

Premier
CLASS A
Speculative
Industrial
Space on
Greenville |
Anderson
Border



TICAM: \$0.49/SF



100 EXCHANGE LOGISTICS PARK DRIVE
PIEDMONT, SOUTH CAROLINA 29673

BUILDING 2: ±346,283 SF

PRESENTED BY:

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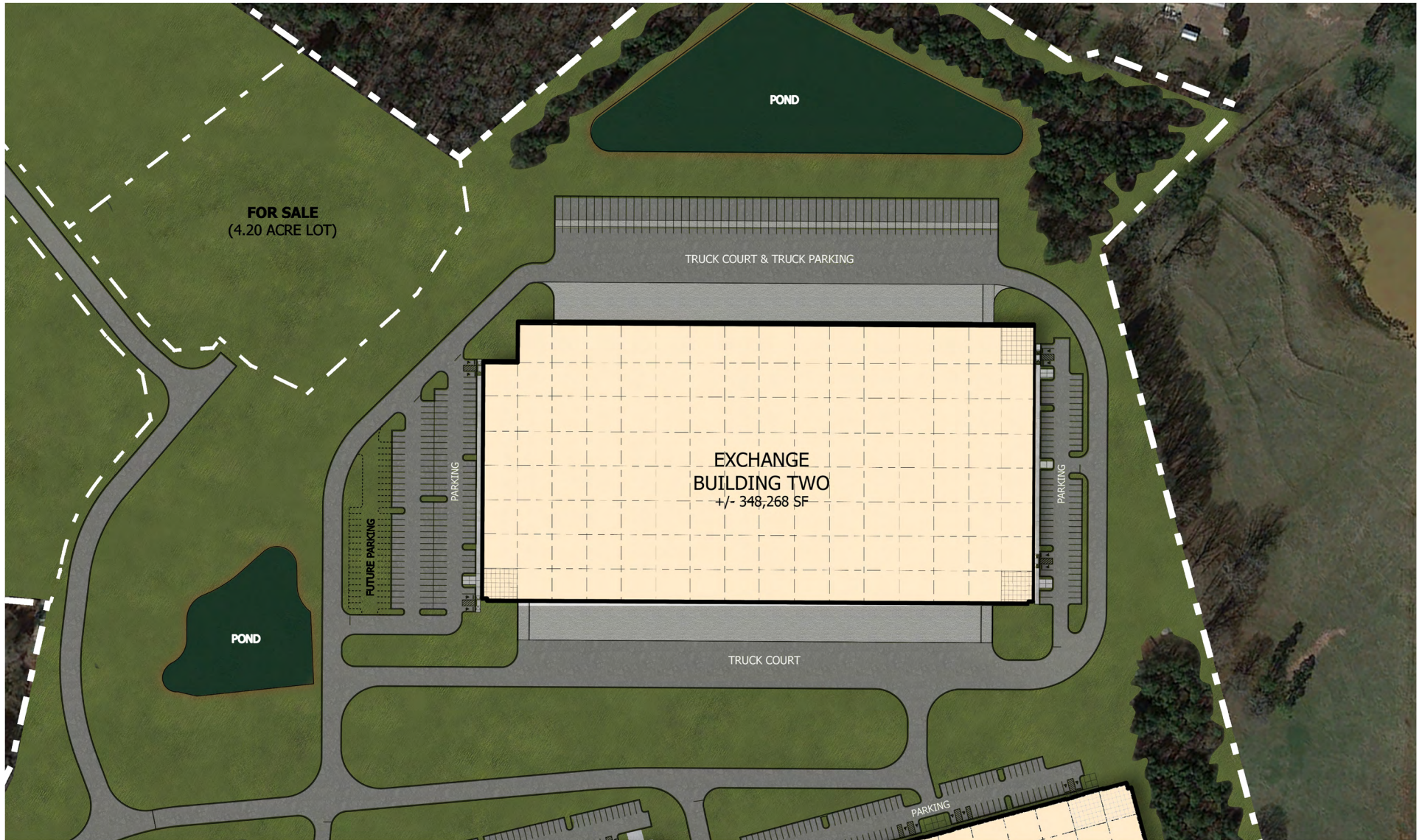


SITE PLAN



BUILDING II SPECS

EXCHANGE
LOGISTICS PARK AT I-85



BUILDING II SPECS

LEASE RATE: \$5.35 - \$5.50 PSF NNN

- ±346,283 Total SF
- Building Dimensions: 420' x 832'
- Bay Spacing: 50' x 52' Standard, 60' x 52' Speed Bay
- 36' Clear After Speed Bay
- Floor Slab: 7" Unreinforced
- Two (2) Tenant Entries
- Parking: 209 Stalls & 44 Future Stalls
- Trailer Storage: 56 Stalls
- Roof: 45mil, TPO, R20 Insulation
- (35) 9' x 10' Dock Doors
- (35) 7' x 8', 40,000 lbs Mechanic Dock Levelers, Dock Seals
- (56) Expansion Docks
- Drive-in Doors: (3) 12' x 14' Doors
- Water: 2" Domestic
- Fire Protection: ESFR
- HVAC: Gas Fired Unit Heaters for Freeze Protection
- Electric: (254) LED Hi-Bay Lights per Bay
- Code required sprinkler monitoring



SSRC PROPERTY TAX INCENTIVE

YEARS 1-5: 85% REDUCTION

YEARS 6-30: 35% REDUCTION

Electric Provider:	Duke Energy Carolinas
Electric Load/Capacity:	12Kva/100Kva Transmission, Adjacent Substation
Natural Gas Provider:	Piedmont Natural Gas/Duke Energy
Sewer Provider:	REWA
Telecom Provider:	AT&T
Water Line Provider:	Powersville Water/ Greenville Water
Water Line Size:	8" to 12"
Water Volume Capability:	1000 GPM

LOCATION



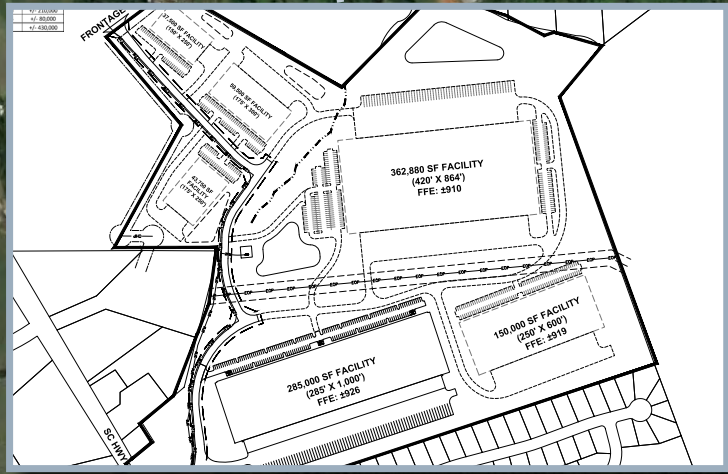
CHARLOTTE
(100 MI)



Hwy 86



ATLANTA
(130 MI)



ANDERSON COUNTY

LOCATION

Anderson County lies along I-85 in the northwestern portion of upstate South Carolina, equidistant to Atlanta, GA and Charlotte, NC. The area has one of the lowest costs of living in the nation and is a thriving industrial, commercial, and tourist center.

BUSINESS CLIMATE

With more than 200 major manufacturers and 20 international companies in the County, Anderson has a thriving business climate. Aside from being one of the most progressive and beautiful parts of the country, the Upstate provides an exceptional business climate for some of the world's leading companies. With generations of industrial experience and one of the nation's strongest work forces, the Upstate has an unparalleled track record in manufacturing excellence. ***So strong, in fact, that Upstate South Carolina has the highest international investment per capita in the United states.***

INVESTMENT IN SOUTH CAROLINA

In 2020, South Carolina won 126 economic development projects, accounting for \$4 billion in capital investment and 11,147 jobs. The money invested in 2020 was nearly double what the S.C. Department of Commerce posted for 2019. Mark Anthony Brewing Co.'s \$400 million investment in a new production facility in Richland County topped the annual investments.

AIRPORT ACCESS

Greenville-Spartanburg International Airport (**23 miles**)

- 50 non-stop daily departures
- 16 major cities and 19 major airports across the US

Greenville Downtown Airport (**15 miles**)

Anderson Regional Airport (**23 miles**)

PORT & RAIL ACCESS

Inland Port Greer

- 28 Miles from Site
- \$64.4 Billion in Economic Impact
- Rail: Norfolk Southern

Port of Charleston

- 210 miles from Site
- 2.55 Million TEUs handled in 2021
- 9.6% Growth from 2020
- Rail: CSX & Norfolk Southern

Port of Savannah

- 250 miles from Site

LABOR MARKET

- 70% of workers commute less than 25 miles to work.

• ±35,000 people live and work in Anderson County

• ±42,000 people live in Anderson but commute out of the County to work

• Under 3% unemployment in 2022

CORPORATE COMMUNITY

