



**INLAND
WOODS**
LOGISTICS CENTER

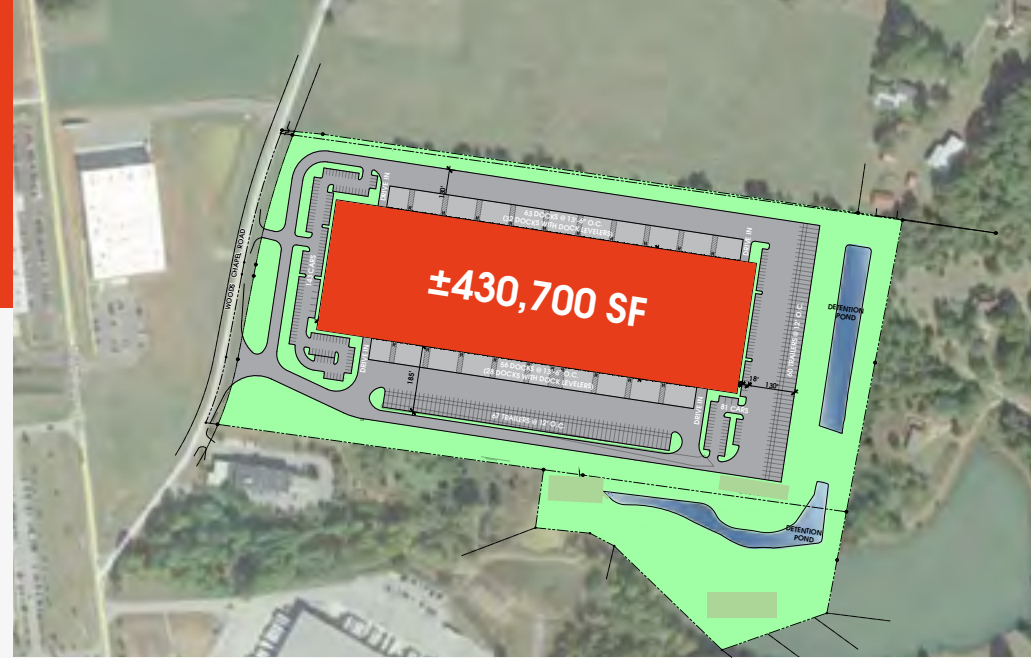
CBRE

realop
INVESTMENTS

First Generation Space For Lease
Up to 430,700 SF
1127 Woods Chapel Road, Duncan, SC

BUILDING OVERVIEW

Inland Woods Logistics Center is a newly constructed, freestanding, cross-docked, Class A industrial building in Duncan, South Carolina.



Building Specifications



Building Size

430,700 SF



Dock Doors

119 (9'x10') with view kit



Dimensions

365' x 1180'



Dock Packages

60 (7'x8') 20/40K capacity pit levelers, trailer seals, 59 - bumpers only, Z-guard OH door track protectors



Office Size

±1700 SF



Drive-In Doors

4 (14' x 16')



Trailer Parking

127 spaces



Electric

Duke Energy, 2-1,600A, 480/277V, 3ph, 4W, 60Hz



Clear Height

36'



Floor Slab

7", 4,000 PSI (unreinforced)



Fire Protection

ESFR



Gas

Greer CPW



Column Spacing

54' x 49'



Lighting

Internal: High bay LED motion sensor light fixtures



Roof Construction

45 MIL, Single-ply mechanically fastened with TPO with R-15 roof insulation



Water/Sewer

SJWD water district



Speed Bay

61'



Auto Parking

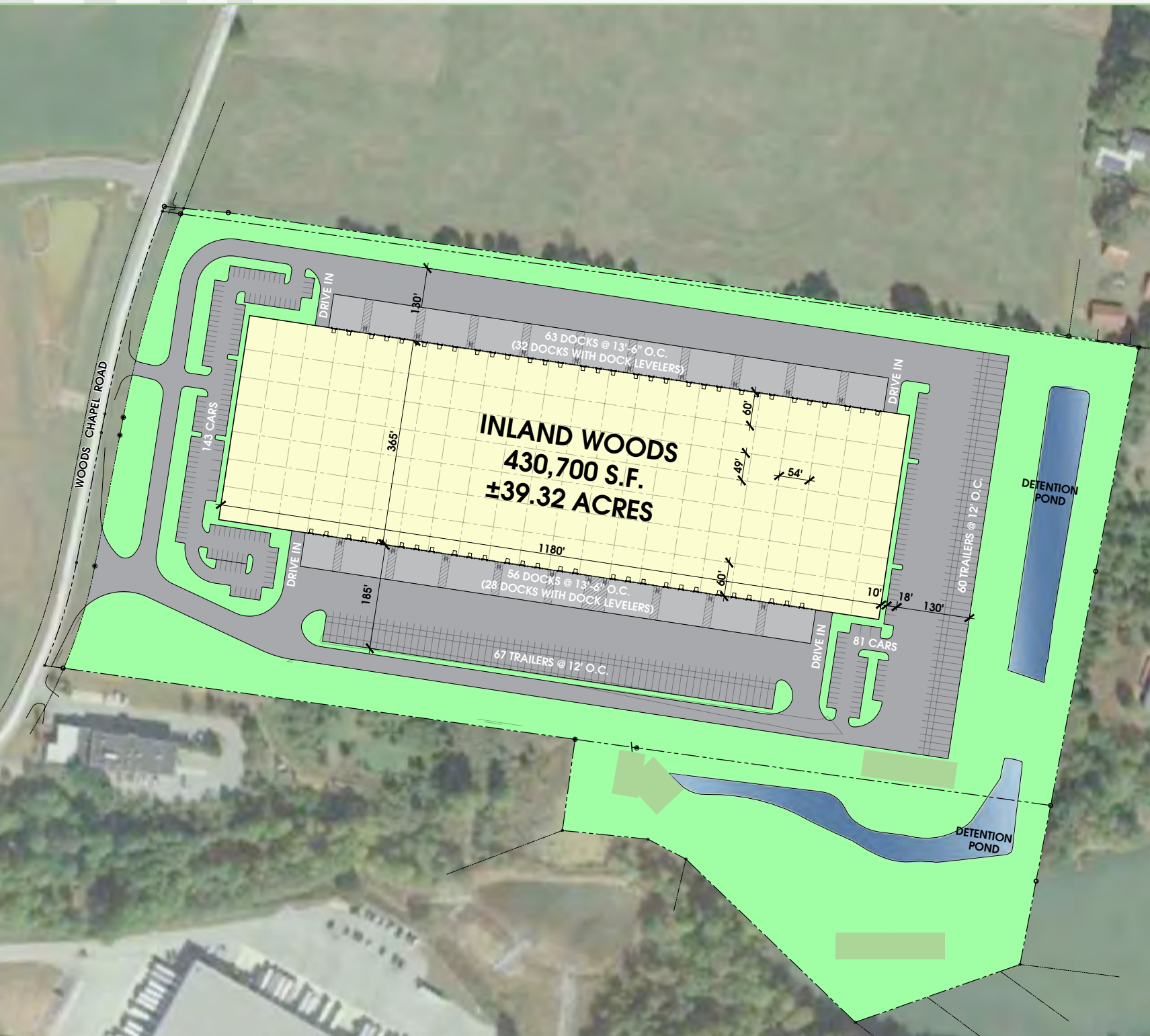
224 + spaces



Ventilation

Roof fans - 2 air exchanges / hour based on 30% fill factor

SITE PLAN





LOCATION DETAILS



BMW Plant Spartanburg

1.5 Miles | 4 Minutes



I-85

2 Miles | 5 Minutes



SR-80

2.5 Miles | 5 Minutes



SC Inland Port Greer

3.5 Miles | 9 Minutes



GSP Int'l Airport

6.4 Miles | 10 Minutes



I-26

11.5 Miles

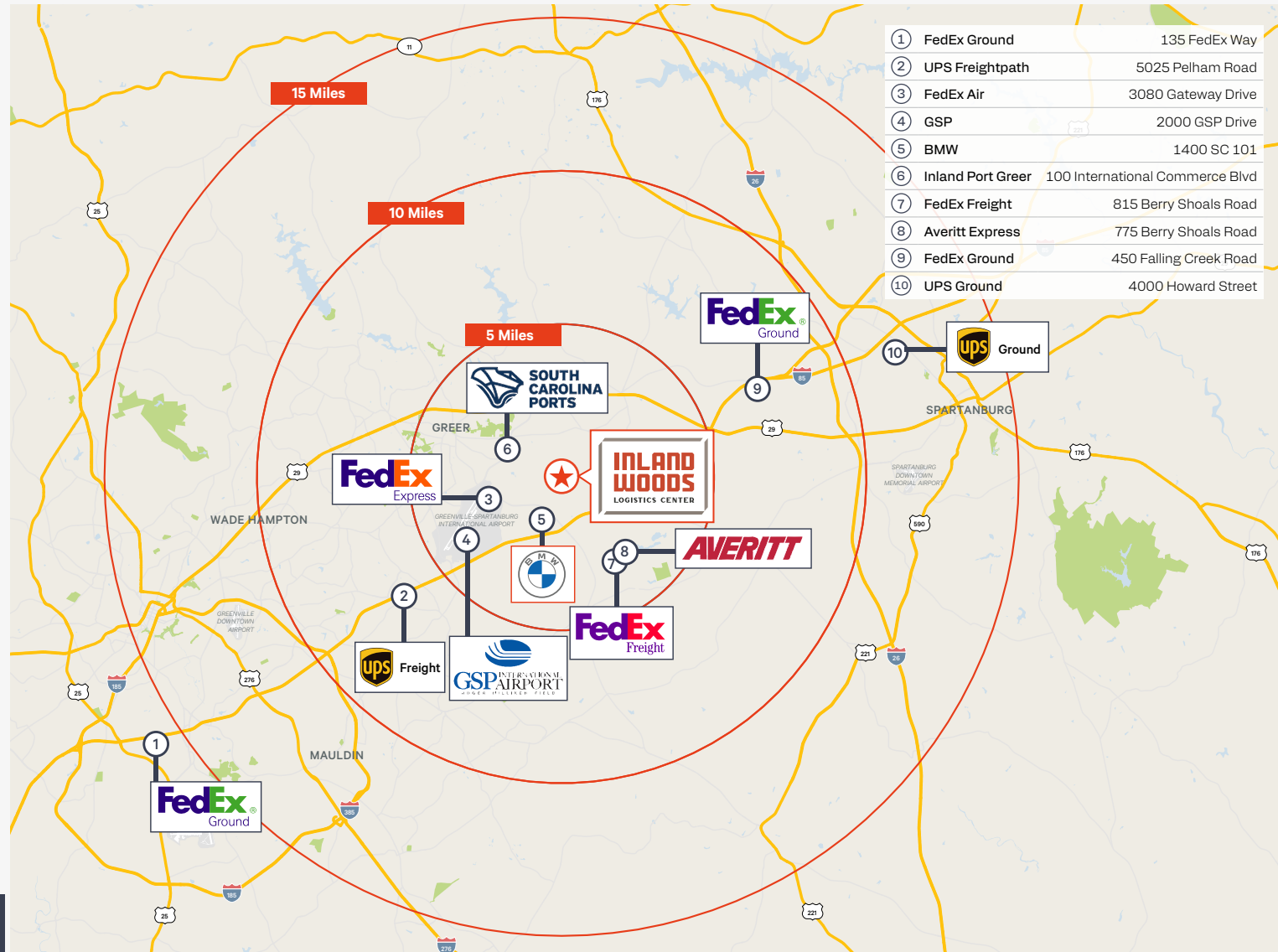
Ecommerce Support

FedEx Air 3.2 Miles

FedEx Freight 4.0 Miles

UPS Freight 9.5 Miles

FedEx Ground 11 Miles



Drive Time Overview

Strategically located in the Heart of the Upstate Industrial Market with direct access to the SC Inland Port Greer, BMW, and I-85.

Reach 40M with 1-Day Ground Delivery

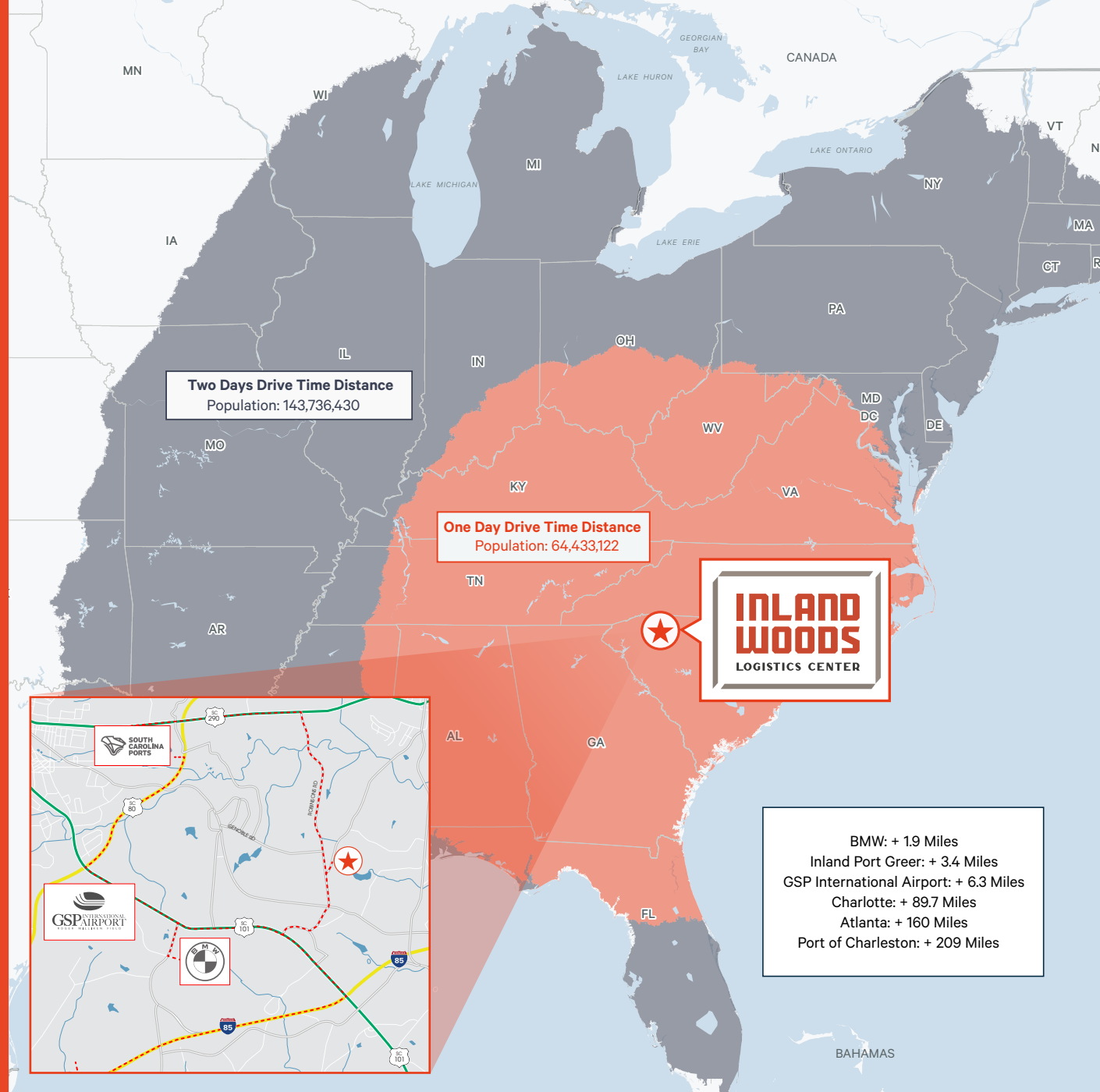
- 38% More than Atlanta
- 41% More than Charlotte

Connect to Charleston

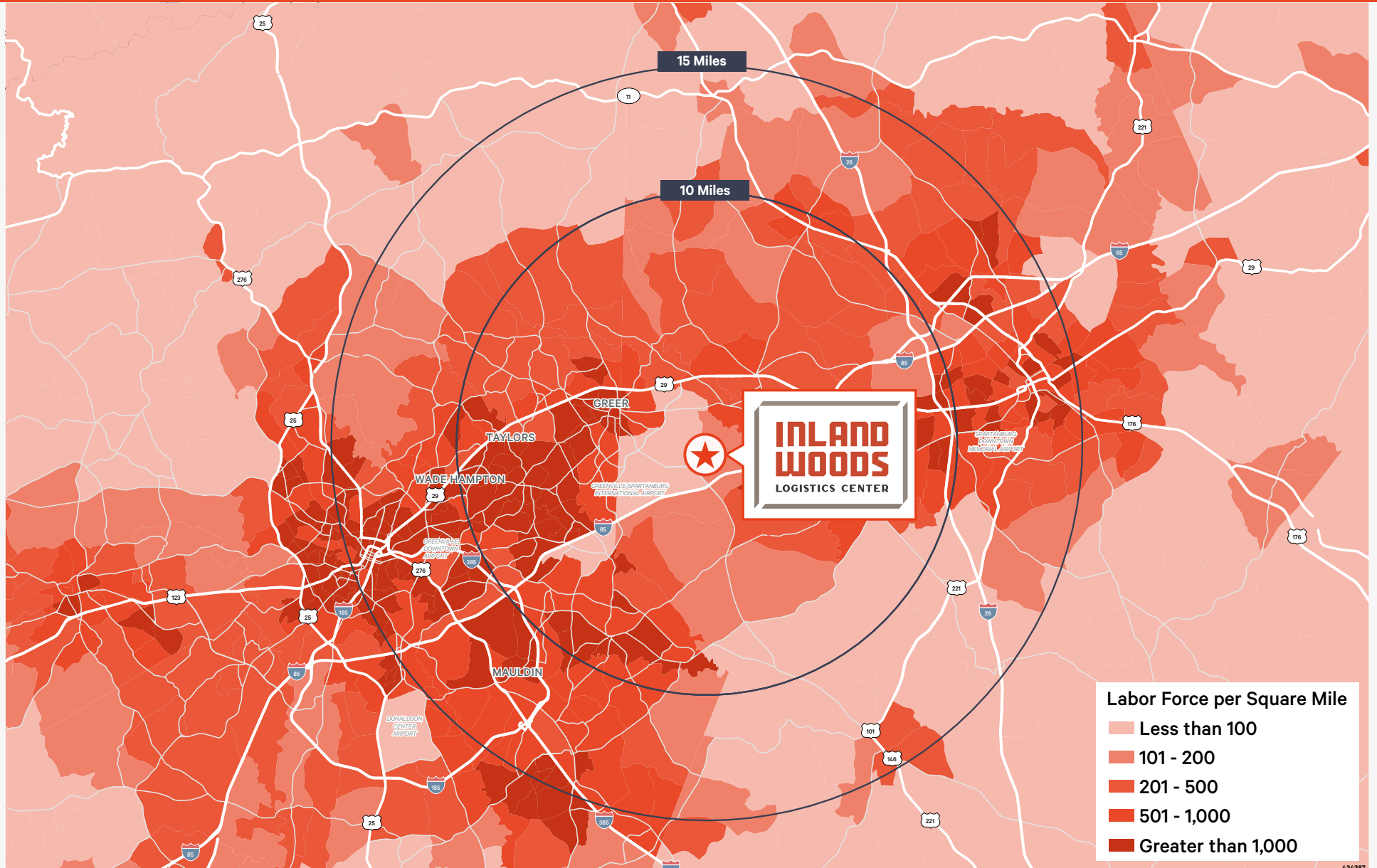
- Dedicated Rail to/from Port of Charleston
- Container to Rail within 24 Hours of Vessel Discharge

Streamlined Service

- 24/7 Gates
- 12-Min Average Truck Turn Time



LABOR ACCESS



1127 Woods Chapel Road, Duncan, SC

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