

CROSSROADS LOGISTICS PARK

161

INTERNATIONAL PARK DRIVE
SPARTANBURG, SC 29301



±112,320 SF
AVAILABLE

±30,000 to ±112,320 SF
Industrial Space
Available for Lease

NAI Earle Furman

FOR MORE
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INVESTMENT GROUP

CROSSROADS LOGISTICS PARK

PARK SITE

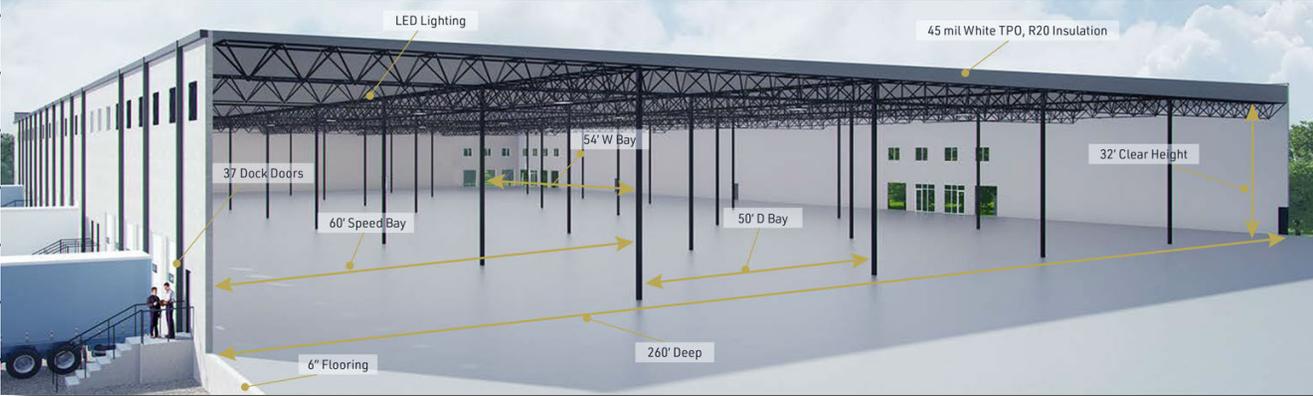


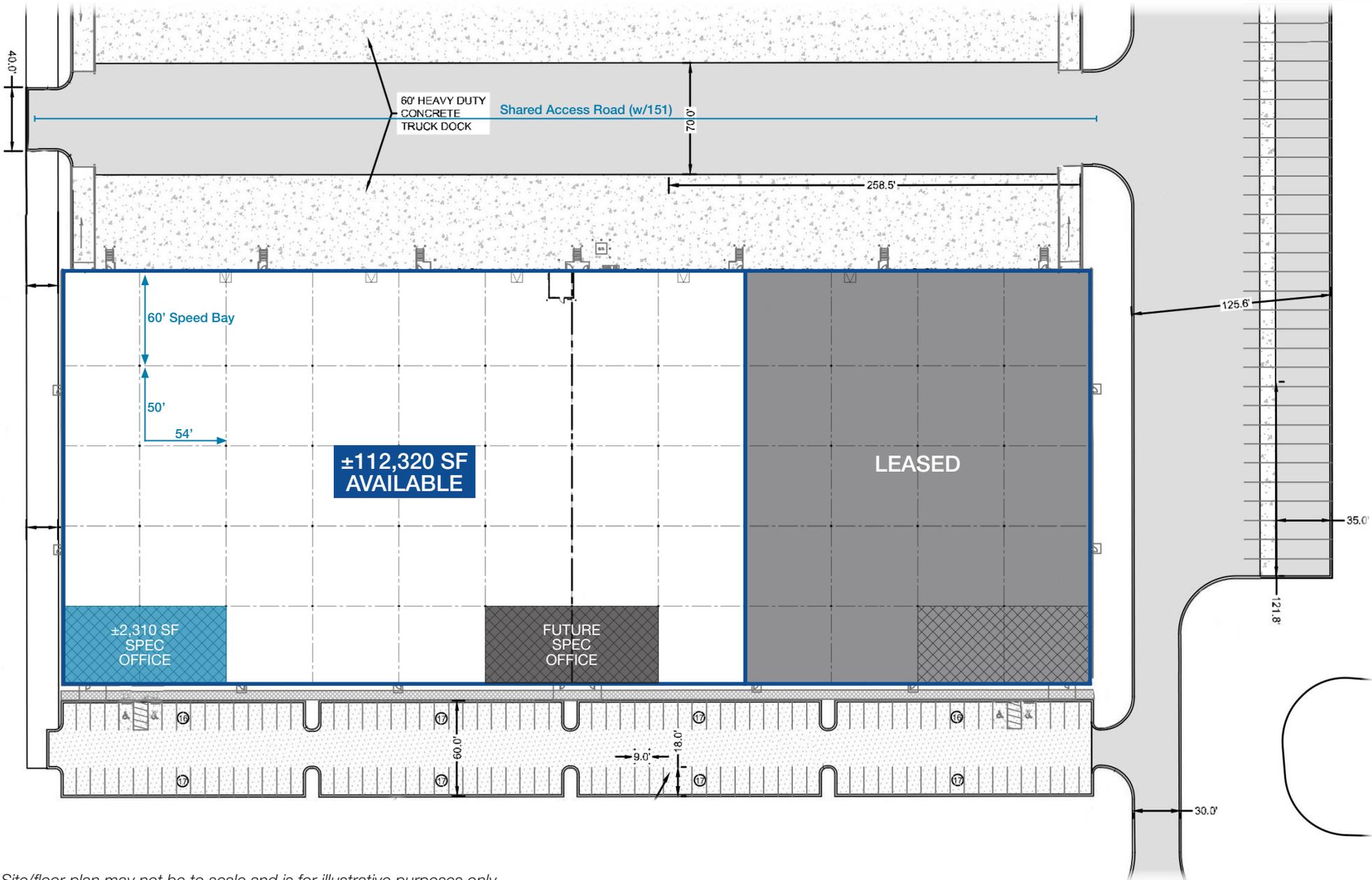
Available space not be to scale and is for illustrative purposes only

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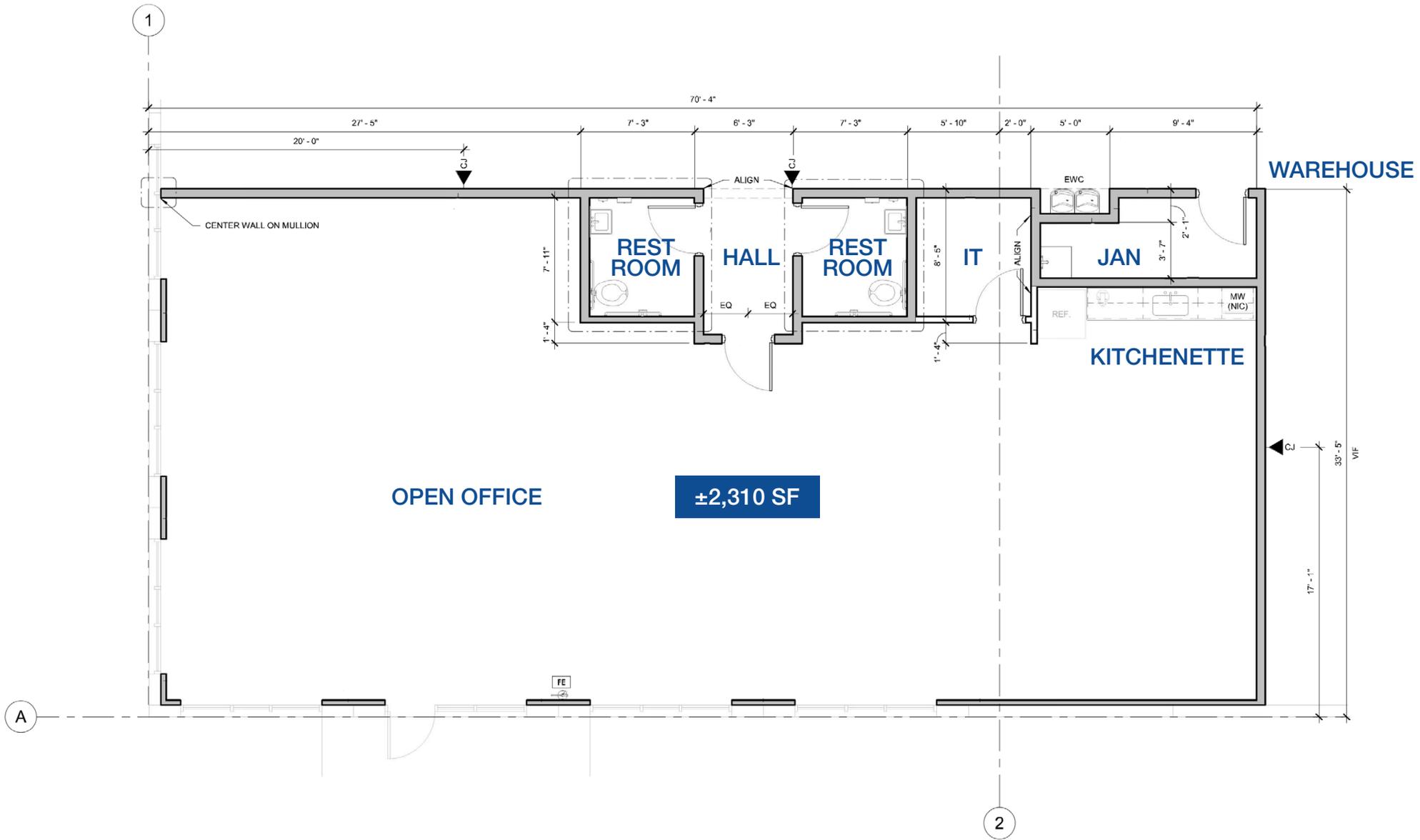
161 INTERNATIONAL PARK DR

Total Building SF	±168,480 SF
Available SF	±112,320 SF
Office Spec SF	±2,310 SF
Premises Dimensions	260' x 432'
Building Class	A
Year Built	2023
Roof	45 mil White TPO, R20 Insulation
Power	1,200 Amps
Sprinkler	ESFR
Lighting	LED
Clear Height	32'
Column Spacing	50' x 54', 60' Speed Bay
Dock Doors	24 (10 Equipped with Dock Lights & 35,000 LB Levelers)
Drive-In Doors	1 (12' x 14')
Configuration	Rear Load
Truck Court Depth	190'
Trailer Parking	±16
Auto Parking	±102
Lease Rate	Contact Broker
Opex	Contact Broker





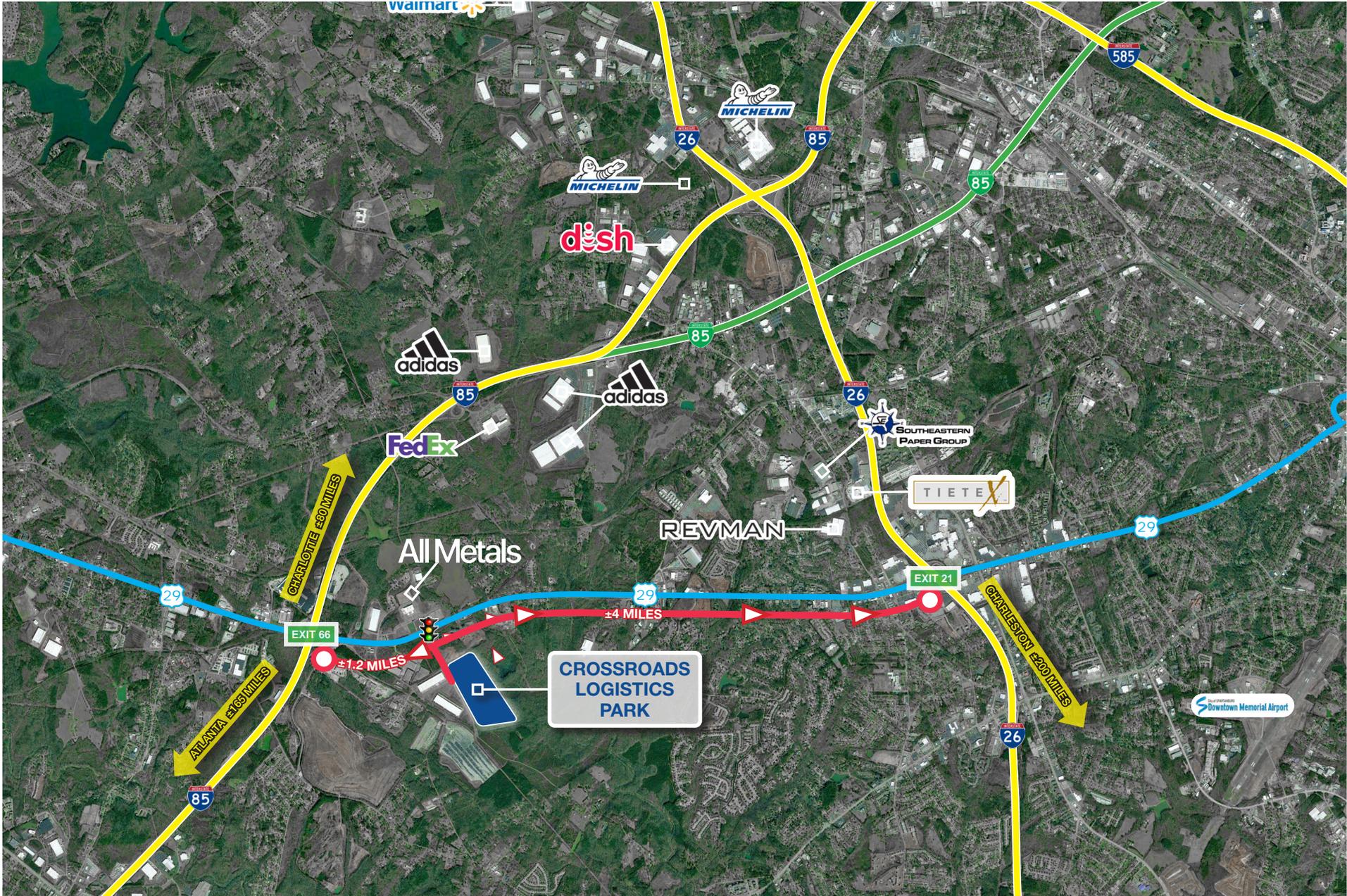
Site/floor plan may not be to scale and is for illustrative purposes only



Floor plan may not be to scale and is for illustrative purposes only

CROSSROADS LOGISTICS PARK

LOCAL MAP



As supply chains continue to see rapid changes and population migration shifts continue to accelerate throughout the United States, mission critical locations have never been more important. Crossroads Logistics Park provides a superior location to reach the fastest growing region of the country in a 1 – 2 day drive time.

- Easily accessible to major east cost markets.
- Reach 40 million people with 1-day ground delivery from the Upstate (38% More than Atlanta and 41% more than Charlotte).
- All the geographic benefits of major metros without the congestion and high operating costs.
- Reach 72% of US population within a 2-day ground delivery window (more than 235 million people).

