



# SYPHRIT

## INDUSTRIAL PARK

1101 SYPHRIT RD | WELLFORD, SC



**INDIVIDUAL BAYS FROM 1,000–21,000 SF ABILITY TO COMBINE FOR LAYOUTS UP TO 150,000 SF**

# Location



## Key Distances

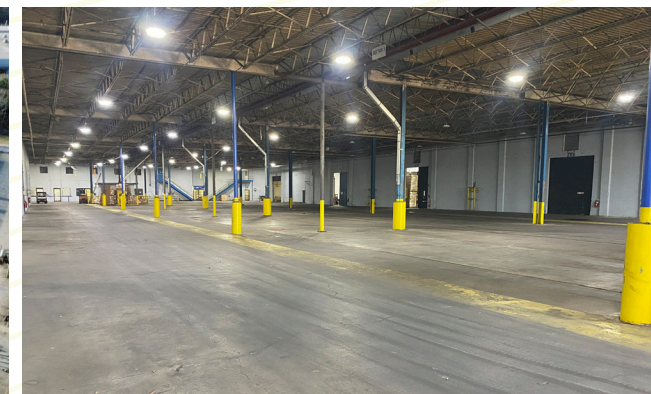
I-85	± .25 MILES
I-26	± 4 MILES
GSP AIRPORT	± 7.5 MILES
INLAND PORT	± 7.6 MILES
SPARTANBURG	± 8 MILES
GREENVILLE	± 18 MILES
CHARLOTTE	± 75 MILES
ATLANTA	± 150 MILES



BUILDING: A+B



BUILDING: C+D



INTERIOR COVERED STORAGE



CANTEEN



TYPICAL SUITE

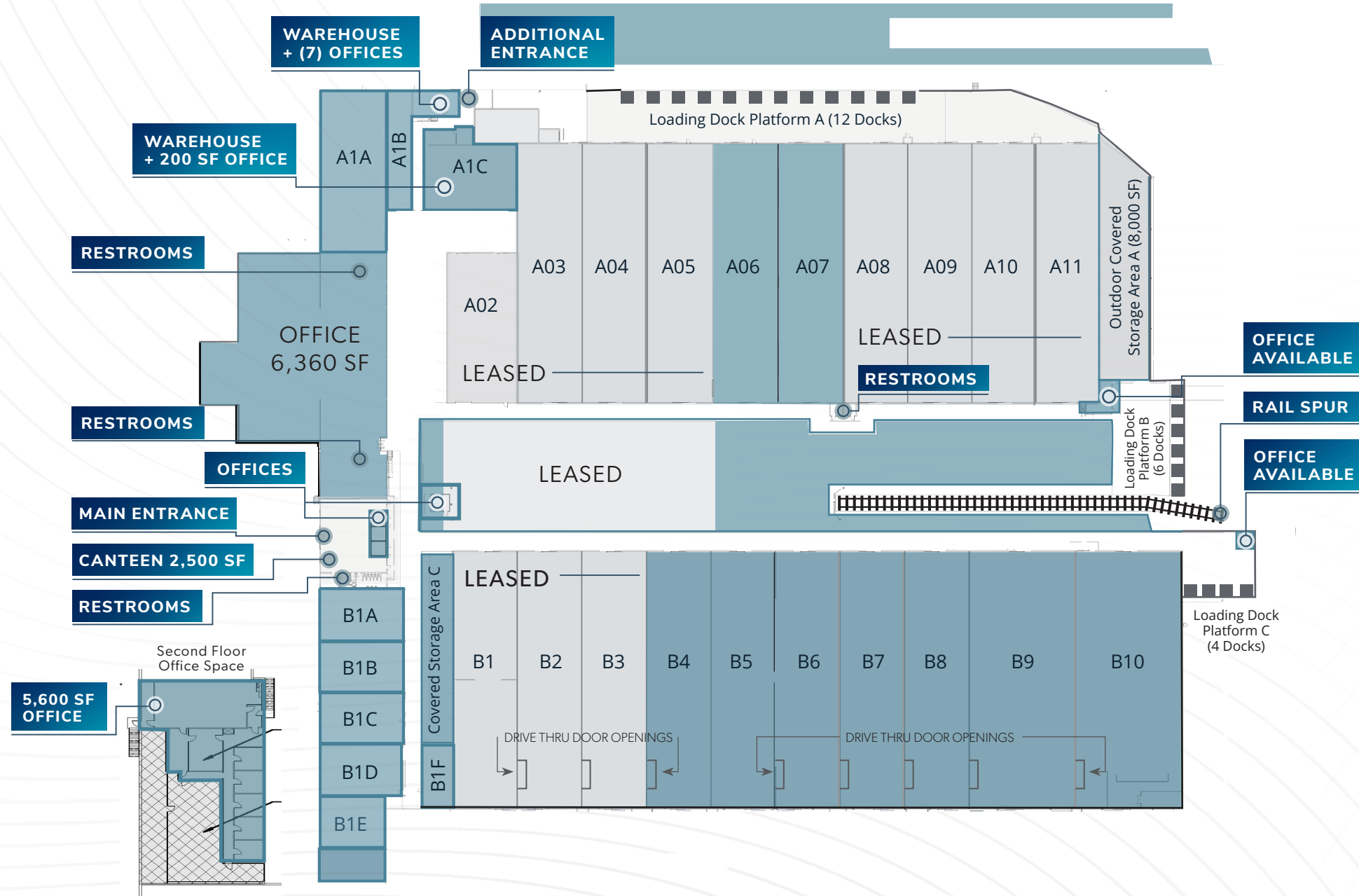
# Property Summary



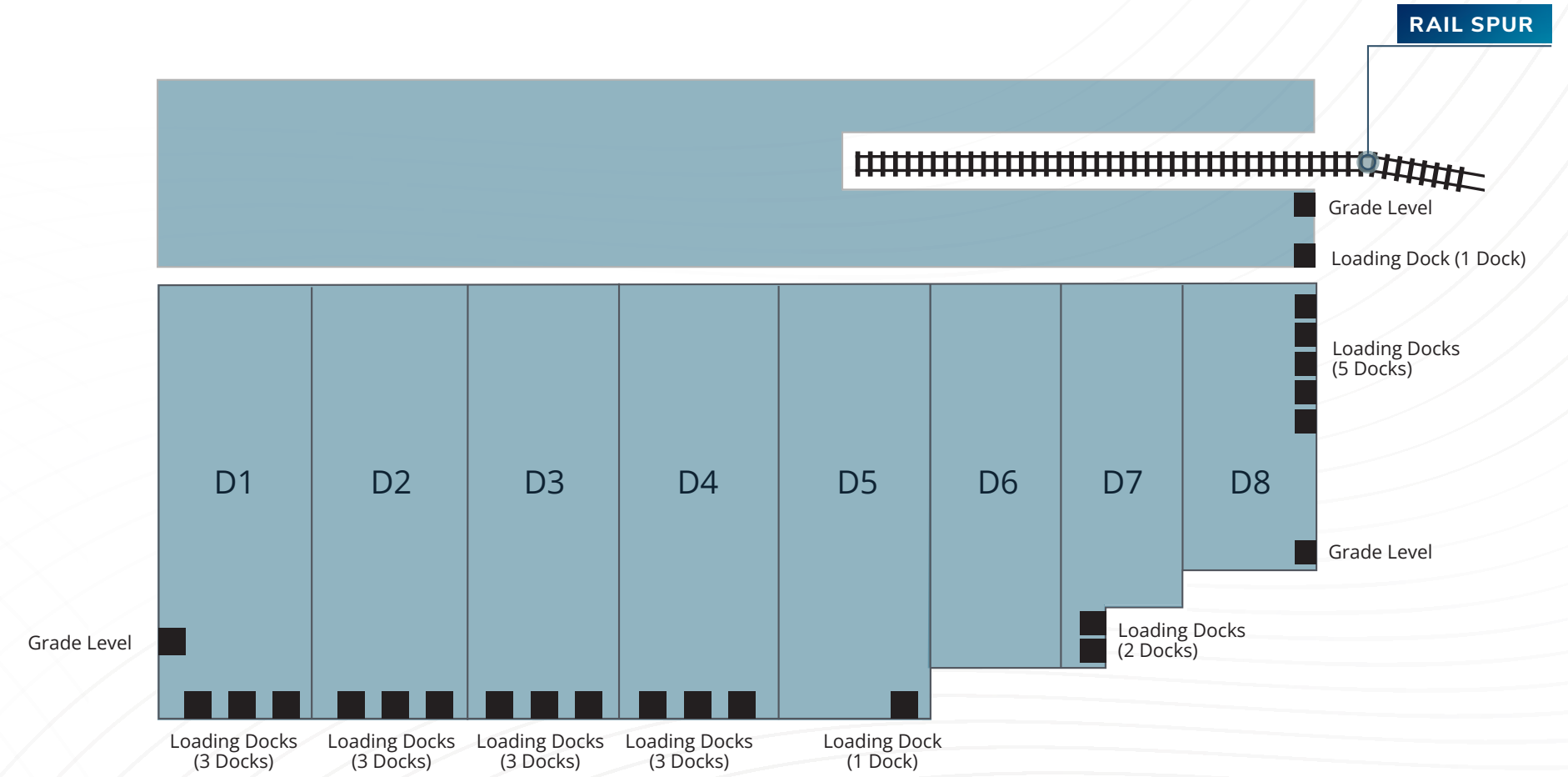
	Building A	Building B	Building D	Building E
TOTAL SF AVAILABLE	13,309	95,861	150,675	83,881
CLEAR HEIGHT	20	19	21	20 - 22
MINIMUM SUITE SIZE	2,615	1,027	11,970	83,881
SPRINKLER	YES	YES	YES	YES

# Building A+B Plan

PRIVATE OFFICE SPACE AVAILABLE

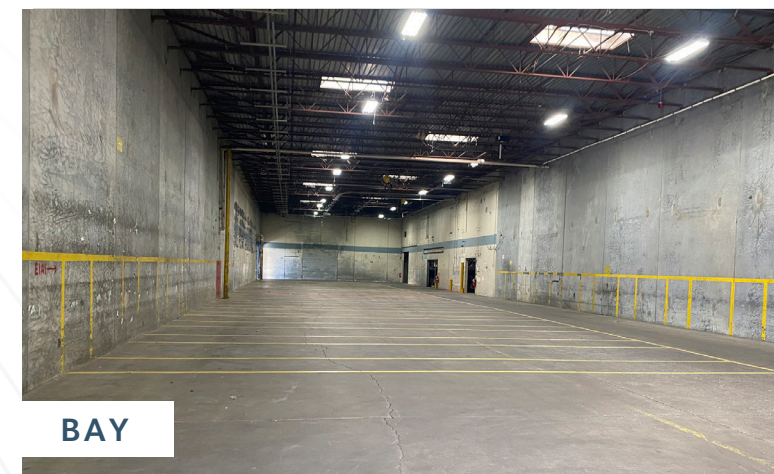
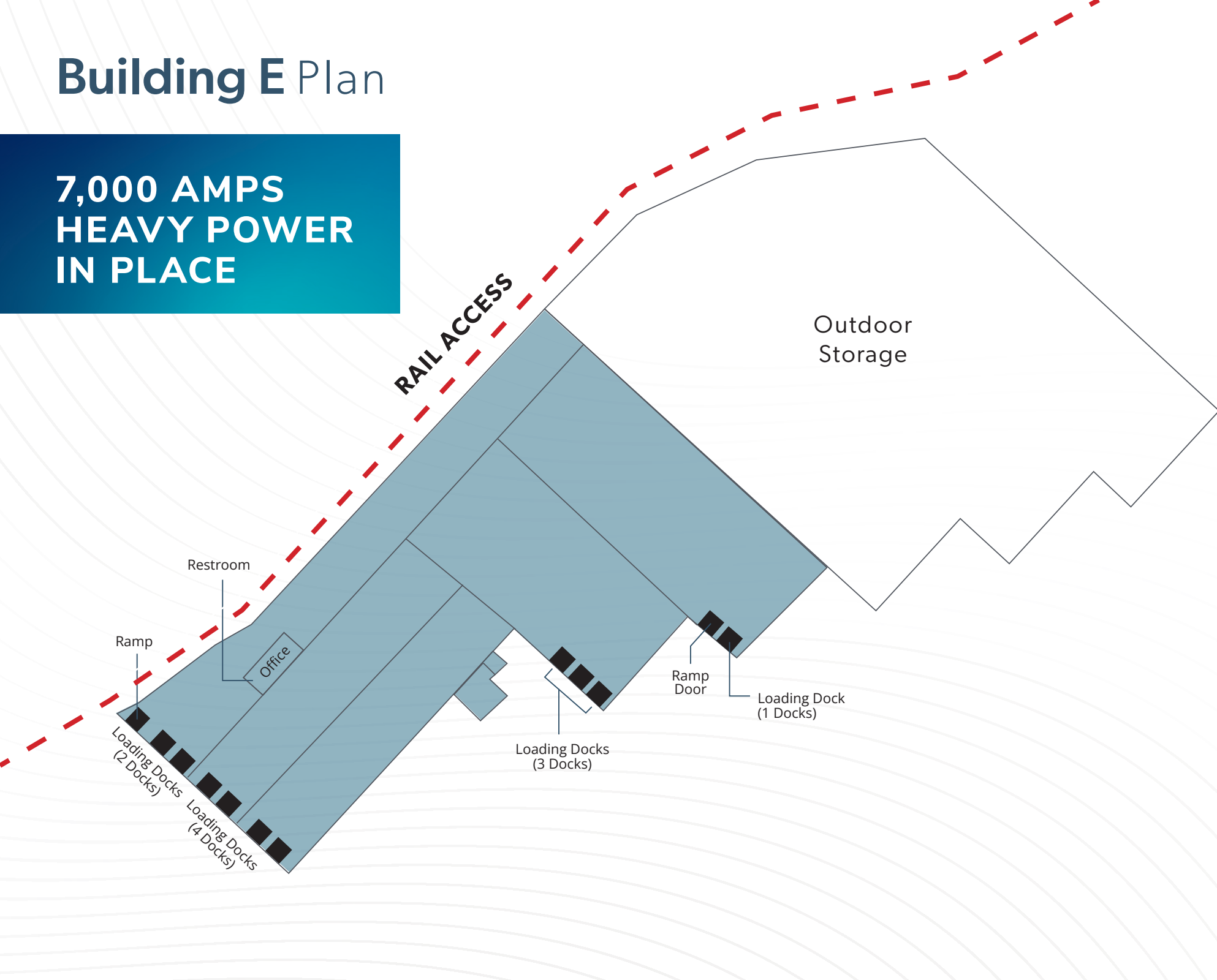


# Building D Plan



# Building E Plan

**7,000 AMPS  
HEAVY POWER  
IN PLACE**



# Spec Sheet

## BUILDING A

Suite Name	Suite Size	Private Offices	Clear Height	Dock Doors	Grade Level Doors	Sprinkler	Lighting	Trailer Parking Available	Base Rent
A01-A	6,575	Yes	20	Yes	1	Yes	LED	Yes	\$6.00
A01-B	2,615	Yes	20	Yes	1	Yes	LED	Yes	\$6.00
A01-C	4,119	Yes	20	Yes	1	Yes	LED	Yes	\$6.00
A06	10,000	Yes	20	Yes	2	Yes	LED	Yes	\$4.75
A07	10,000	Yes	20	Yes	2	Yes	LED	Yes	\$4.75
A-Interior Covered Storage 2	11,000	Yes	20	Yes	1	Yes	LED	Yes	\$2.00
A-Interior Covered Storage 3	6,000	Yes	20	Yes	1	Yes	LED	Yes	\$2.00

## BUILDING B

Suite Name	Suite Size	Private Offices	Clear Height	Dock Doors	Grade Level Doors	Sprinkler	Lighting	Trailer Parking Available	Base Rent
B04	10,000	Yes	19	Yes	2	Yes	LED	Yes	\$4.25
B05	10,000	Yes	19	Yes	2	Yes	LED	Yes	\$4.25
B06	10,000	Yes	19	Yes	2	Yes	LED	Yes	\$4.25
B07	10,000	Yes	19	Yes	2	Yes	LED	Yes	\$4.75
B08	10,000	Yes	19	Yes	2	Yes	LED	Yes	\$4.75
B09	16,200	Yes	19	Yes	2	Yes	LED	Yes	\$4.75
B10	16,200	Yes	19	Yes	2	Yes	LED	Yes	\$4.75
B1A	2,586	Yes	19	Yes	1	Yes	LED	Yes	\$6.00
B1B	2,613	Yes	19	Yes	1	Yes	LED	Yes	\$6.00
B1C	2,597	Yes	19	Yes	1	Yes	LED	Yes	\$6.00
B1D	2,569	Yes	19	Yes	1	Yes	LED	Yes	\$6.00
B1E	2,069	Yes	19	Yes	1	Yes	LED	Yes	\$6.00
B1F	1,027	Yes	19	Yes	1	Yes	LED	Yes	\$6.00

## BUILDING D

Suite Name	Suite Size	Private Offices	Clear Height	Dock Doors	Grade Level Doors	Sprinkler	Lighting	Trailer Parking Available	Base Rent
D01	21,286	Yes	21	3	2	Yes	Halogen	Yes	\$5.25
D02	21,384	Yes	21	3	1	Yes	LED	Yes	\$5.25
D03	21,384	Yes	21	3	1	Yes	LED	Yes	\$5.25
D04	21,384	Yes	21	3	1	Yes	LED	Yes	\$5.25
D05	21,372	Yes	21	0	1	Yes	LED	Yes	\$5.25
D06	17,969	Yes	21	1	1	Yes	LED	Yes	\$5.25
D07	13,926	Yes	21	2	1	Yes	LED	Yes	\$5.25
D08	11,970	Yes	21	5	2	Yes	Halogen	Yes	\$5.25
D-Interior Covered Storage	27,400	Yes	21	0	1	No	LED	Yes	\$2.00

# Spec Sheet

## BUILDING E

Suite Name	Suite Size	Private Offices	Clear Height	Dock Doors	Grade Level Doors	Sprinkler	Lighting	Trailer Parking Available	Base Rent
E*	83,881	Yes	20-22	10	2	Yes	LED	Yes	\$5.50

\* Heavy power in place and rail access

## BUILDING F

Suite Name	Suite Size	Private Offices	Clear Height	Dock Doors	Grade Level Doors	Sprinkler	Lighting	Trailer Parking Available	Base Rent
F	3,800	Yes	16-18	0	2 (12' tall)	No	Halogen	Yes	\$2.00

## OUTDOOR STORAGE + TRAILER PARKING

Name	Yard Size	Base Rent
IOS Entrance	.25 Acres	\$625 per mo.
IOS Rear	.70 Acres	\$1,750 per mo.
IOS Building C	.50 Acres	\$1,250 per mo.
IOS Building C	.10 Acres	\$250 per mo.



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LEASING BY:



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