

CLASS-A INDUSTRIAL
I-85 CORRIDOR WITH DIRECT ACCESS + HIGH VISIBILITY



build-to-suit: 165 ZIMMER DRIVE, COWPENS . SC 29330
±40,000 SF to ±172,000 SF

USAGE: MANUFACTURING, ASSEMBLY, DISTRIBUTION, LOGISTICS, INDUSTRIAL OPERATIONS

KEY DETAILS

- ±40,000 to ±172,000 SF
- Class-A Industrial Building
- 54'-50' Column Width
- Clear Height: 32'-40'
- I-85 Frontage, Direct Access (±0.5 mi) + High Visibility
- Utilities on Site, Industrial Grade Power
- Flexible Design Adaptable to a Wide Range of Tenant Requirements
- Potential of Additional Building Packages Upgrades (ex: natural light, energy efficient, carbon neutral)



STRATEGIC LOCATION + LOGISTICS HUB

- Direct access to major interstates: I-85, I-385, I-26, and I-185
- Central Southeast location with convenient reach to Atlanta, Charlotte and Charleston
- GSP Airport supports cargo and passenger transport
- Inland Port in Greer with direct rail connection to Port of Charleston
- Within a one-day drive of 70%+ of the U.S. population



STRONG + GROWING INDUSTRIAL MARKET

- Significant net absorption and leasing momentum
- High demand for warehouse, logistics, and manufacturing space
- Continued investment from major industrial users and service providers
- One of the largest and advanced manufacturing clusters in the Southeast



ROBUST WORKFORCE + TRAINING PIPELINE

- Deep manufacturing labor pool across key sectors
- Strong technical college and university research partnerships
- Industry-aligned curriculum supporting workforce growth
- Strength in automotive, aerospace, advanced materials, and logistics



BUSINESS CLIMATE + INVESTMENT DYNAMICS

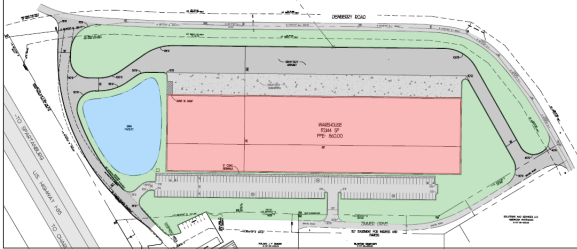
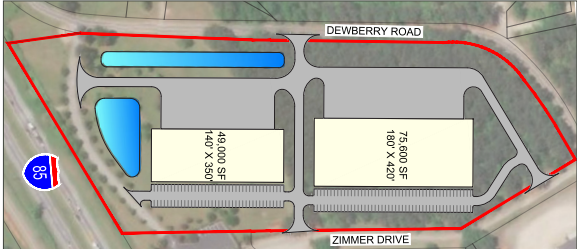
- Competitive operating costs
- Business-friendly tax environment and incentives
- Significant population and economic growth in the region
- Over \$1B in recent industrial investment

Your Tailored Solution at Market Lease Rates

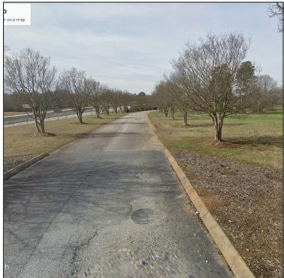
PROPERTY OVERVIEW

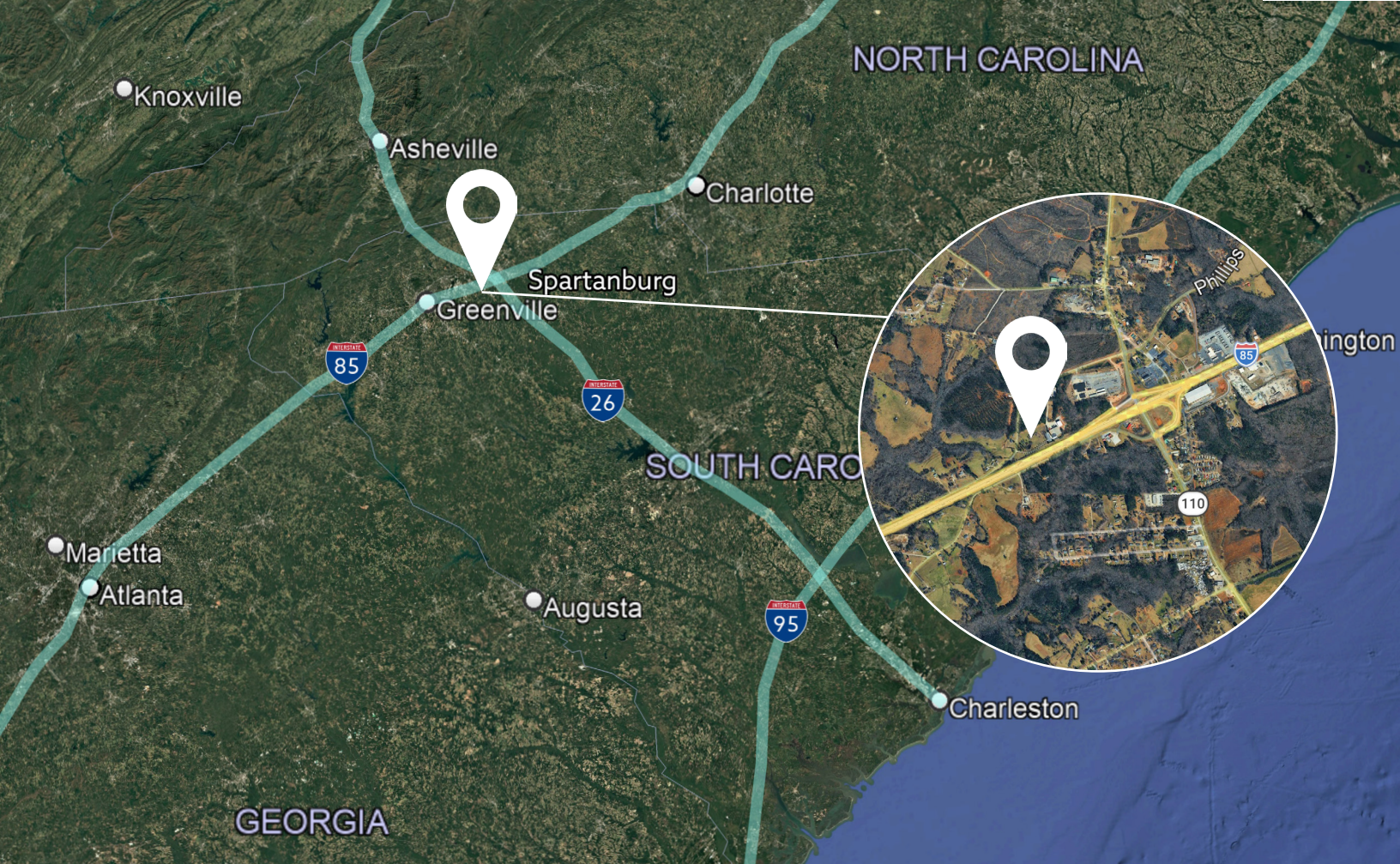
<i>Building Size</i>	±40,000 to ±172,000 SF
<i>Clear Height</i>	32'-40'
<i>Construction</i>	Concrete tilt-up
<i>Dock Doors</i>	Expandable to 4-28 dock high doors
<i>Drive-In Doors</i>	1-2 (optional)
<i>Slab Thickness</i>	7", 4,000 PSI
<i>Sprinkler</i>	ESFR K-17 system
<i>Office</i>	Tailored to tenant
<i>Power</i>	2,000+ Amps/3 phase
<i>Equipment</i>	Hydraulic Pit Levelers

SITE PLAN OPTIONALITY



PROPERTY VIEW





STRATEGIC TRANSPORTATION HUB + LOGISTICS INFRASTRUCTURE

The region sits at the crossroads of major interstates including I-85, I-385, I-26, and I-185, providing fast access to major Southeastern metros like Atlanta and Charlotte. The Greenville-Spartanburg International Airport (GSP) supports both cargo and passenger transport, and the SC Inland Port in Greer expands rail connectivity to the Port of Charleston, collectively enabling efficient multi-modal shipping for both domestic and international distribution. Exceptional reach; within a one-day truck drive of over 70% of the US population.

KEY DISTANCES

28 miles to GSP
 27 miles to Inland Port Greer
 40 miles to Greenville
 64 miles to Charlotte
 182 miles to Atlanta



contact broker for pricing guidance:

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