



THE KEITH CORPORATION



# FOR LEASE

70.3 ACRE BUILD-TO-SUIT OPPORTUNITY IN UPSTATE, SC

ALL UTILITIES IMMEDIATELY AVAILABLE ON SITE

Site 1 | ±233,280 SF

Site 2 | ±507,600 SF

## LEASING CONTACT

Chad Stepp  
Senior Vice President  
[chad.stepp@jll.com](mailto:chad.stepp@jll.com)  
+1 864 641 8536

Lee Allen  
Executive Managing Director  
[lee.allen@jll.com](mailto:lee.allen@jll.com)  
+1 843 566 2064

Located on Phillips Dr & Webber Rd in Cowpens, SC





## THE OPPORTUNITY

### SITE 1 | BUILD-TO-SUIT

SQUARE FOOTAGE    STATUS

±233,280 SF    UTILITIES AVAILABLE  
ON SITE

### SITE 2 | BUILD-TO-SUIT

SQUARE FOOTAGE    STATUS

±507,600 SF    UTILITIES AVAILABLE  
ON SITE



**SWOFFORD DR.**



**BATTLEGROUNDRD.**

**BUILDING 2**

**PHILLIPS DR.**  
**WEBBER RD.**

**BUILDING 1**



THE KEITH CORPORATION



# SITE 1

## BUILD-TO-SUIT

±24.8 AC

±233,280 SF

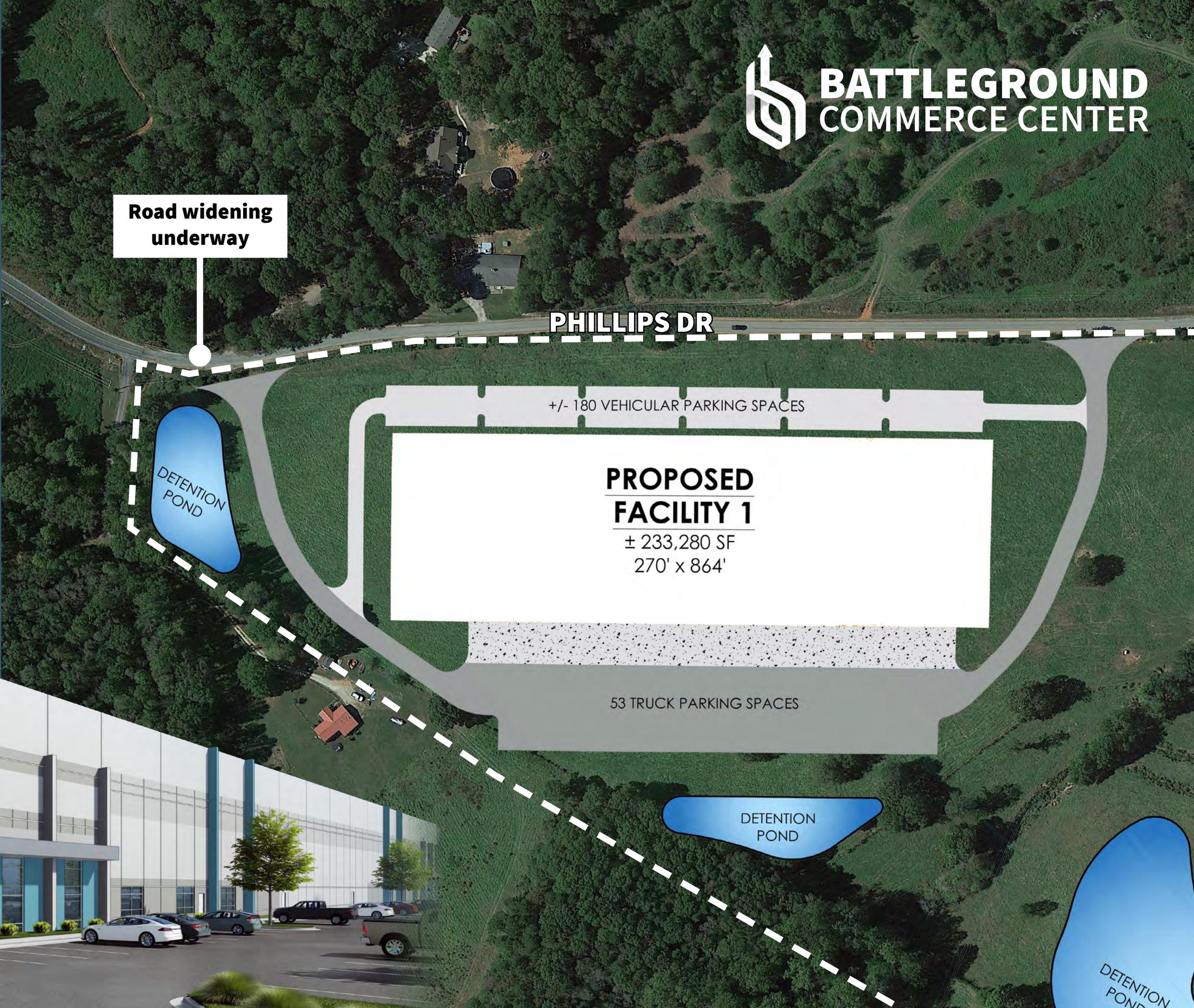
All utilities available on site



THE KEITH CORPORATION



BATTLEGROUND  
COMMERCE CENTER





# BATTLEGROUND COMMERCE CENTER

Road widening  
underway

WEBBER RD

73 TRUCK PARKING SPACES

## PROPOSED FACILITY 2

± 507,600 SF  
470' x 1,080'

+/- 189 VEHICULAR PARKING SPACES

470

+/- 163 VEHICULAR PARKING SPACES

71 TRUCK PARKING SPACES

DETENTION  
POND

SWOFFORD RD



## SITE 2 BUILD-TO-SUIT

±45.5 AC

±507,600 SF

All utilities available on site

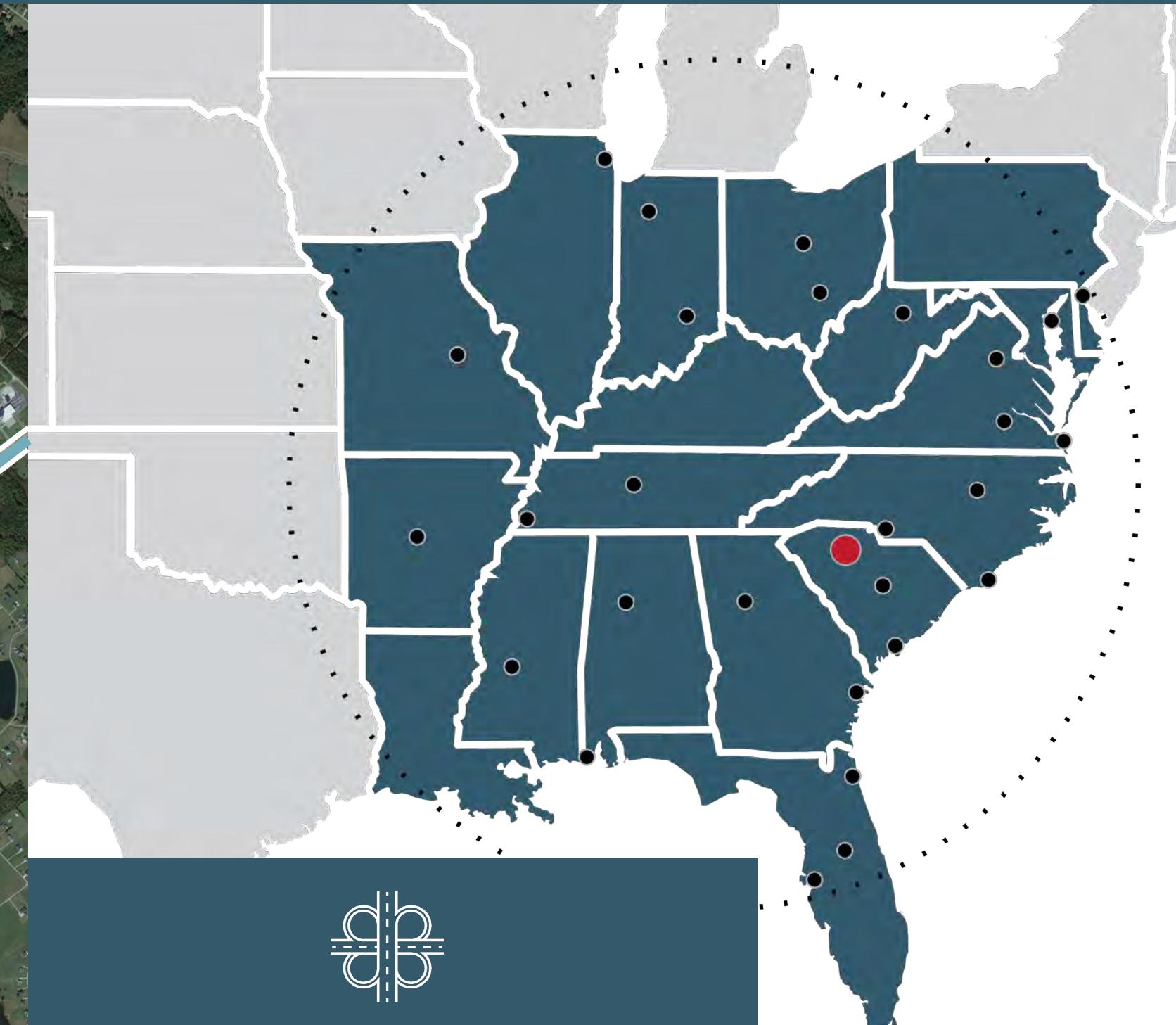
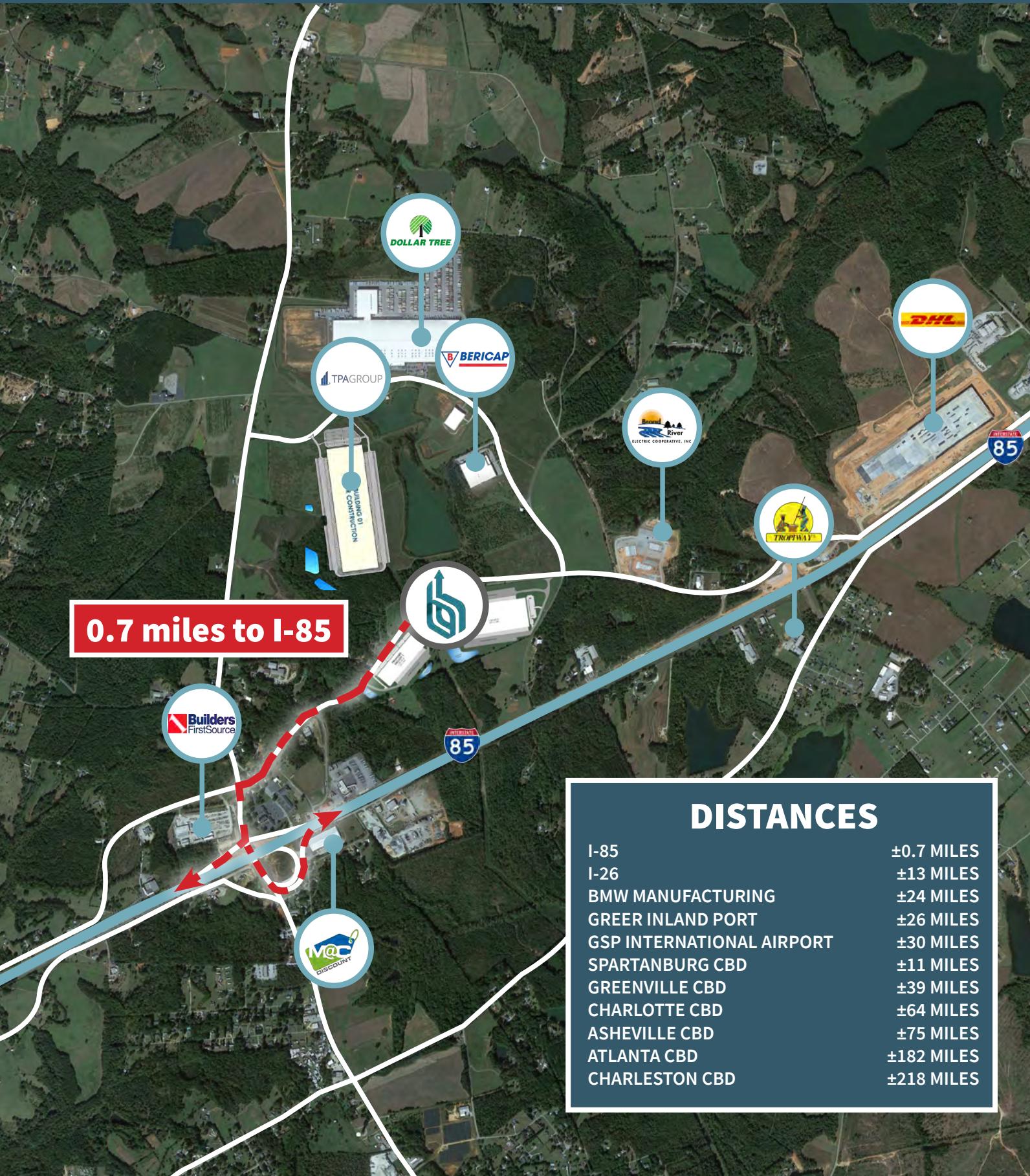


THE KEITH CORPORATION

# SURROUNDING AREA



# DRIVE TIME ACCESS



# TRANSPORTATION & MARKET ACCESS

## A MAJOR EAST COAST INDUSTRIAL CENTER

Greenville-Spartanburg is centrally located along the Eastern Seaboard in between such metropolitan areas as New York City, Washington, DC and Charlotte, NC to the north and Atlanta and Miami to the south. The area is positioned along several major thoroughfares, which provide access to these metropolitan areas and others throughout the Southeast.

### ROADS & HIGHWAYS

- I-85, the industrial backbone of the Southeast, is the primary artery that runs through the Greenville-Spartanburg region connecting to Atlanta to the south and Charlotte, Raleigh-Durham and Richmond to the north
- I-26, the main southeasterly thoroughfare in South Carolina, connects the Greenville-Spartanburg MSA to Charleston, SC

### GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT (GSP)

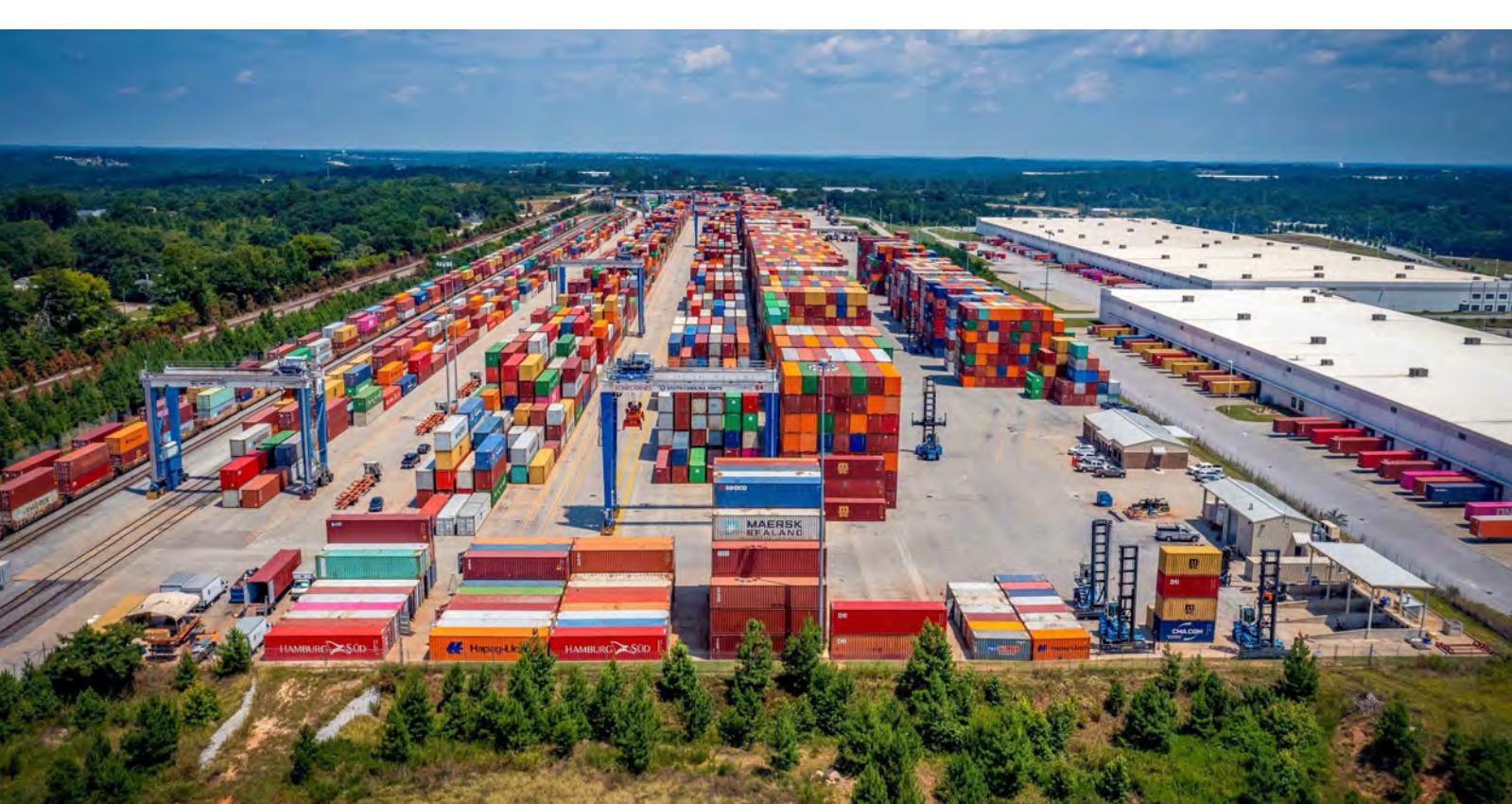
- 2nd-busiest airport in South Carolina and major air cargo shipping hub
- Served by six (6) major passenger airlines and their regional affiliates
- Local powerhouses such as FedEx and BMW ship large quantities of goods and component products via established footprints on-site
- Plays an integral role for corporations evaluating where to locate operations
- Recognized as the fastest growing small airport in the US

### RAIL ACCESS

- Inland Port Greer, located less than ten (10) miles from the Property, is essentially a marine terminal located 212 miles inland that directly serves over 100 Foreign Ports
- 94 million consumers may be accessed via the direct rail connection provided by Norfolk Southern rail, enabling firms to quickly import and export goods
- Since April 2021, the State of South Carolina has allocated over \$28 billion for an expansion of the Inland Port Greer due to unprecedented demand
- In Q1 2022, the Inland Port of Greer handled over 9,301 rail moves alone, with a total of 77,345 rail moves thus far in fiscal year 2022

### PORT ACCESSIBILITY

- Three (3) hours from the Port of Charleston, the 9th-largest port in the country in terms of dollar volume of international shipments
- Four (4) hours from the Port of Savannah, the 4th-busiest port in the nation
- Six (6) hours from North Carolina's two largest ports, the Ports of Wilmington and Morehead City



# ABOUT THE DEVELOPERS



## THE KEITH CORPORATION

The Keith Corporation is a privately held, full-service commercial real estate firm. Headquartered in Charlotte, NC, TKC has projects in 36 states, Mexico, Australia, Canada and the United Kingdom. Developing over \$3.6 billion worth of commercial real estate over the course of 400+ projects, totaling in excess of 44 million square feet for a highly diverse clientele, The Keith Corporation has developed a reputation based on expertise, accountability, and total client satisfaction on projects.

### THE KEITH CORPORATION CONTACT

**ALAN R. LEWIS**  
Industrial Development Partner  
[alan@thekeithcorp.com](mailto:alan@thekeithcorp.com)

[WWW.THEKEITHCORP.COM](http://WWW.THEKEITHCORP.COM)



Based in Westport, CT, HK Development Group is a privately held commercial real estate firm focused on investment & development of industrial, multi-family, and medical office/life science properties. HK Development Group geographically targets key East Coast markets with strong labor forces, top-tier educational institutions, and attractive long-term growth prospects. The firm currently has over 3.5 million square feet of industrial-related projects under development.

### HK DEVELOPMENT GROUP CONTACT

**LUKE PULLMAN, CFA**  
Partner  
[lpullman@hkgrp.com](mailto:lpullman@hkgrp.com)

[WWW.HKDEVGROUP.COM](http://WWW.HKDEVGROUP.COM)

### LEASING CONTACT

Chad Stepp  
Senior Vice President  
[chad.stepp@jll.com](mailto:chad.stepp@jll.com)  
+1 864 641 8536

Lee Allen  
Executive Managing Director  
[lee.allen@jll.com](mailto:lee.allen@jll.com)  
+1 843 566 2064

