



385
EXCHANGE
—
GREENVILLE, SC

385
EXCHANGE



COMING SOON!

**INTRODUCING A NEW
CLASS-A INDUSTRIAL
DEVELOPMENT**

KEMET WAY | GREENVILLE, SC

**» Two State-of-the-Art
Industrial Buildings**

FOR MORE INFORMATION PLEASE CONTACT

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**HUGHES**
COMMERCIAL PROPERTIES INC.

**LEE &
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COMMERCIAL REAL ESTATE SERVICES

PROJECT OVERVIEW



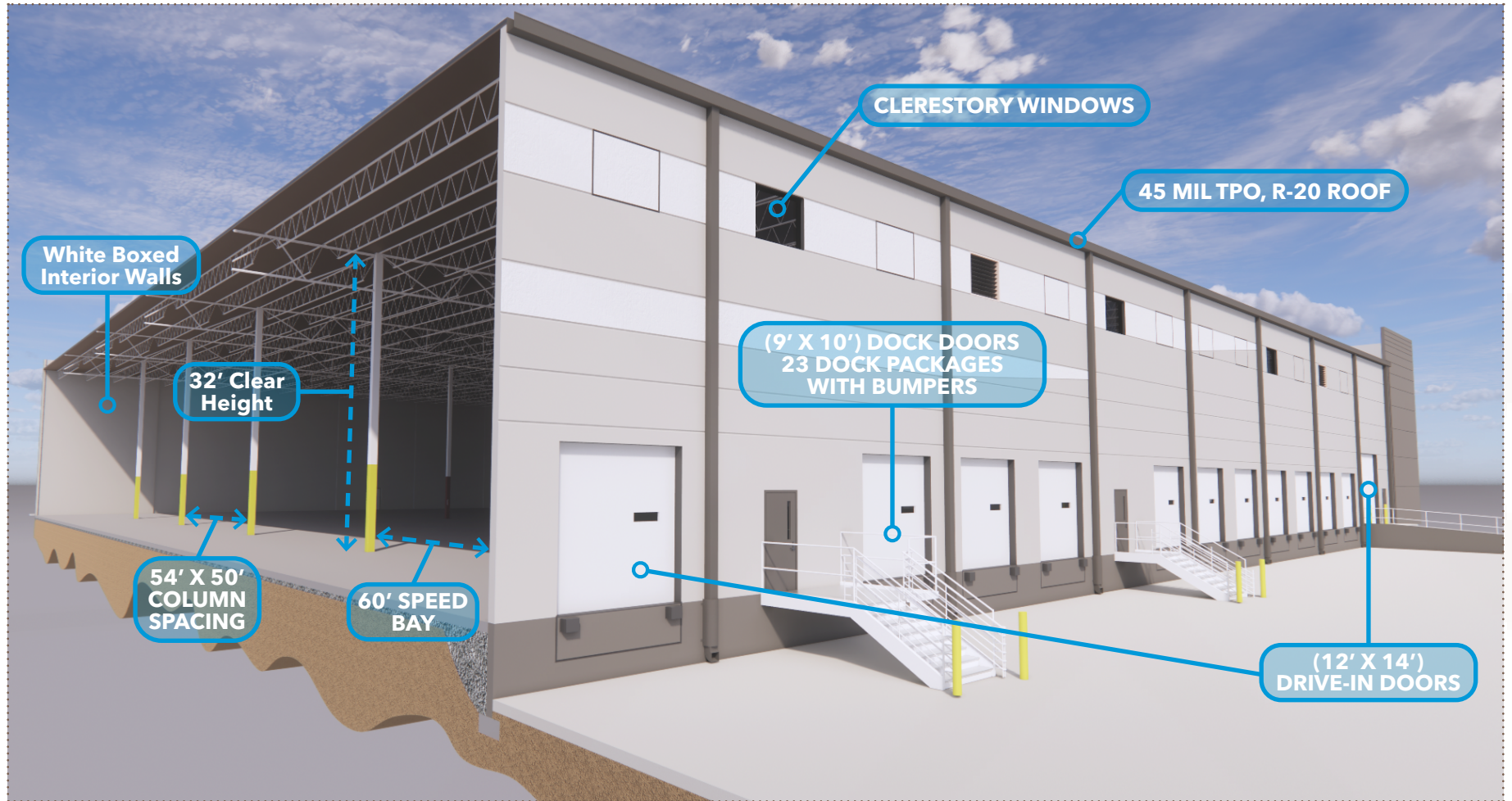
385 Exchange is a premier Class A industrial development designed to deliver modern functionality, institutional-quality construction, and exceptional accessibility in the heart of Greenville's dynamic I-385 corridor. Strategically positioned on one of the last remaining premier industrial development sites in Greenville County, the project offers outstanding visibility and immediate connectivity to Interstate 85, ideally located between Atlanta and Charlotte – two of the Southeast's most significant logistics and distribution hubs.

The development is planned to encompass approximately 341,820 square feet of state-of-the-art warehouse and distribution space across two modern industrial facilities thoughtfully designed to support a broad range of logistics, distribution, advanced manufacturing, and

e-commerce users. The buildings are expected to feature efficient layouts, flexible configurations, modern clear heights, ample trailer and auto parking, and circulation designed to accommodate today's evolving industrial operations.

385 Exchange is being developed to address the growing demand for high-quality industrial product throughout the South Carolina Upstate, one of the nation's fastest-growing manufacturing and distribution markets. The project benefits from exceptional regional connectivity, access to a skilled and expanding labor force, proximity to major interstate infrastructure, and convenient access to inland port and transportation networks serving the Southeast and beyond.

BUILDING SPECIFICATIONS



Site Data | ±341,820 SF

Acres	22.58
Jurisdiction	City of Mauldin
Zoning	I-1, Industrial
Utilities	Water, Sewer, Gas, Electric, Fiber
Truck Court	140' to 200' (60' concrete apron)

Building 1 | ±126,360 SF

Dimensions	260' X 486'
Parking	93 (Future +71)
Dock Doors	23 (9' x 10')
Drive-In Doors	2 (12' X 14')

Building 2 | ±215,460 SF

Dimensions	Offset (310 X 378) & (78 X 260)
Parking	155
Dock Doors	42 (9' x 10')
Drive-In Doors	2 (12' X 14')

AERIAL LOCATION

INTERSTATE AND TRANSPORT PROXIMITY



INTERSTATE ACCESS



About one mile to I-385, only 7 miles from I-85, and 26 miles to I-26.

SEA PORTS ONE-DAY DRIVE

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

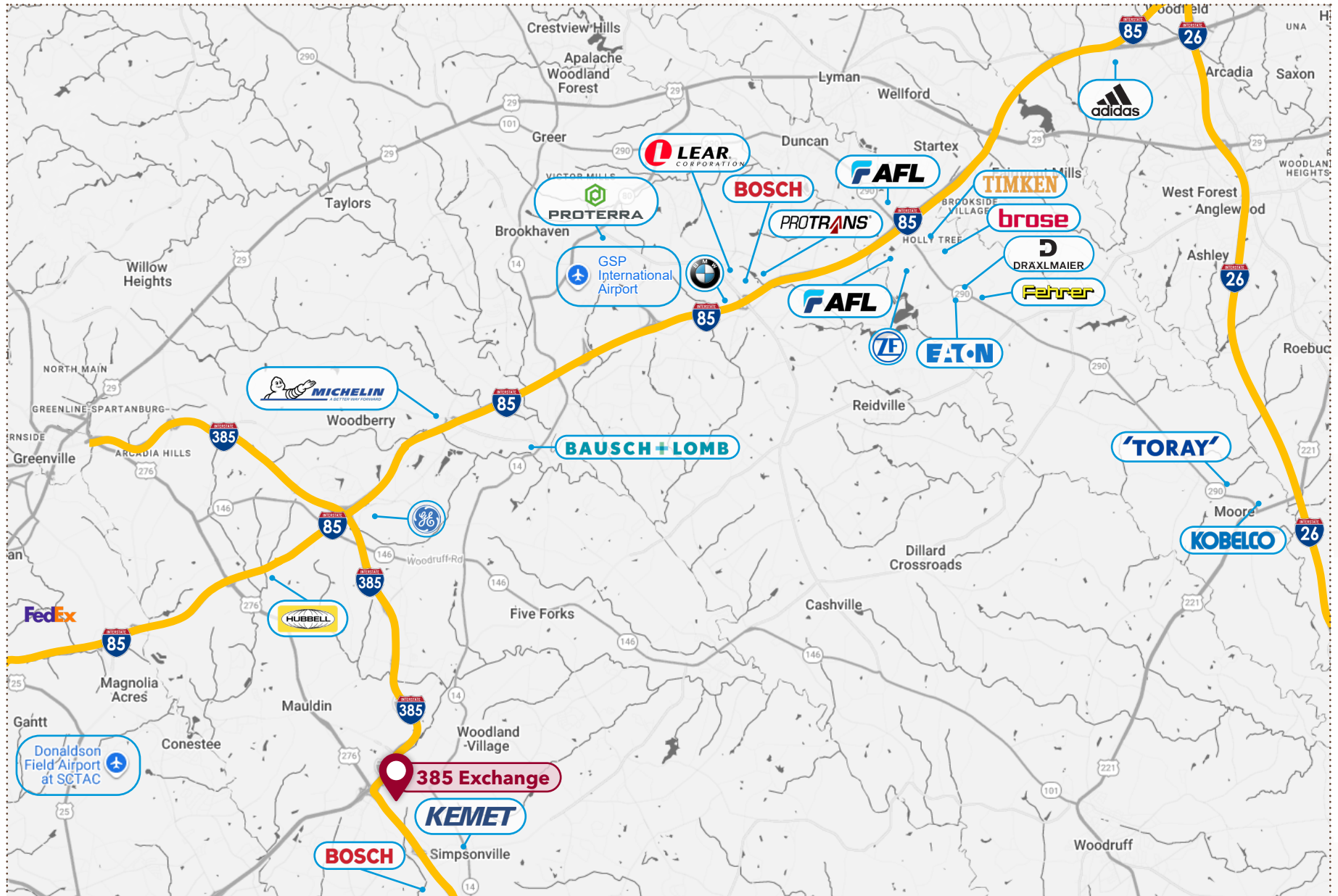
AIRPORT ACCESS

Only a 15 minute drive to the Greenville Spartanburg International Airport.

SOUTH CAROLINA PORTS

Only 25 minutes to the Greer Inland Port and less than a 3 hour drive to the Dillon Inland Port.

REGIONAL INDUSTRIES



INLAND PORT



Inland Port Greer is one of the most important logistics assets in the Upstate South Carolina industrial market. Operated by South Carolina Ports, the inland port connects the Greenville-Spartanburg region to the Port of Charleston by rail and gives manufacturers, distributors, and import/export users direct access to global trade routes without needing to locate at the coast. 94 million consumers live within 500 miles of the Inland Port Greer, which thrives in a prime location along Interstate 85 centrally located between Atlanta and Charlotte, one of the Southeast's strongest advanced manufacturing corridors.

The facility is strategically positioned between Greenville and Spartanburg, near I-85 and the GSP International Airport and extends the Port of Charleston's reach approximately 212 miles inland through

Norfolk Southern rail service. Norfolk Southern runs daily to and from the Port of Charleston improving efficiency and reducing carbon emissions.

The 2025 Inland Port expansion enabled the facility to double its capacity and added more than 9,000 feet of track in order to handle longer trains that carry more products. The expansion will allow the port team to perform 300,000 rail lifts each year assisting companies to move products throughout the U.S. and around the world.



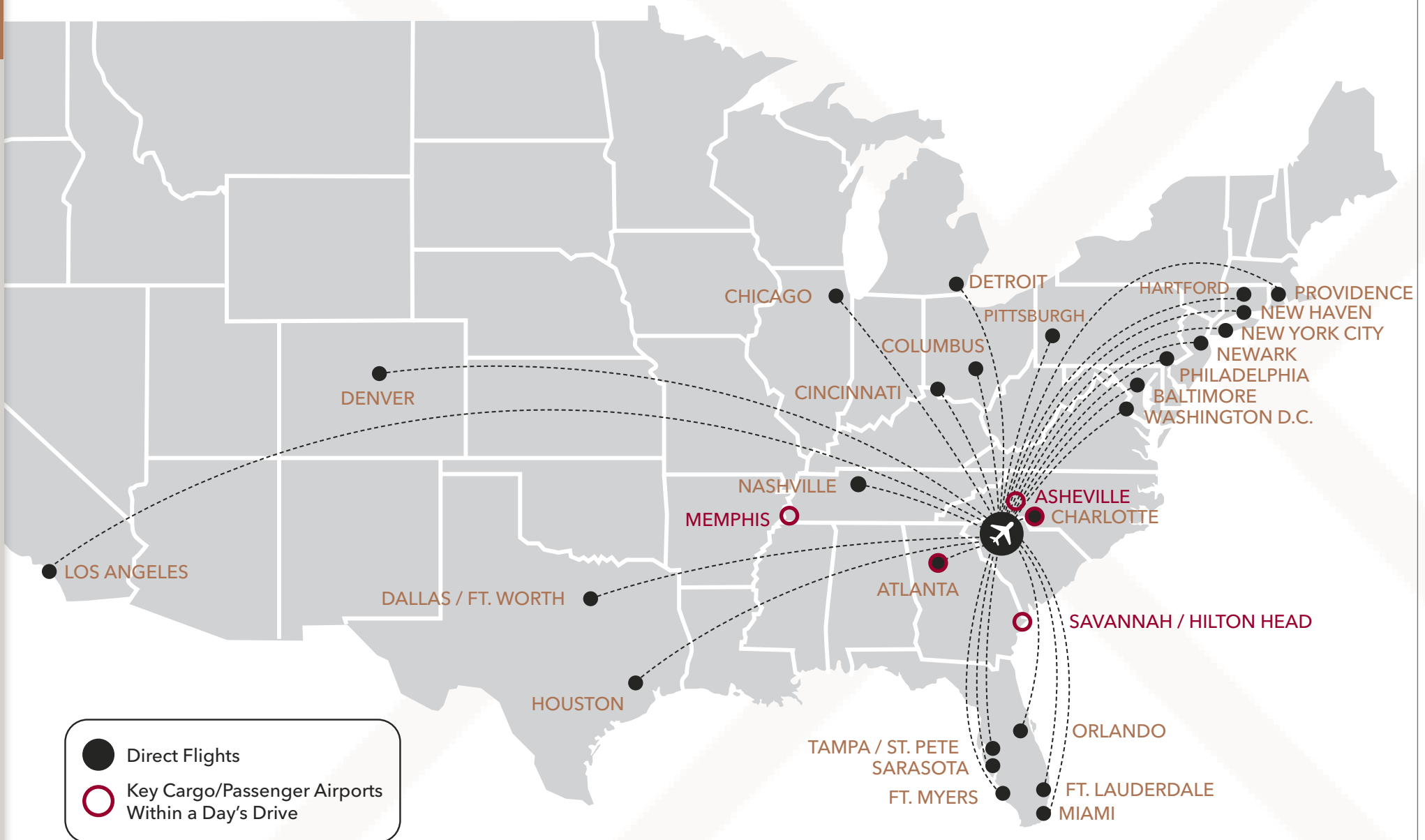
DRIVE TIME MAP

MAJOR MARKETS REACHED WITHIN ONE DAY'S DRIVE



AIR CARGO MAP

GSP INTERNATIONAL AIRPORT DESTINATIONS



DEMOGRAPHICS DATA

POPULATION

Radius	2 Miles	5 Miles	10 Miles
2020 Population	19,498	120,251	322,913
2025 Population	21,693	134,064	356,870
2030 Population Projection	23,490	145,227	386,045
Annual Growth 2020-2025	2.3%	2.3%	2.1%
Annual Growth 2025-2030	1.7%	1.7%	1.6%
Median Age	40.7	39.7	39.2
Bachelor's Degree or Higher	32%	36%	40%
U.S. Armed Forces	3	121	406

LABOR FORCE

Radius	2 Miles			5 Miles			10 Miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	5,831	728	8	34,431	4,610	7	156,860	21,152	7
Trade Transportation & Utility	1,988	131	15	7,949	676	12	28,202	2,433	12
Information	30	5	6	517	64	8	4,741	305	16
Financial Activities	410	112	4	3,241	620	5	14,857	2,541	6
Professional & Business Services	718	108	7	5,256	707	7	27,482	3,010	9
Education & Health Services	1,216	174	7	8,695	1,563	6	42,176	9,167	5
Leisure & Hospitality	595	59	10	5,087	379	13	21,209	1,422	15
Other Services	656	128	5	2,692	557	5	11,081	1,999	6
Public Administration	218	11	20	994	44	23	7,112	275	26
Goods-Producing Industries	2,233	120	19	8,030	598	13	24,434	1,831	13
Natural Resources & Mining	2	1	2	17	9	2	109	31	4
Construction	456	72	6	2,615	393	7	8,864	1,148	8
Manufacturing	1,775	47	38	5,398	196	28	15,461	652	24
Total Daytime Employment	8,064	848	10	42,461	5,208	8	181,294	22,983	8

CONTACT US FOR **MORE INFORMATION**



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