



For Sale

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Industrial Development Sites at Sunny Slope Industrial Park

Webber Rd, Gaffney | SC

±182 acres remain for sale and development at Sunny Slope Industrial Park in Cherokee County. This location offers excellent frontage and access to I-85, connecting Greenville-Spartanburg to Atlanta, GA and Charlotte, NC. Neighboring Class A industrial users include Dollar Tree's ±1.5-million-square-foot regional distribution center and DHL's / Mann+ Hummel new ±1.4-million-square-foot facility at the front of the park.

Easy access to the region's strong logistics and transportation infrastructure including the Inland Port in Greer, GSP International Airport, major interstates, freight and rail services all contribute to this location's viability.

Building sites can accommodate ±150,000 square feet up to ±1.5 million square feet. Heavy power users have access to two adjacent substations for ample, redundant service. All other utilities are on-site and available to accommodate most industrial based usages.

Development may be eligible for Cherokee County's tier-4 statutory economic incentives.

Accelerating success.

Sunny Slope Industrial Park

Development Opportunities

Site 1 Potential ±210,600 SF

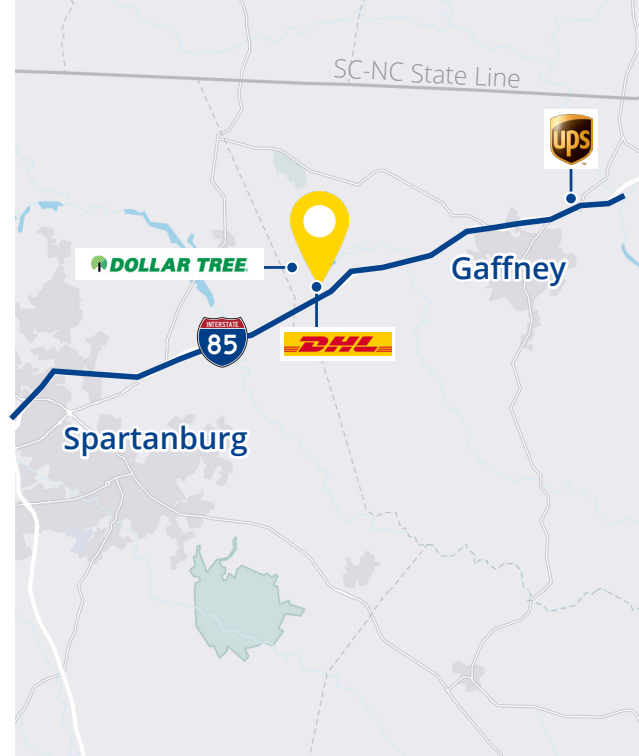
Site 2 Potential ±158,760 SF

Site 3 Potential ±1,492,400 SF

Zoning No zoning restrictions

Utilities	Power	Broad River Electric Cooperative, Duke Energy
	Water	Macedonia Water Works
	Sewer	Gaffney BPW
	Gas	Piedmont Natural Gas

Tax Map ID 029-00-00-032.00



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