



**CLASS A INFILL INDUSTRIAL OPPORTUNITY
IMMEDIATELY OFF I-85**

**335 TANNER PRICE WAY
GREENVILLE, SC**



Property Highlights

- + Strategic location immediately off of I-85
- + Exceptional interstate visibility with prominent building signage opportunity
- + Flexible space configurations ranging from $\pm 42,120$ SF to $\pm 169,000$ SF
- + Surrounded by amenities including hotels, restaurants and retail
- + Proximity to GSP Airport, Inland Port Greer, BMW, Michelin and other large manufacturers



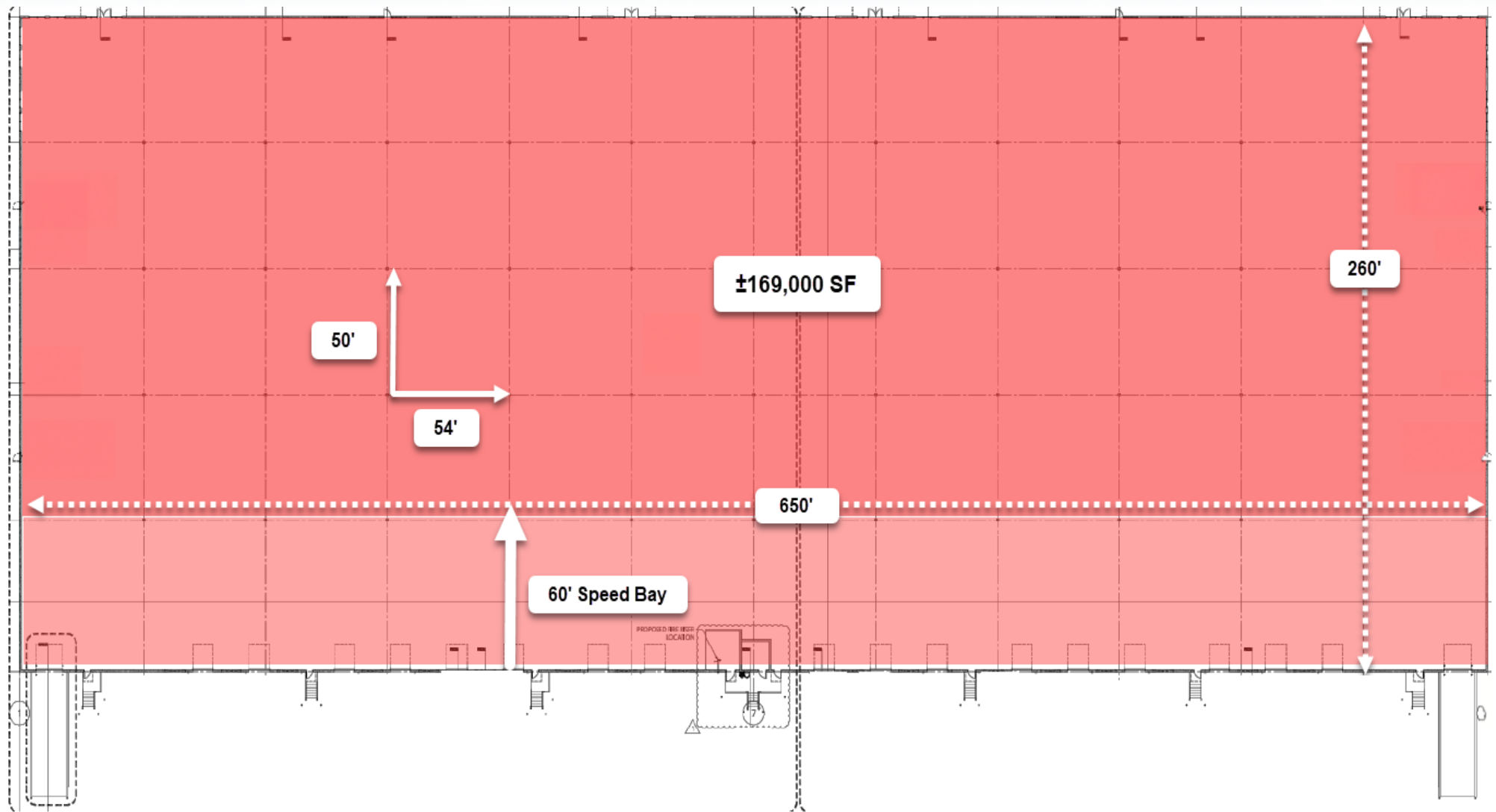
Building 2



Available Space	±42,120-169,000 SF
Office	To Suit
Clear Height	30'
Interior Bays	50' x 54'
Speed Bays	60' x 54'
Dock Doors	34 Total (17 with Additional 17 Option)
Drive-In Doors	2 (12' x 14')
Parking Spaces	143
Truck Court	200'
Lighting	LED

Fire Protection	ESFR
Walls	Tilt-Up Concrete
Roof	45 MIL Mechanically Fastened TPO
Floors	6" Non-Reinforced Concrete Slab 4,000 PSI
Power	800 AMP 277/480V 1,600 Amp Capacity Provider: Laurens Electric Cooperative
Telecommunication	Spectrum High-Speed Fiber
Main Sewer	6' Provider: MetroConnects
Water	2" Domestic, 8" Fire Provider: Greenville Water

Floor Plan





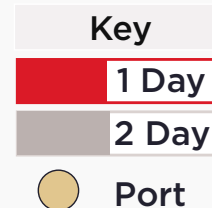
Drive Times



2-Day Drive Time:
259 M People Reached



1-Day Drive Time:
134 M People Reached





ELLIOTT FAYSSOUX, SIOR

Senior Director

864 370 8190

elliott.fayssoux@cushwake.com

KACIE JACKSON, SIOR

Senior Director

864 370 8193

kacie.jackson@cushwake.com

KYLE BERDUGO, SIOR, CCIM

Director

864 704 1366

kyle.berdugo@cushwake.com



**CUSHMAN &
WAKEFIELD**

REALTYLINK
LLC

DREW WALTERS, MBA

Senior Associate

864 704 1345

andrew.walters@cushwake.com

ABOUT THE DEVELOPER

RealtyLink, LLC founded in Greenville, South Carolina in 1998, is a full-service real estate development company. Developments across the company include grocery-anchored shopping centers, single tenant build-to-suit, multi-family, industrial, self-storage, and mixed use.

When you work with RealtyLink, you work with experienced real estate professionals who provide single-source project management. We have the in-house resources to deliver your project on time and within an agreed-upon budget.

As one of the Nation's top real estate developers, RealtyLink is the partner you can trust with all your development and property management needs.

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