



SUNNY SLOPE INDUSTRIAL PARK

±1.04M SF | Class A Industrial
Pre-Leasing Now



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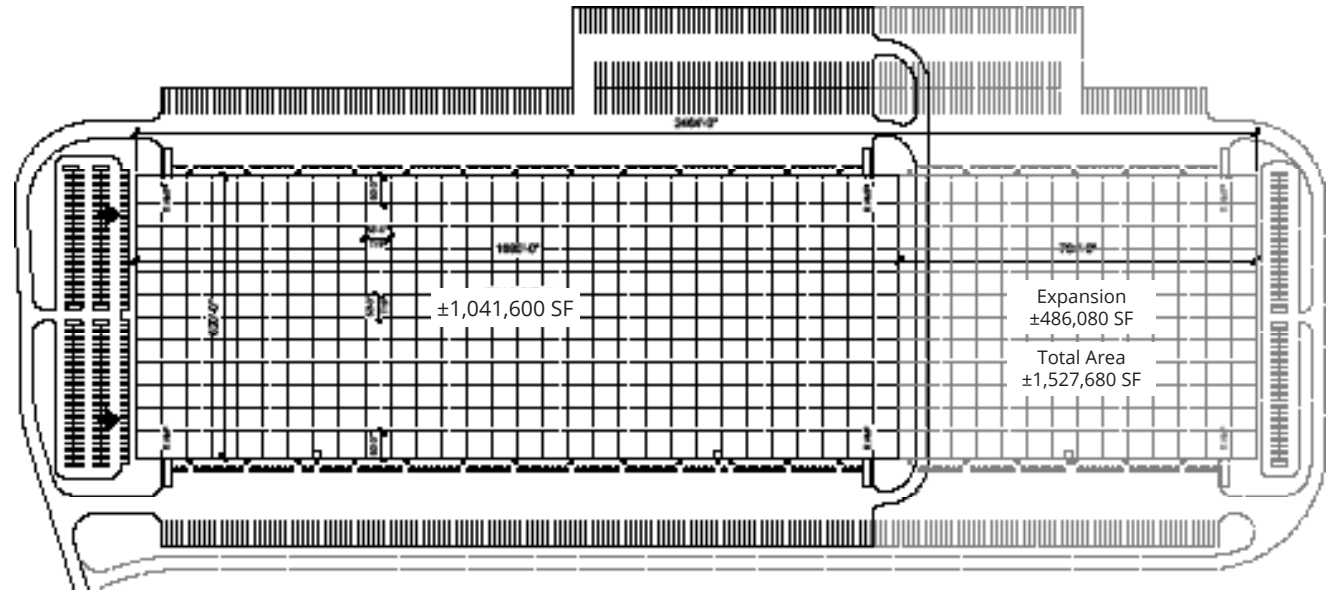
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SUNNY SLOPE INDUSTRIAL PARK

Property Overview

Sunny Slope Industrial Park includes a planned ±1.52 million square foot speculative industrial facility by Provident Realty in Cherokee County, SC. The initial development will deliver approximately ±1,041,600 square feet in Q4 2027, with the building designed to accommodate a future expansion of ±486,080 square feet, bringing the total to ±1.52 million square feet at full build-out.

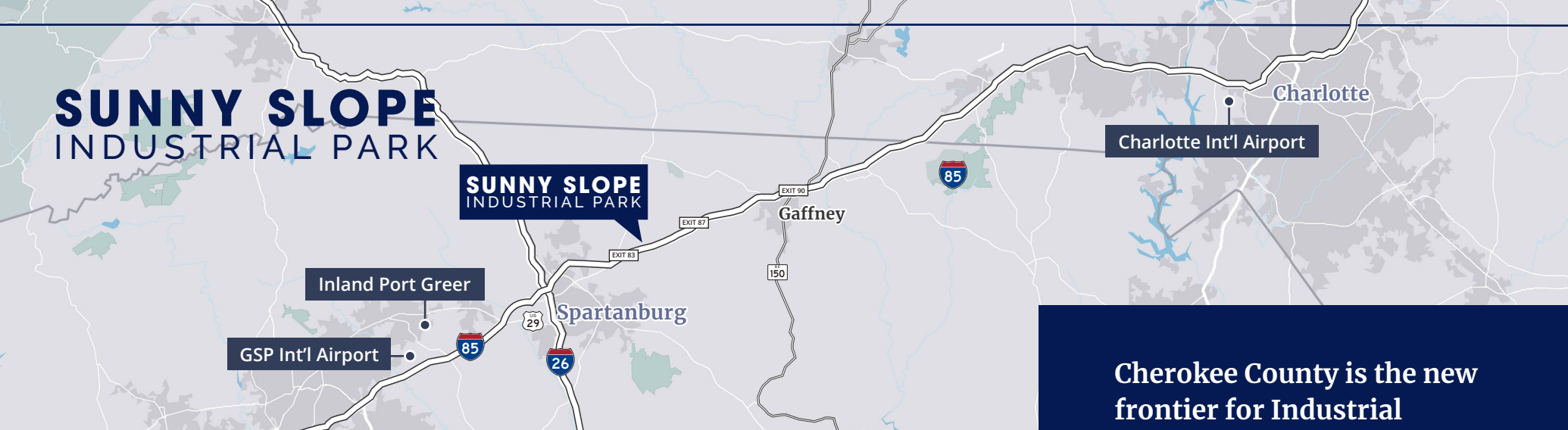
The facility will feature industry-leading specifications necessary for manufacturing or distribution operations with to-suit options to meet a wide range of tenant needs.



Key Specifications

Available space	±1.04M SF with planned expansion totaling ±1.52M SF	Lighting	LED	Dock doors	180 on base building and 265 (85 additional doors) for expansion (9' x 10')
Status/Delivery	Pre-leasing, Delivering Q4 2027	Office	To-suit	Dock doors Installed	60 installed with 40,000 lbs mechanical pit levelers
Air change	One air change per hour	Column spacing	56' x 50' (60' speed bay)	Drive-in doors	4 (14' x 16')
Slab	7" reinforced slab	Clear height	40'	Fire protection	ESFR
Power	6,000 amps	Auto parking	340 (additional 358)		
Orientation	Cross-dock	Trailer parking	358 (additional 640)		
		Designed for	CTPAT and FTZ compliance		

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About Sunny Slope Industrial Park

This industrial park offers easy access to the region's strong logistics and transportation infrastructure. The Inland Port in Greer, GSP International Airport, major interstates, freight and rail services all contribute to this location's viability.

The park offers unmatched frontage/visibility and access to I-85, connecting Greenville-Spartanburg to Atlanta, GA and Charlotte, NC. Neighboring Class A industrial users include GXO/Amazon ±1.1-million-square-foot distribution facility and DHL/Mann+ Hummel's ±1.4-million-square-foot facility at the front of the park. Additionally, First Solar is located on Hyatt Street in a brand new, ±1.32-million-square-foot manufacturing facility.

Recent Developments



DHL/Mann+Hummel
±1.4-MSF distribution facility
spec-to-suit



GXO/Amazon
±1.1-MSF distribution facility
spec-to-suit



First Solar
±1.3-MSF manufacturing facility
spec-to-suit

Cherokee County is the new frontier for Industrial



\$90 million is slated for infrastructure improvements in Cherokee County



The park is centrally located between the GSP market core and Charlotte, making it ideal for serving both markets



±14,911 people travel outside of Cherokee County for work daily
(available workforce potential)



Cherokee County's total labor force is ±27,267



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Locational Advantages

Upstate South Carolina's central location in the Southeast provides connectivity to approximately 100 million consumers within a one-day drive, an ample workforce buoyed by one of the highest population growth rates in the country and infrastructure supporting an established manufacturing and distribution/supply chain base.

The Inland Port in Greer extends the Port of Charleston's reach 212 miles inland via Norfolk Southern rail service, enabling companies throughout the Southeast and Midwest to quickly receive import goods and move export products to overseas markets. These factors and more have contributed to the Upstate's inclusion in many top industrial markets lists and an influx of companies looking to take advantage of all this area has to offer.



Key Distances

1.5 miles
to I-85 on-ramp

14 miles
Spartanburg, SC

17 miles
to I-26 on-ramp

28 miles
BMW Plant
Spartanburg

29 miles
SC Inland Port Greer

32 miles
GSP International
Airport

42 miles
Greenville, SC

60 miles
Charlotte, NC

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