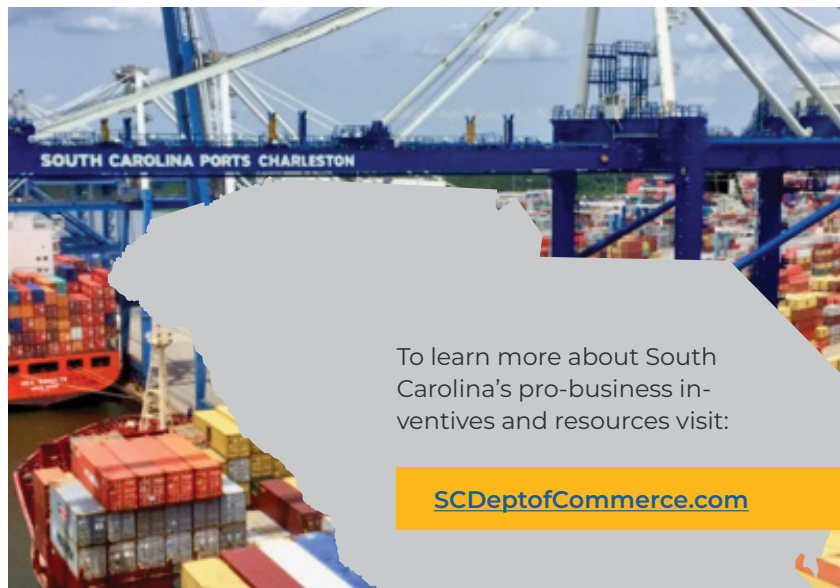
With workforce training and placement assistance, regional advisors, research and data services, site selection assistance and more, South Carolina's state and local economic development groups are ready to help incoming companies make the most of their relocation or expansion.

QUALITY OF LIFE

South Carolina offers a low cost of living in a warm and temperate climate with access to the Appalachian Mountains and Atlantic Ocean. Modern cities offer residents access to excellent education, leisure, entertainment and more while nature is minutes away within the state's 47 state parks and 14 major lakes.

SUSTAINABILITY

Through public-private partnerships, state-led initiatives and upstanding corporate citizens, South Carolina continues to move forward as a sustainable state - ensuring economic prosperity and protection of the state's quality of life.



To learn more about South Carolina's pro-business incentives and resources visit:

SCDeptofCommerce.com



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CCC-85.COM

HYATT STREET
GAFFNEY, SC 29341

DEVELOPED BY:



Glenstar Logistics, the industrial arm of Glenstar, develops and invests state-of-the-art warehouse, distribution and manufacturing facilities primarily in the southeast region of the United States. Headquartered in Chicago, Glenstar Logistics' leverages decades-long relationships with local brokers, logisticians and users to provide a unique insight on key factors tenants evaluate when making site selections. With 400+ acres currently under control, the team combines decades of real estate experience and proprietary third-party data analytics to direct every aspect of the development process with the end user in mind.

CREEK LANE CAPITAL

Creek Lane Capital was founded in 2016 with the goal of generating long-term wealth through a "build/reposition to core" investment strategy focused on accumulating a portfolio of high quality income producing assets in select markets across the country. Our approach to investing seeks to combine the value creation achieved through opportunistic investing with the premium yield and ongoing asset appreciation available from holding these high quality, stabilized assets. Rather than "flipping" investments once they are stabilized, we take a longer view aimed at maximizing risk-adjusted return, considering current income, asset appreciation, and overall market dynamics in that analysis.

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