



2M SF Industrial Park
Spartanburg, SC



DEVELOPED BY:

GREYSTAR[®]

PRE-DEVELOPMENT PARTNER:


SANSONE
group



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SITE PLAN PHASE 1

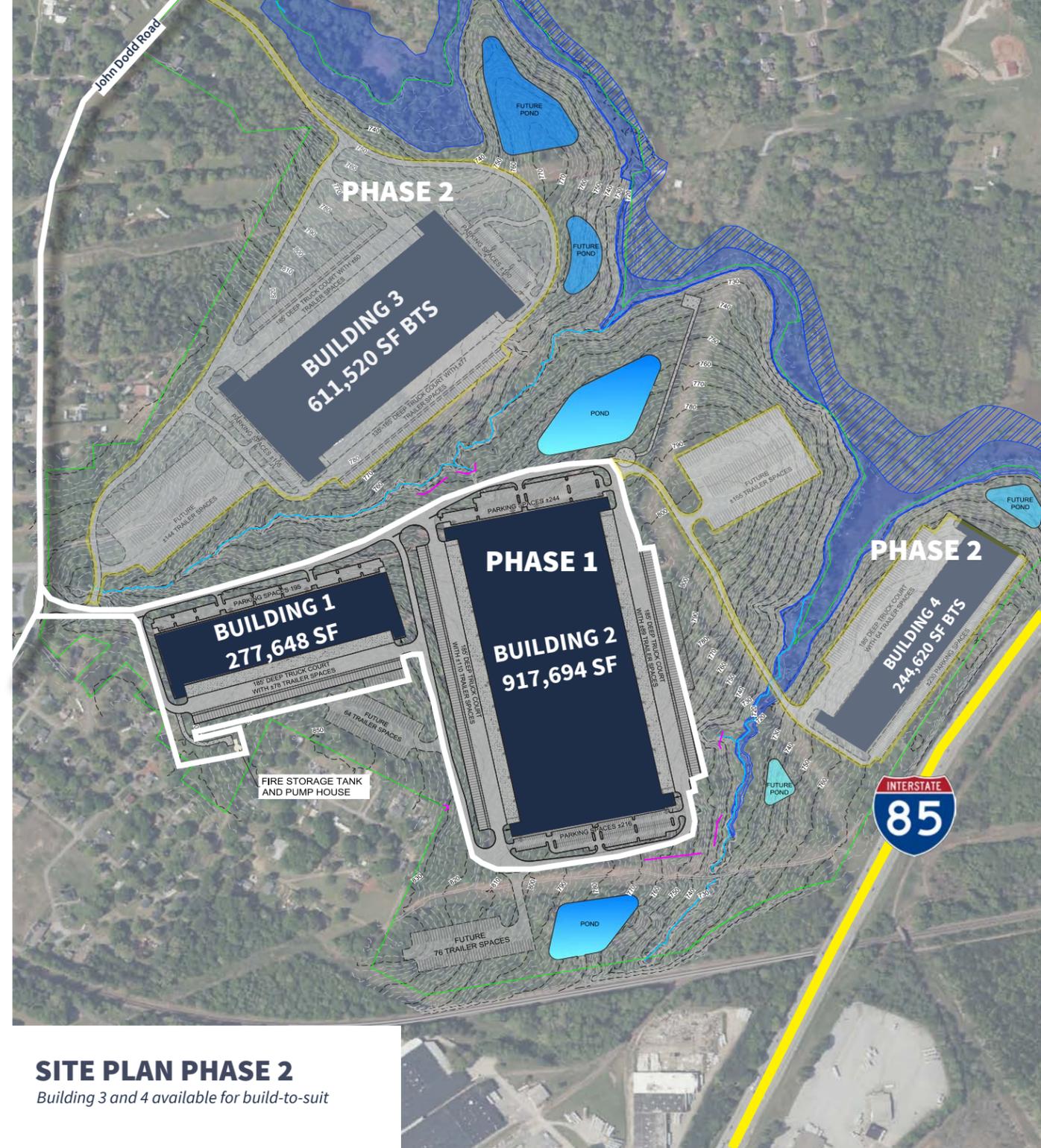
Delivering Q2 2024

Building 1

Building area	277,648 SF
Building dimensions	1,040' x 260'
Flooring	6" 4000 PSI SOG
Truck Court Depth	185'
Clear Height	32'
Typical bay	52' x 50' with 60' speed bay and (2) 52' x 50' building ears
Dock doors	(59) 9'x10' manually operated with 4" laminated bumpers and z-guards
Drive-in doors	(2) 14' x 16' electrically operated
Dock equipment	(6) 35,000 lb. mechanical dock levelers with (12) knockouts
Roofing	60 mil TPO with 20 year warranty and metal downspout guards
Employee parking	195
Trailer parking	78
Sprinkler	ESFR
Power	2,500 amps
Lighting	(1) high bay LED light fixture per structural bay

Building 2

Building area	917,694 SF
Building dimensions	1,456' x 620'
Flooring	7" 4000 PSI SOG
Truck Court Depth	185'
Clear Height	40'
Typical bay	56' x 50' with 60' speed bay and (4) 56' x 50' building ears
Dock doors	(88) 9'x10' manually operated with 4" laminated bumpers and z-guards
Drive-in doors	(4) 14' x 16' electrically operated
Dock equipment	(15) 35,000 lb. mechanical dock levelers with (73) knockouts
Roofing	60 mil TPO with 20 year warranty and recessed downspouts
Employee parking	460
Trailer parking	199
Sprinkler	ESFR
Power	3,000 amps
Lighting	(1) high bay LED light fixture per structural bay



SITE PLAN PHASE 2

Building 3 and 4 available for build-to-suit

HIGHLY CONNECTED LOCATION

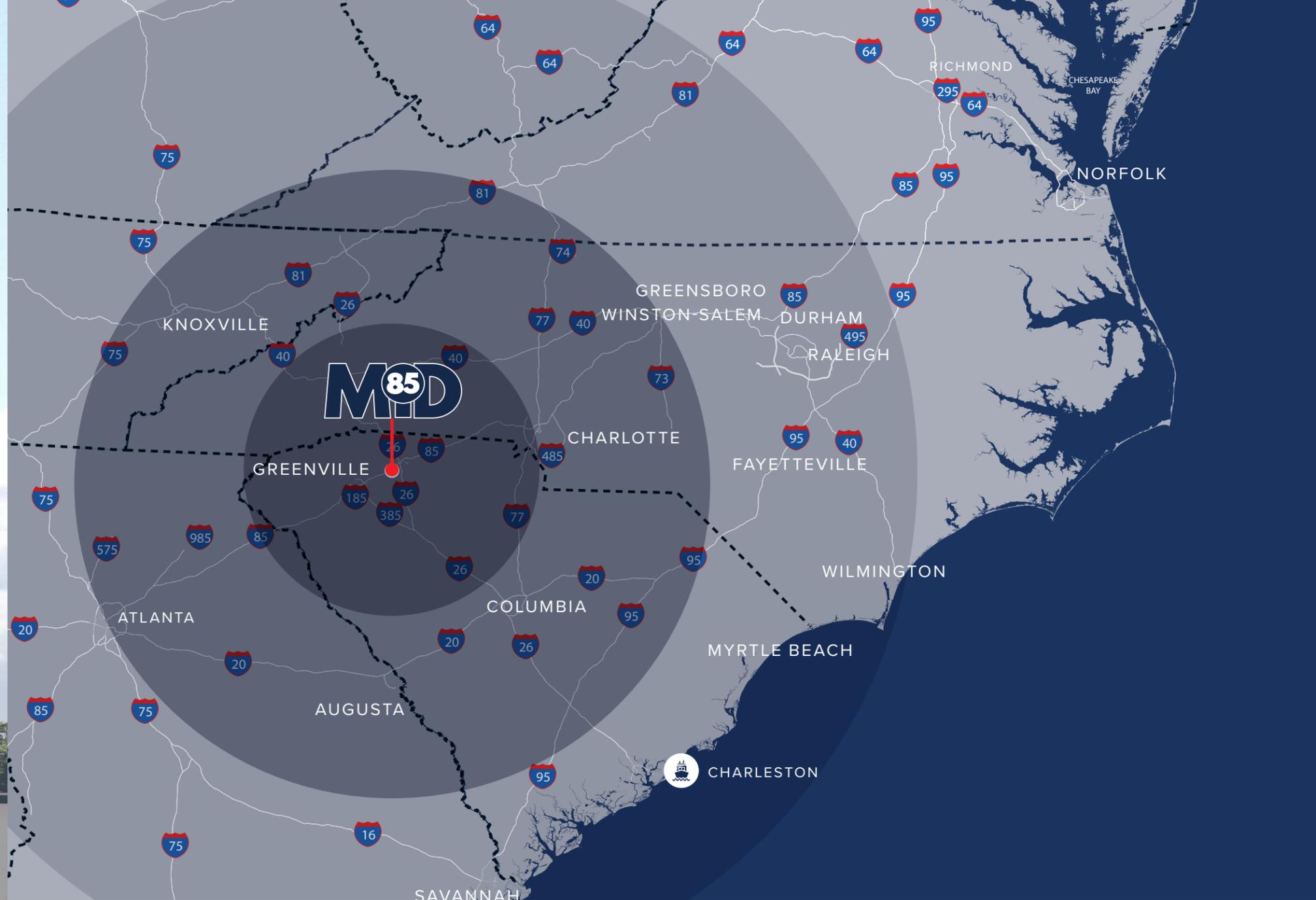




MAJOR CITY CONNECTIVITY

Key Drive Distances

Interstate 85	± 1 miles
Inland Port Greer	± 12.4 miles
Greenville-Spartanburg Airport	± 13.6 miles
Spartanburg	± 4 miles
Interstate 26	± 4 miles
Interstate 385	± 20 miles
Charlotte International Airport	± 76 miles
Charlotte	± 80 miles
Atlanta	± 167 miles
Atlanta International Airport	± 178 miles
Charleston	± 200 miles
Port of Charleston	± 208 miles



SOUTHEAST CORRIDOR CONNECTIVITY



OVERVIEW

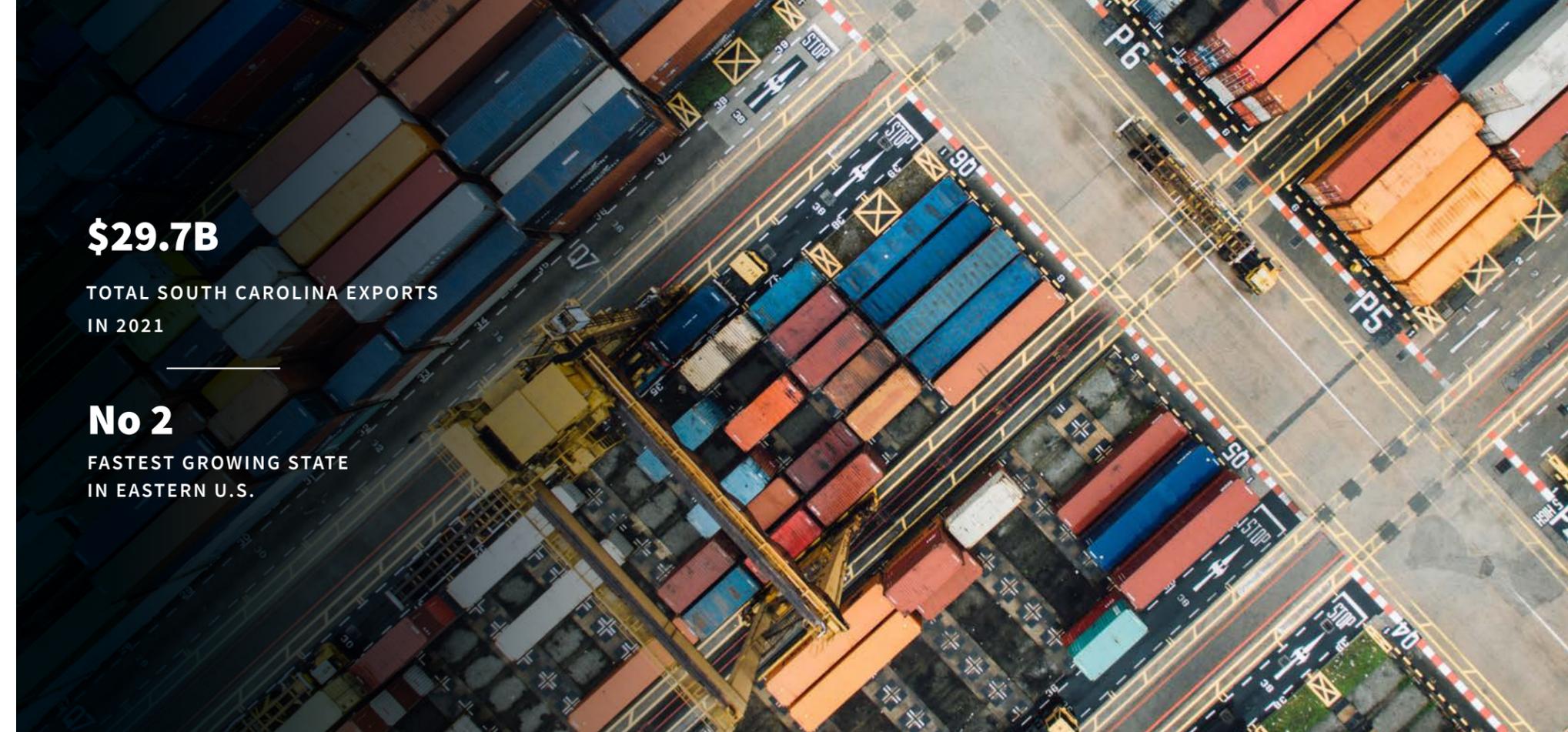
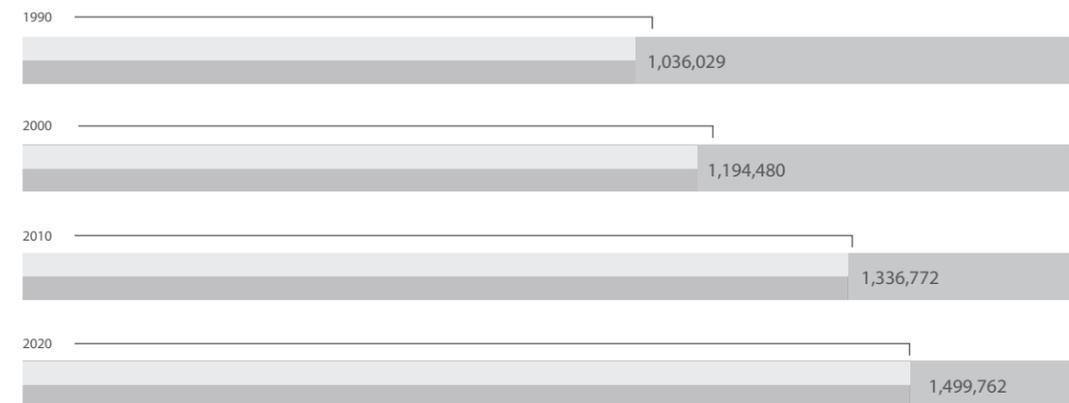
Greenville - Spartanburg

Dynamic economics & high quality of life

THE GREENVILLE-SPARTANBURG METROPOLITAN area anchors the ten-county area known as the Upstate region of South Carolina, the largest and fastest growing region in the state with a current population of 1.5 million residents. Conveniently located halfway between Atlanta and Charlotte, Greenville-Spartanburg attracts many national and international companies to the area. Overall, the region features a strong business climate, talented labor force, high quality of life, and affordable cost of living.

The Southeastern United States ranks fourth in the world for GDP and Greenville-Spartanburg greatly benefits from its centralized location in the region. With exceptional access to I-85, the backbone of the Southeast, companies in Greenville-Spartanburg are at the heart of a fast-growing mega-region between Atlanta and Charlotte – through use of rail or interstate they can reach more than 100 million consumers within a one-day drive. Additionally, the Inland Port Greer connects local businesses to the Port of Charleston, the deepest seaport in the Southeast and one of the top 10 container ports in the United States, and has become an important hub in the global economy.

POPULATION GROWTH 1990-2020



\$29.7B

TOTAL SOUTH CAROLINA EXPORTS
IN 2021

No 2

FASTEST GROWING STATE
IN EASTERN U.S.

Inland Port Greer

Operated by SC Ports Authority

The Inland Port Greer has emerged as one of the pillars of Upstate South Carolina’s global commerce presence. Rail service provided by Norfolk Southern offers one (1)-day transit to one of the largest Seaports on the East Coast, the Port of Charleston, and strong integration with overland logistics carriers such as FedEx and UPS provide flexible distribution opportunities. Ideally located within the vital I-85 corridor, Inland Port Greer is within 500 miles of over 94 million consumers in the US, as well as some of the most prosperous and important markets in the Southeast.

In April of 2021, South Carolina Ports Authority announced a \$28 million expansion to

accommodate an additional 13 acres of new paving and a third working rail track. This addition will feature space for over 7,800 additional containers, among other improvements. Since then, the Inland Port has continued its boundless growth, posting a record-breaking 2021 with 160,234 rail moves, up 14% year-over-year. All-in-all, the Inland Port has posted 10 consecutive record-breaking months of cargo volumes.



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.