

CCC85 CHEROKEE

COMMERCE CENTER 85



Multiple Built-to-Suit Opportunities

Building 1: Up to ± 1.65 M SF

1A: Up to $\pm 1,039,360$ SF | 1B: Up to $\pm 653,220$ SF

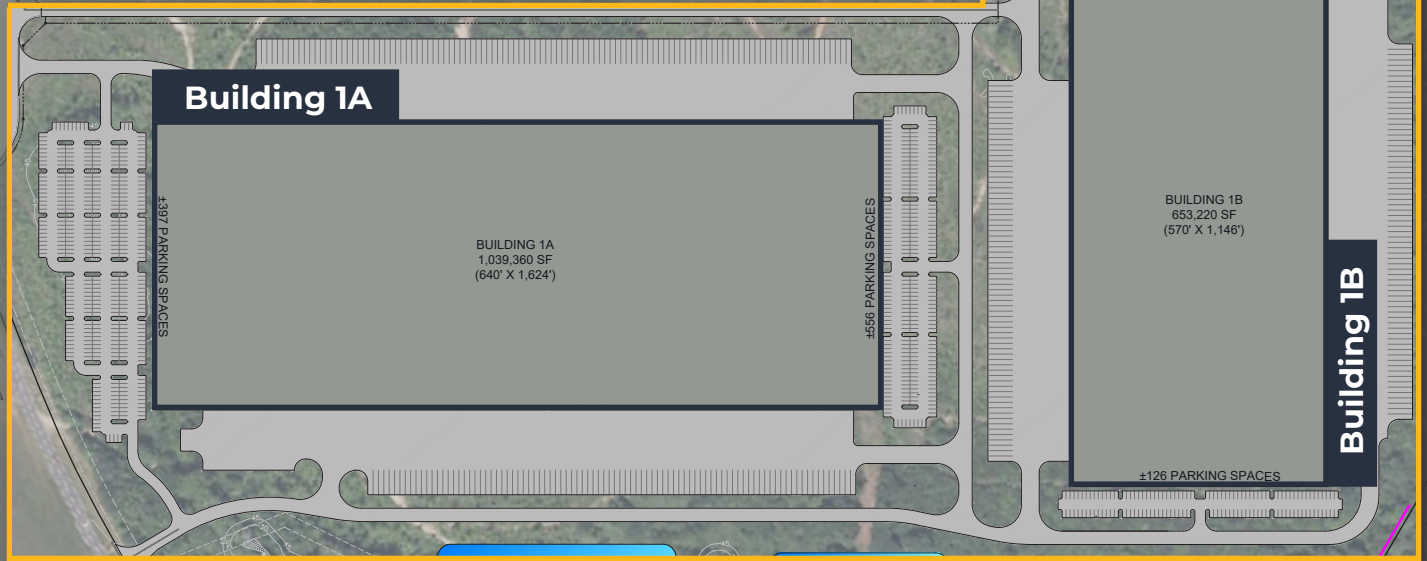


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PARK DIFFERENTIATORS

CCC85 offers unique, premier facilities equipped to meet the evolving demands of businesses and pave the way for success through state-of-the-art features and a prime location.

- Exceptional power (up to 4,000 amps), water and sewer capabilities
- Optimum site flexibility allows for abundant trailer parking or outdoor storage
- Lowest real estate taxes in market with FILOT of approximately \$0.75/SF
- Eligible for SC Tier-4 job tax credit of \$25K per employee

OPTION 1

Building 1A+B Specifications

	1A	1B
Max SF	±1,039,360 SF	±653,220 SF
Configuration	Cross	Cross
Clear Height	40'	40'
Dock-High Doors	To suit	To suit
Drive-in Doors	4	4
Column Spacing	To suit	To suit
Parking	Up to 953	Up to 368
Truck Court	To suit	To suit
Building Depth	640'	570'



UNLOCK POTENTIAL IN CHEROKEE COUNTY

Cherokee Commerce Center 85 (“CCC85”) is located on the I-85 corridor in an area of rapid growth between Greenville-Spartanburg, SC and Charlotte, NC.

The 290-acre site offers tenants mid to bulk size Class A industrial space in a convenient location proximate to key infrastructure and major population centers throughout the Southeast.

Cherokee County is expressly pro-business and welcome to incoming tenants and owners/occupiers, offering Tier-4 incentives to ensure you not only find the right facility, but are able to maximize your ROI and meet financial targets with the same location decision.

- ✓ Pro-Business
- ✓ Favorable Labor Dynamics
- ✓ Maximum Accessibility
- ✓ Lowest Local Tax Rates

Building 1 Specifications

Building	1
Max SF	±1.65M SF
Configuration	Cross
Clear Height	40'
Dock-High Doors	To suit
Drive-in Doors	4
Column Spacing	To suit
Parking	To Suit
Truck Court	To suit
Building Depth	570'



Leasing By:

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GLENSTAR
LOGISTICS

