



**BRIDGEWAY
COMMERCE CENTER**

**±149,856 SF
EXPANSION CAPABILITIES**



200 NATIONAL AVE | SPARTANBURG, SC

GSP MOST ATTRACTIVE MANUFACTURING MARKET LOCATION OPPORTUNITY

- ◆ **5,000 AMPS AVAILABLE FOR IMMEDIATE MANUFACTURING REQUIREMENTS**
- ◆ **TRUE FRONT-LOAD DISTRIBUTION CONFIGURATION DESIGNED FOR INBOUND/OUTBOUND LOGISTICS REQUIREMENTS**
- ◆ **24' WIDE X 12' HIGH DRIVE-IN ACCESS RAMPS**
- ◆ **UNMATCHED ACCESS TO MAJOR INTERSTATES I-85 & I-26**

PERRY MAJOR

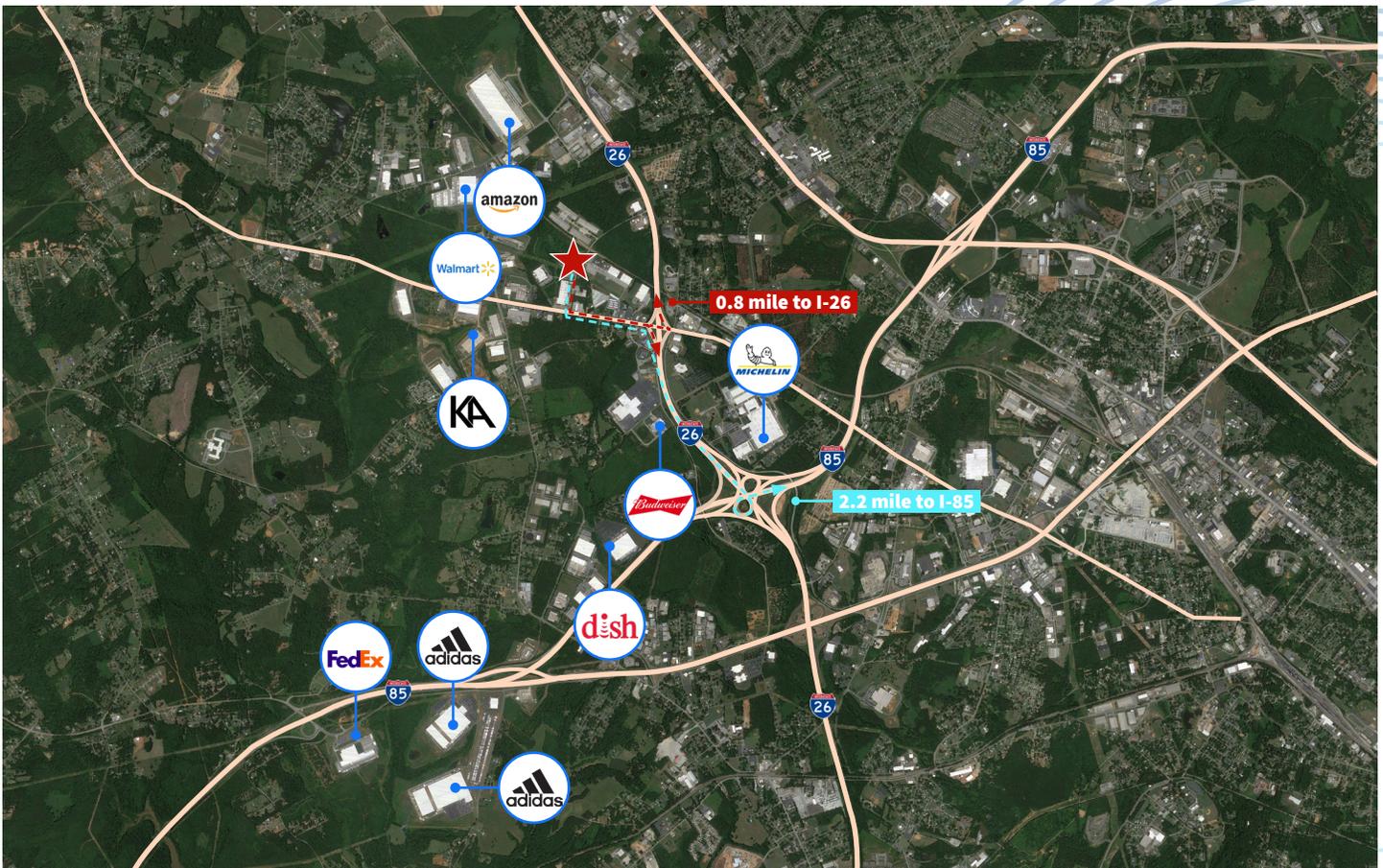
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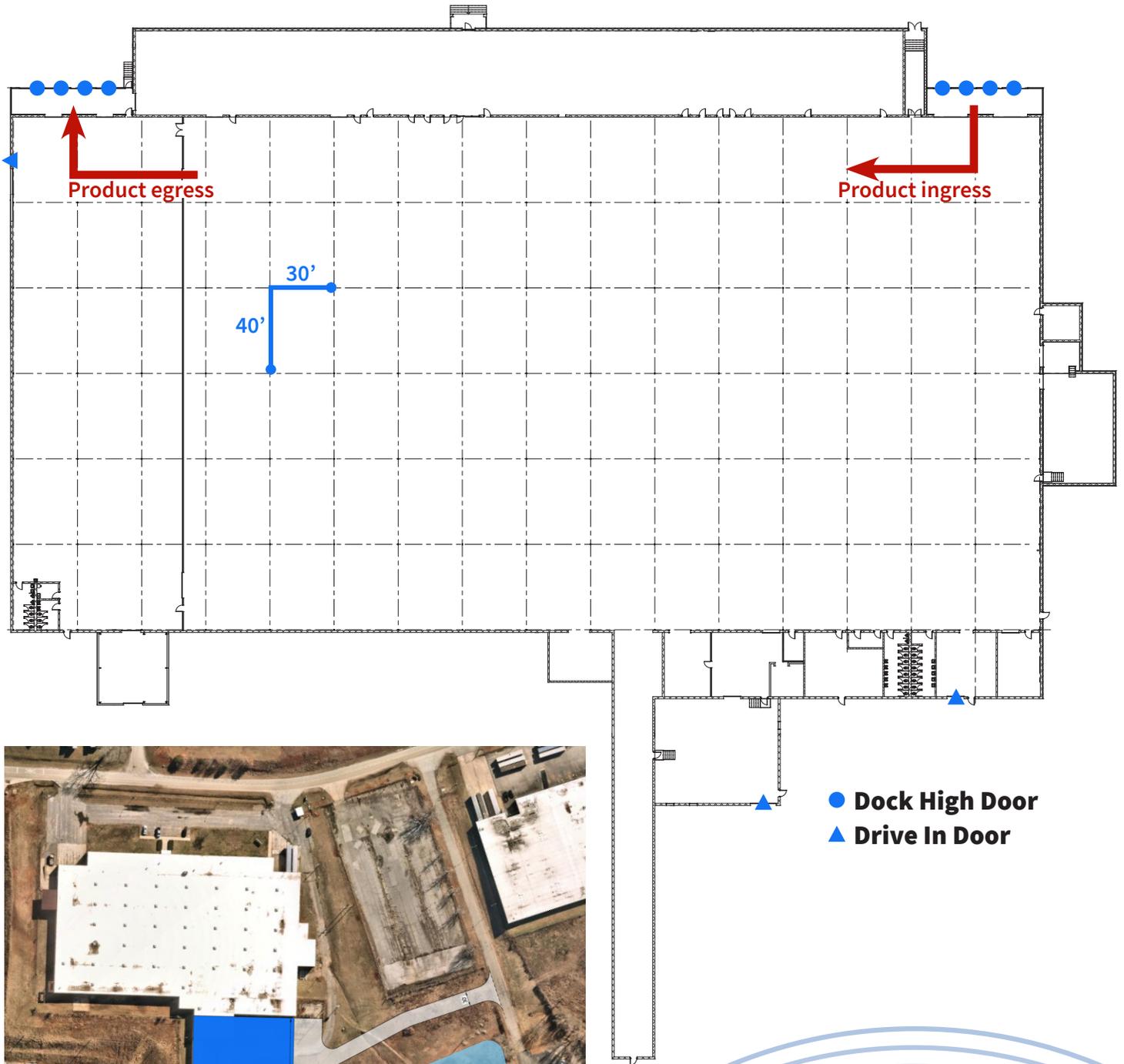
 **JLL** SEE A BRIGHTER WAY

PROPERTY SPECIFICATIONS

Buildings SF	±149,856 SF
Office SF	±5,980 SF (newly remodeled interior office!)
Clear Height	12'5"
Dock High Doors	8 (8' x 8') with new roll up dock system
Drive In Doors	3 (12' x 24')
Column Spacing	40' X 30'
Sprinkler	High Density Sprinkler System
Trailer Parking	100 positions
Auto Parking	80+ positions
Power	5000 Amps, 480V, 3 ph
Lighting	New LED & over 50 new skylights
Additional Features	Recently Renovated, ±10 Acres Outdoor Storage available, New roof
OPEX	Lowest in the market - \$0.85/SF



PROPERTY FLOORPLAN



Potential 49,500 SF expansion

LOCATION HIGHLIGHTS



INTERSTATE 26	±0.8 MILES
INTERSTATE 85	±2 MILES
INTERSTATE 585	±4 MILES
GSP AIRPORT	±16 MILES
SC INLAND PORT	±17 MILES
CHARLOTTE AIRPORT	±70 MILES
CHARLOTTE CBD	±77 MILES
ATLANTA CBD	±170 MILES
ATLANTA AIRPORT	±180 MILES
CHARLESTON SEAPORT	±205 MILES

NEARBY TENANTS

