



BUILDING 100

BUILDING 110

BUILDING 101

BUILDING 130

BUILDING 120

BUILDING 111

BUILDING 105

BUILDING 107

BUILDING 140

BUILDING 151

BUILDING 150

\*delivery date to be determined

**TYPICAL TENANT PROFILES**

- Office Users
- Medical / Lab Research
- Light / General Manufacturing
- Distribution / Warehouse



FOR LEASE | CORPORATE DRIVE, SPARTANBURG, SC

FEATURING FLEXIBLE OFFICE, MANUFACTURING, WAREHOUSE, MEDICAL/LAB-READY, LAND AND BUILD-TO-SUIT OPTIONS.

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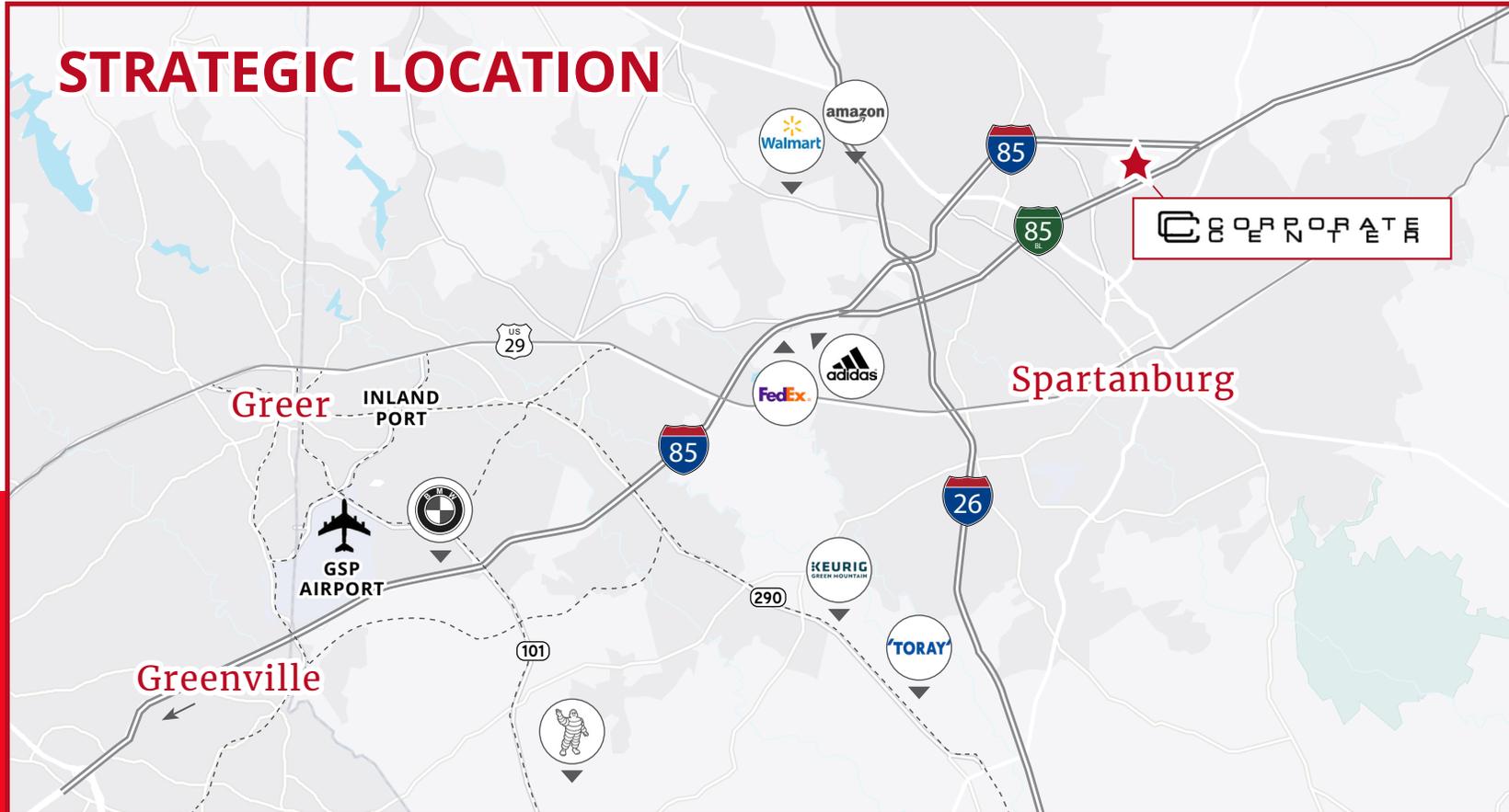


## Spartanburg's Premier Business Park

Corporate Center is Spartanburg's premier business park located on I-85 Business. It is comprised of 400,000 square-feet of flexible office, manufacturing and warehouse space with plans to expand to 1.5 million square-feet in development to ensure tenant's immediate and long-term needs are fulfilled. Tenants are provided an unique experience with an on-site designer and architect ready to customize the space to fit both their immediate and long-term occupancy and expansion needs.

- Ideally located along the I-85 business corridor with easy interstate access and connections
- 3 international airports serve Upstate South Carolina
- Situated on 193 acres
- Space available : ±50,000 square feet
- Wide column spacing
- High ceilings with ability to create mezzanine
- Loading docks at rear service area
- Exterior walls with high insulation rating
- Extensive window walls allowing for flexible floor plans
- 100% sprinkled
- **Lab-ready and office space available**, in addition to warehouse space.
- ±350 automotive, advanced material, aerospace, energy and bioscience industries make up over 30% of the local economy
- Logistical advantages include accessibility to the South Carolina Inland Port in Greer (SCIP), located ±19 miles from Corporate Center and the Port of Charleston, the most productive container port in North America.
- The SCIP opened in 2013, linking the upstate of South Carolina to the Port of Charleston via an overnight Norfolk Southern rail service and
- As of 2022, the SCIP moved nearly 2.8 million TEU.
- Many companies are developing distribution facilities near the SCIP to take advantage of lower costs and efficient logistics

# STRATEGIC LOCATION



## UPSTATE SOUTH CAROLINA

Comprised of Spartanburg, Greenville and the surrounding cities, the Upstate region of South Carolina boasts a top-ranked pro-business climate, exceptional quality of life and a world-renowned research environment supported by quality institutions of higher learning. The region consistently earns a low cost-of-living ranking among large US metropolitan regions, allowing a higher quality of life at a lower cost for the region's residents.

## KEY DISTANCES

I-85	<b>1.4 miles</b>
Spartanburg, SC	<b>5.5 miles</b>
Greenville, SC	<b>31 miles</b>
Atlanta, GA	<b>174 miles</b>
Charlotte, NC	<b>71 miles</b>
SC Inland Port	<b>19 miles</b>

GSP International Airport	<b>21 miles</b>
Charlotte Douglas International Airport	<b>64 miles</b>
BMW	<b>20 miles</b>
Milliken	<b>2.9 miles</b>
Amazon Fulfillment	<b>9.5 miles</b>



## AVAILABILITIES

<b>Building 105</b>	Suite D	±1,350 SF	Office Space
<b>Building 107</b>	Suites C & F	±7,000 SF, ±8,000 SF	Flex/Lab Space
<b>Building 111</b>	Suite A	±15,000 SF	Flex/Lab Space
<b>Building 140</b>	Suites A-E	±19,200 SF	Flex Space
<b>Building 150</b>	Delivery date to be determined	-	-



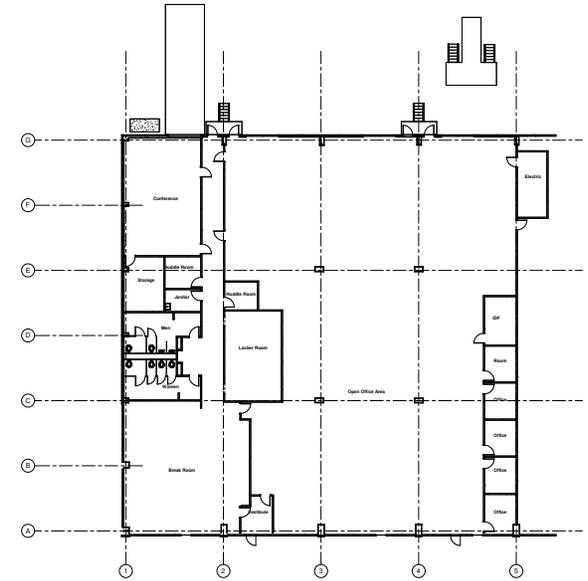
# AVAILABILITIES (Cont.)

## Building 111

### Suite A

Building 111 has  $\pm 15,000$  SF available.

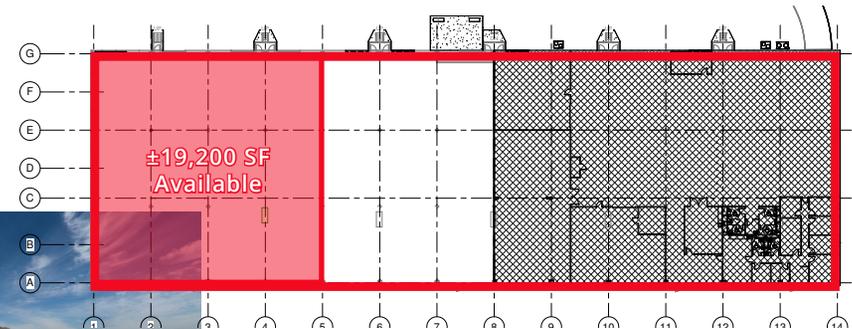
*Move-in ready with existing cubicles and furnishings — perfect for office use or easily customizable for lab operations.*



## Building 140

### Suite A-E

Building 140 is the newest buildings to the Corporate Center Business Park campus. Suites A-E are available totaling  $\pm 19,200$  SF.



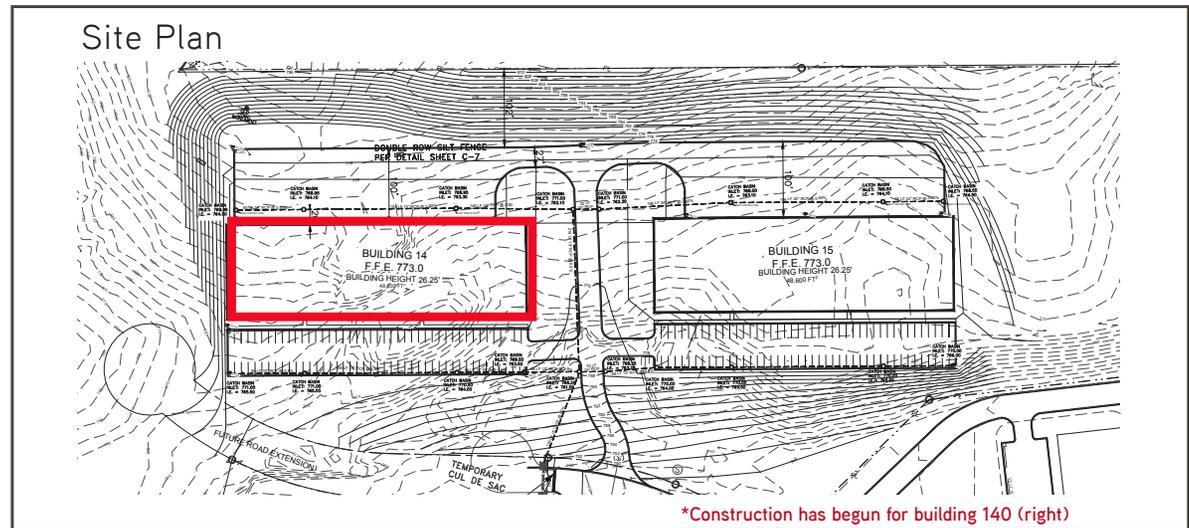
# AVAILABILITIES (Cont.)

## Building 150 Suites A-M

Building 150 will be the newest buildings to the Corporate Center Business Park campus. Suites A-M will be available and offer ±50,000 SF. Pad ready.

\*delivery date to be determined

## TO BE BUILT



CORPORATE

[www.corporatecenteri85.com](http://www.corporatecenteri85.com)



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