



SPARTANBURG, SOUTH CAROLINA

2M SF INDUSTRIAL PARK

DELIVERED AND READY FOR OCCUPANCY FOR BOTH

BUILDING 1 | 510 LOGISTICS DR, WELLFORD, SC 29365

BUILDING 2 | 520 LOGISTICS DR, WELLFORD, SC 29365



DEVELOPED BY:

GREYSTAR[®]

PRE-DEVELOPMENT PARTNER:



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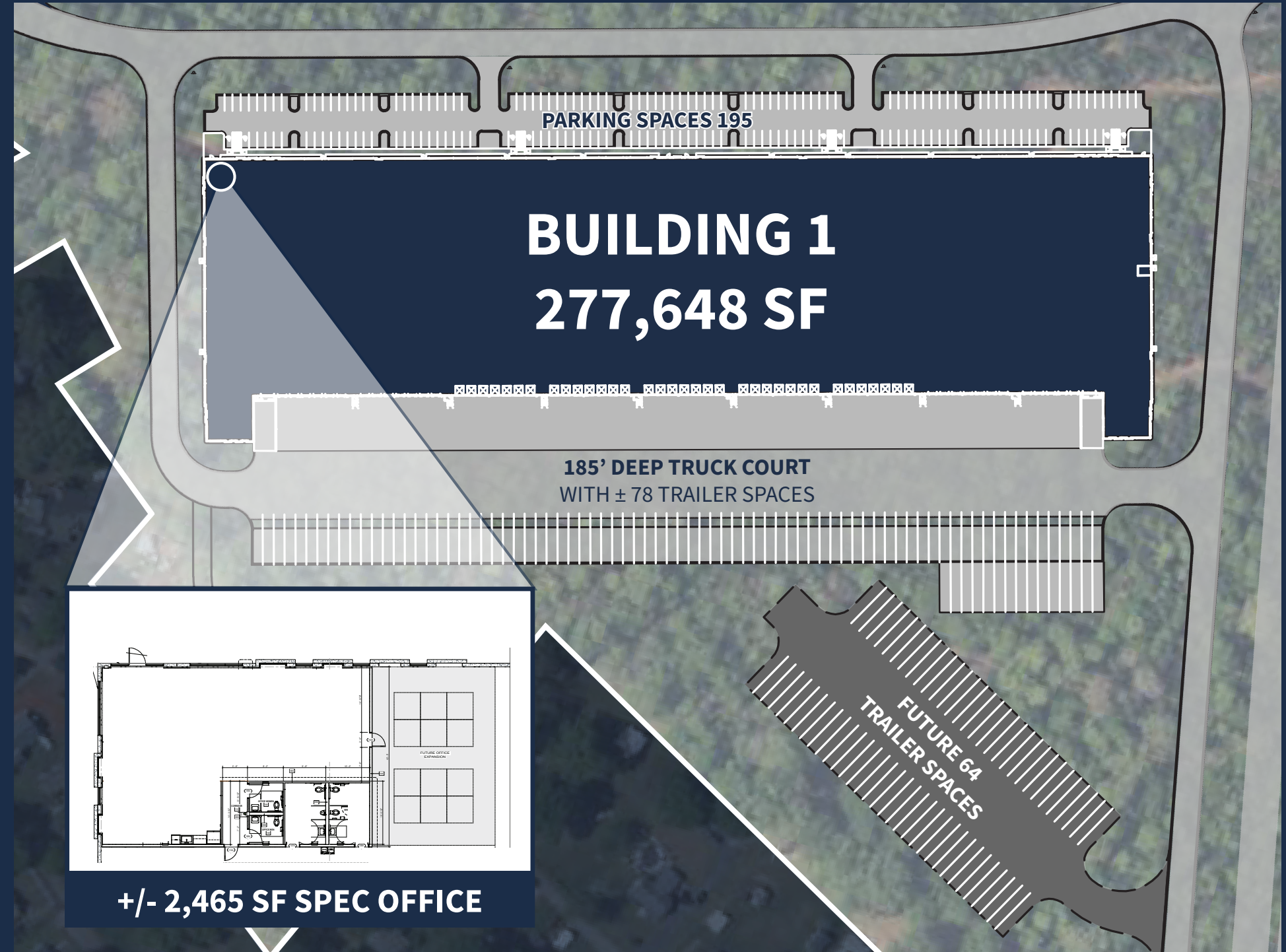


SITE PLAN | BUILDING 1 SPECS

Building area	277,648 SF
Spec office	+/- 2,465 SF
Building dimensions	1,040' x 260'
Flooring	6" 4000 PSI SOG
Truck court depth	185'
Clear height	32'
Typical bay	52' x 50' with 60' speed bay and (2) 52' x 50' building ears
Dock doors	(59) 9'x10' manually operated with 4" laminated bumpers and z-guards
Drive-in doors	(2) 14' x 16' electrically operated
Roofing	60 mil PVC with 20 year warranty
Employee parking	195
Trailer parking	Expandable to 156 Additional Expansion on Site
Sprinkler	ESFR
Power	2,500 amps
Lighting	(1) high bay LED light fixture per structural bay

510 Logistics Dr, Wellford, SC 29365

Building 1





SITE PLAN | BUILDING 2 SPECS

Building area	917,694 SF
Building dimensions	1,456' x 620'
Flooring	7" 4000 PSI SOG
Truck court depth	185'
Clear height	40'
Typical bay	56' x 50' with 60' speed bay and (4) 56' x 50' building ears
Dock doors	(88) DH with (72) Knock Outs
Drive-in doors	(4) 14' x 16' electrically operated
Roofing	60 mil PVC with 20 year warranty and recessed downspouts
Auto parking	Expandable to 1,000+
Employee parking	460
Trailer parking	199 expandable to 538
Sprinkler	ESFR
Power	3,000 amps
Lighting	(1) high bay LED light fixture per structural bay

Building 2
 520 Logistics Dr, Wellford, SC 29365





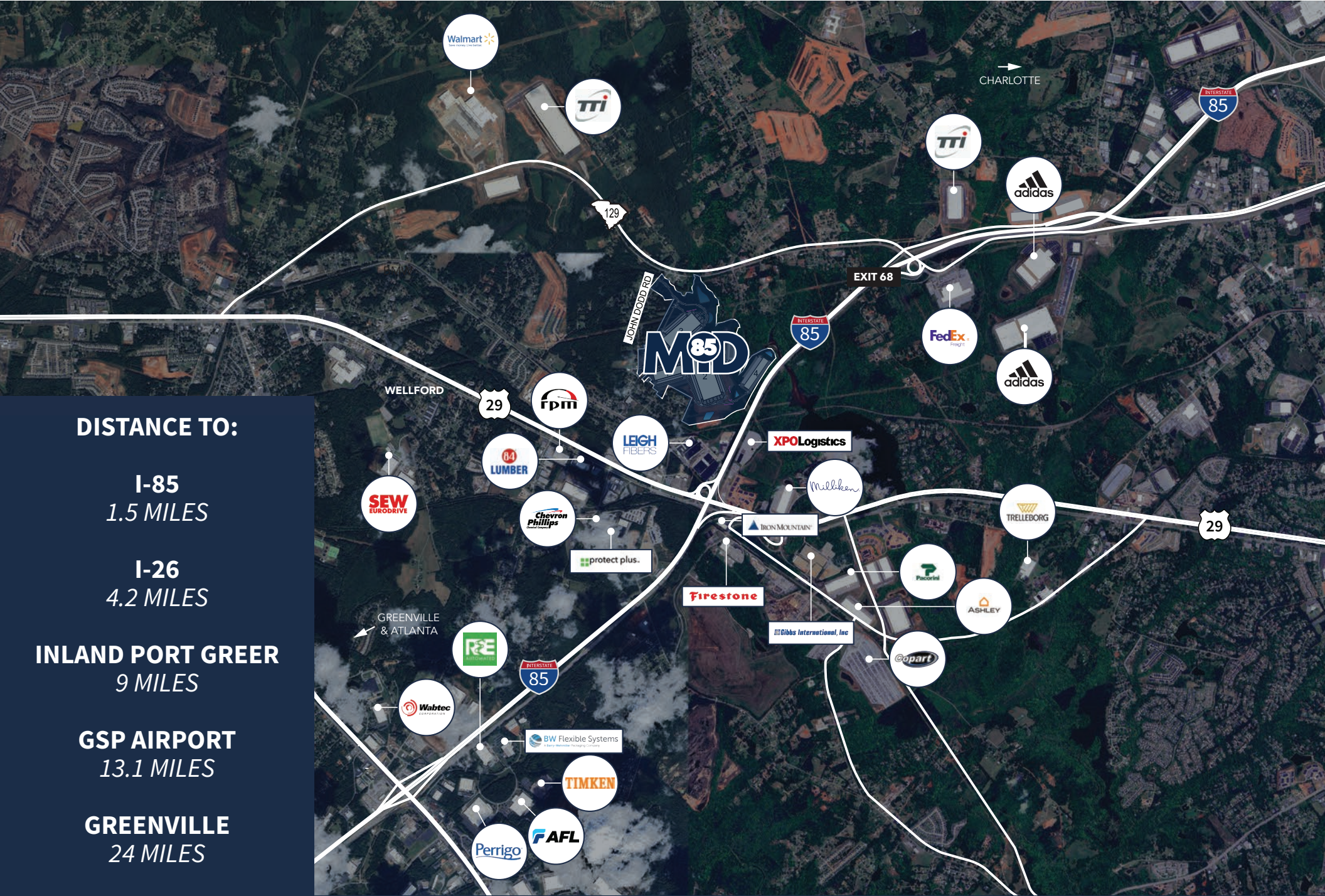
PARK OVERVIEW | PHASE 2

SITE PLAN PHASE 2 | BUILDING SPECS

Building 3 and 4 available for build-to-suit

	Building 3	Building 4
Building area	611,250 SF	244,620 SF
Building depth	420'	210'
Truck court depth	185'	185'
Auto Parking	265	230
Clear height	40'	32'
Trailer parking	281	64
Office	To-suit	To-suit
Sprinkler	ESFR	ESFR
Power	To-suit	To-suit





DISTANCE TO:

I-85
1.5 MILES

I-26
4.2 MILES

INLAND PORT GREER
9 MILES

GSP AIRPORT
13.1 MILES

GREENVILLE
24 MILES

INTERSTATE ACCESS

MAJOR CITY CONNECTIVITY



Immediate access to the Greer Inland Port and only a 3 hour drive the Dillon Inland Port



100 MILLION+ ONE-DAY DRIVE

Within a one-day drive, trucks from Gateway Global can reach over 100 million people in the Southeast



SEA PORTS ONE-DAY DRIVE

Seamless connectivity to the Sea Ports of Charleston and Savannah, providing access to the world





\$29.7B

TOTAL SOUTH CAROLINA EXPORTS IN 2021

No 2

FASTEST GROWING STATE IN EASTERN U.S.

Inland Port Greer

Operated by SC Ports Authority

The Inland Port Greer has emerged as one of the pillars of Upstate South Carolina’s global commerce presence. Rail service provided by Norfolk Southern offers one (1)-day transit to one of the largest Seaports on the East Coast, the Port of Charleston, and strong integration with overland logistics carriers such as FedEx and UPS provide flexible distribution opportunities. Ideally located within the vital I-85 corridor, Inland Port Greer is within 500 miles of over 94 million consumers in the US, as well as some of the most prosperous and important markets in the Southeast.

In April of 2021, South Carolina Ports Authority announced a \$28 million expansion to accommodate an additional 13 acres of new paving and a third working rail track. This addition will feature space for over 7,800 additional containers, among other improvements. Since then, the Inland Port has continued its boundless growth, posting a record-breaking 2021 with 160,234 rail moves, up 14% year-over-year. All-in-all, the Inland Port has posted 10 consecutive record-breaking months of cargo volumes.

OVERVIEW

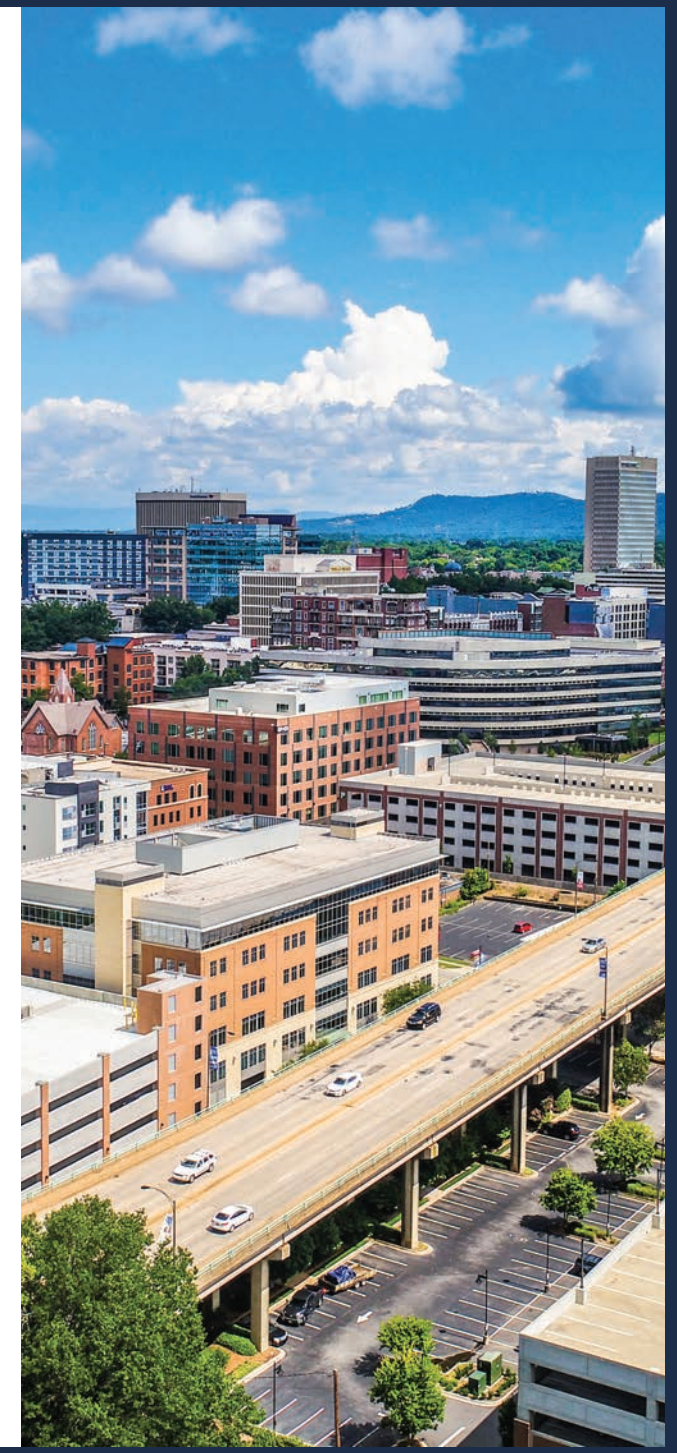
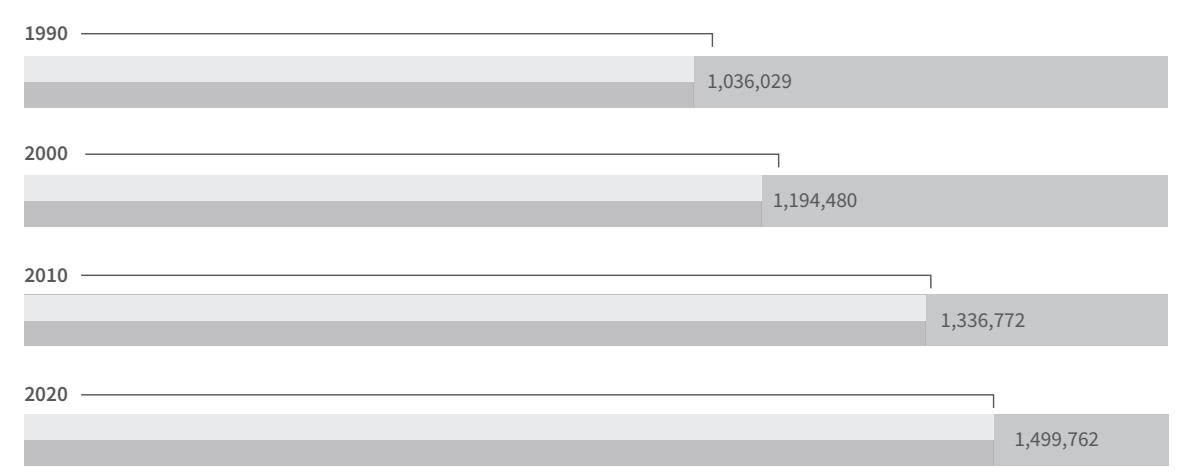
Greenville - Spartanburg

Dynamic economics & high quality of life

THE GREENVILLE-SPARTANBURG METROPOLITAN area anchors the ten-county area known as the Upstate region of South Carolina, the largest and fastest growing region in the state with a current population of 1.5 million residents. Conveniently located halfway between Atlanta and Charlotte, Greenville-Spartanburg attracts many national and international companies to the area. Overall, the region features a strong business climate, talented labor force, high quality of life, and affordable cost of living.

The Southeastern United States ranks fourth in the world for GDP and Greenville-Spartanburg greatly benefits from its centralized location in the region. With exceptional access to I-85, the backbone of the Southeast, companies in Greenville-Spartanburg are at the heart of a fast-growing mega-region between Atlanta and Charlotte – through use of rail or interstate they can reach more than 100 million consumers within a one-day drive. Additionally, the Inland Port Greer connects local businesses to the Port of Charleston, the deepest seaport in the Southeast and one of the top 10 container ports in the United States, and has become an important hub in the global economy.

POPULATION GROWTH 1990-2020





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