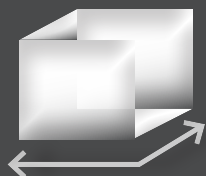




- BLDG A is $\pm 88,405$ SF including ± 757 SF office space (not including $\pm 2,434$ SF rail spur loading dock platform)
- BLDG B is $\pm 146,262$ SF including $\pm 2,223$ SF office space
- 18 Dock doors & 2 Drive-in doors
- Building signage
- Norfolk Southern rail spur
- Large outside storage yard
- Located in Greenville, SC and less than 1 mile from Augusta Road (US-25), ± 1 mile to I-185, ± 6 miles to I-385 and I-85, ± 18 miles to GSP International Airport and ± 22 miles to SC Inland Port Greer



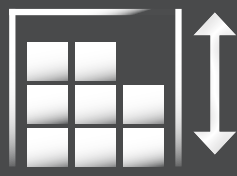
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±88,405 SF
WAREHOUSE
±757 SF OFFICE



27' X 69'
COLUMN
SPACING



CEILING HEIGHTS
21' TO 30'



4 DOCK DOORS (9'X12')
4 DOCK DOORS (9'X10')
1 DRIVE-IN DOOR (12'X14')



±120' SHARED
TRUCK COURT



DRY SPRINKLERS
& NEW FIRE
ALARM SYSTEM



LED
LIGHTING



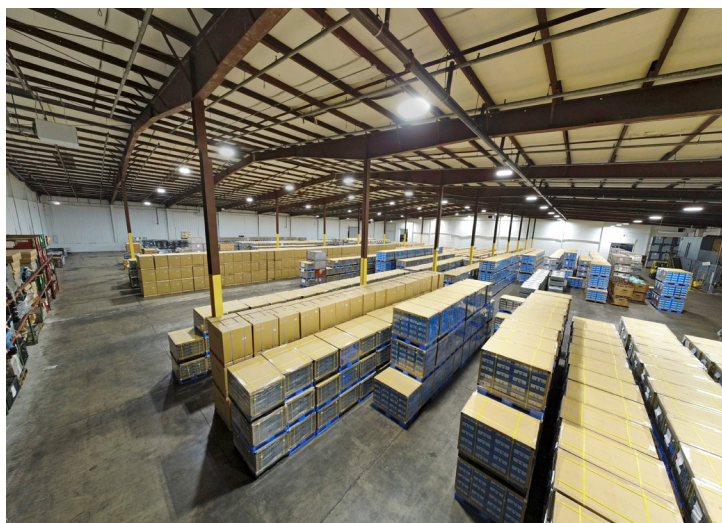
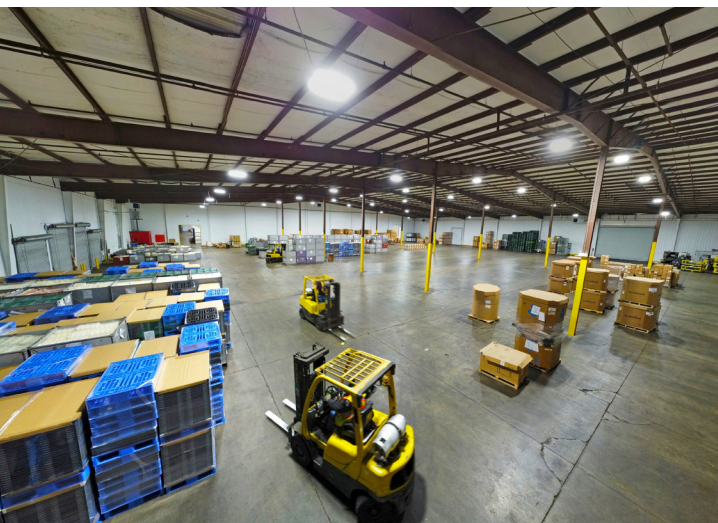
RAIL SPUR
NORFOLK
SOUTHERN



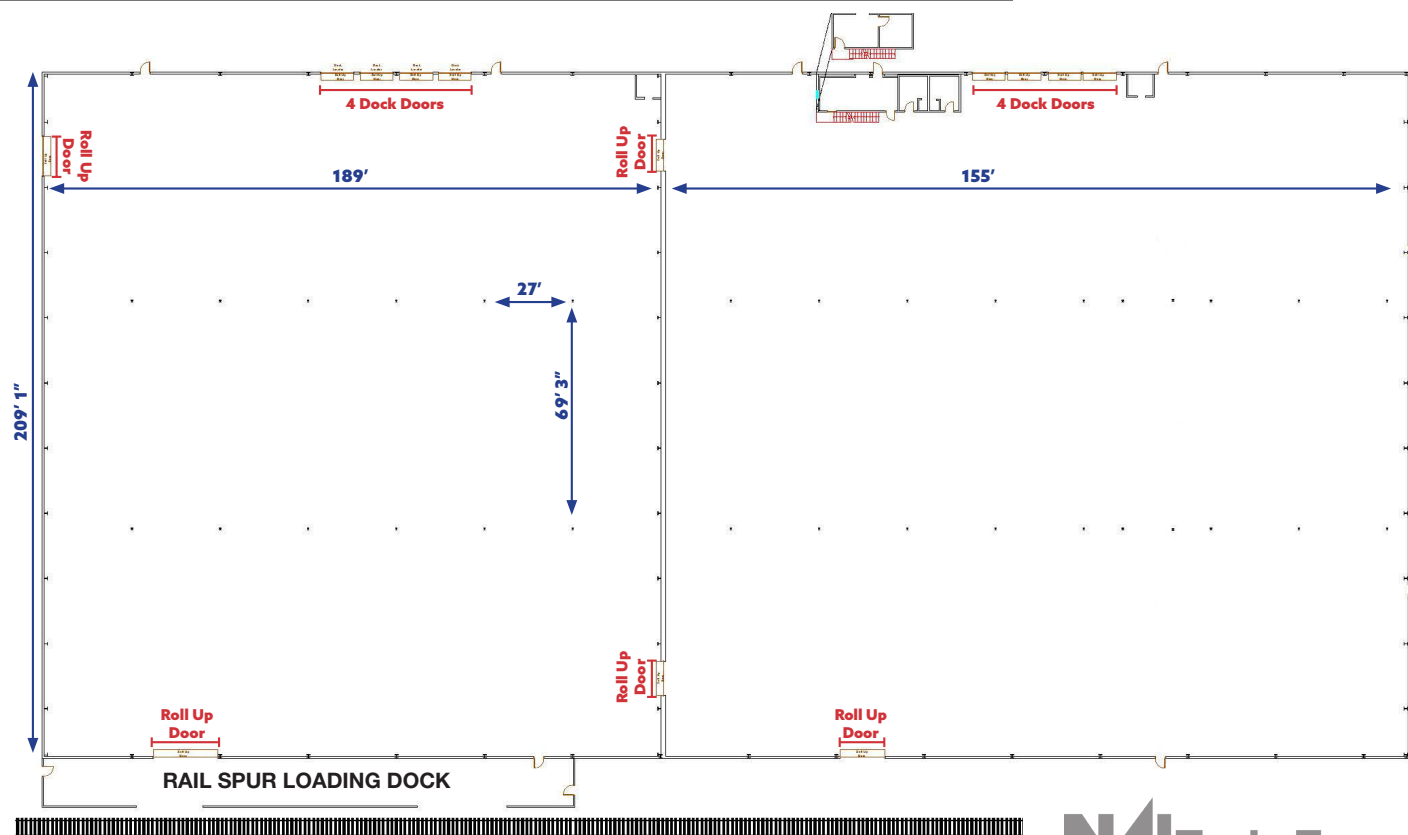
±25 AUTO PARKING
SPACES & GRAVEL
YARD FOR TRAILER
STORAGE



ALL UTILITIES
AVAILABLE



±87,748 SF Warehouse Space • ±757 SF Office Space



Grice Hunt, SIOR

864.678.5935 • grice@naief.com

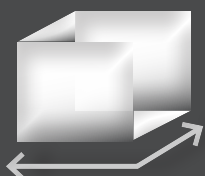
Clay Williams

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Will Coker

864.680.0526 • wcoker@naief.com

NAI Earle Furman



±146,262 SF
WAREHOUSE
±2,223 SF OFFICE



CEILING HEIGHTS
21' TO 25'



10 DOCK DOORS (9'X10')
1 DRIVE-IN DOOR (14'X14')



31' X 53' TO 58'
COLUMN SPACING



ESFR
SPRINKLERS
& NEW FIRE
ALARM SYSTEM



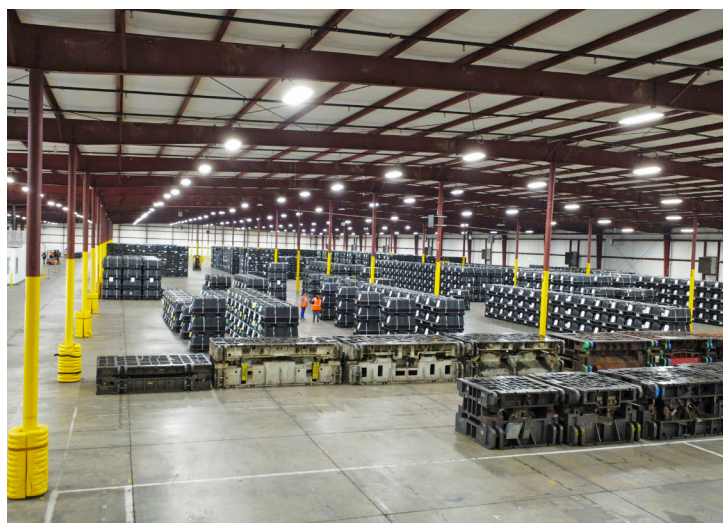
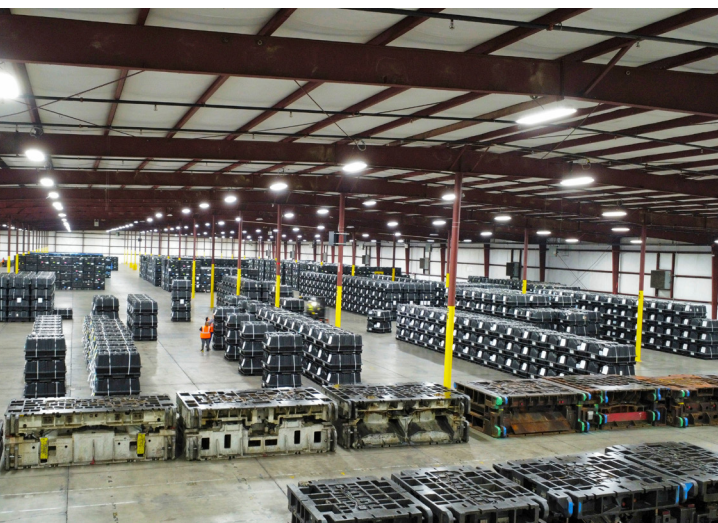
LED
LIGHTING



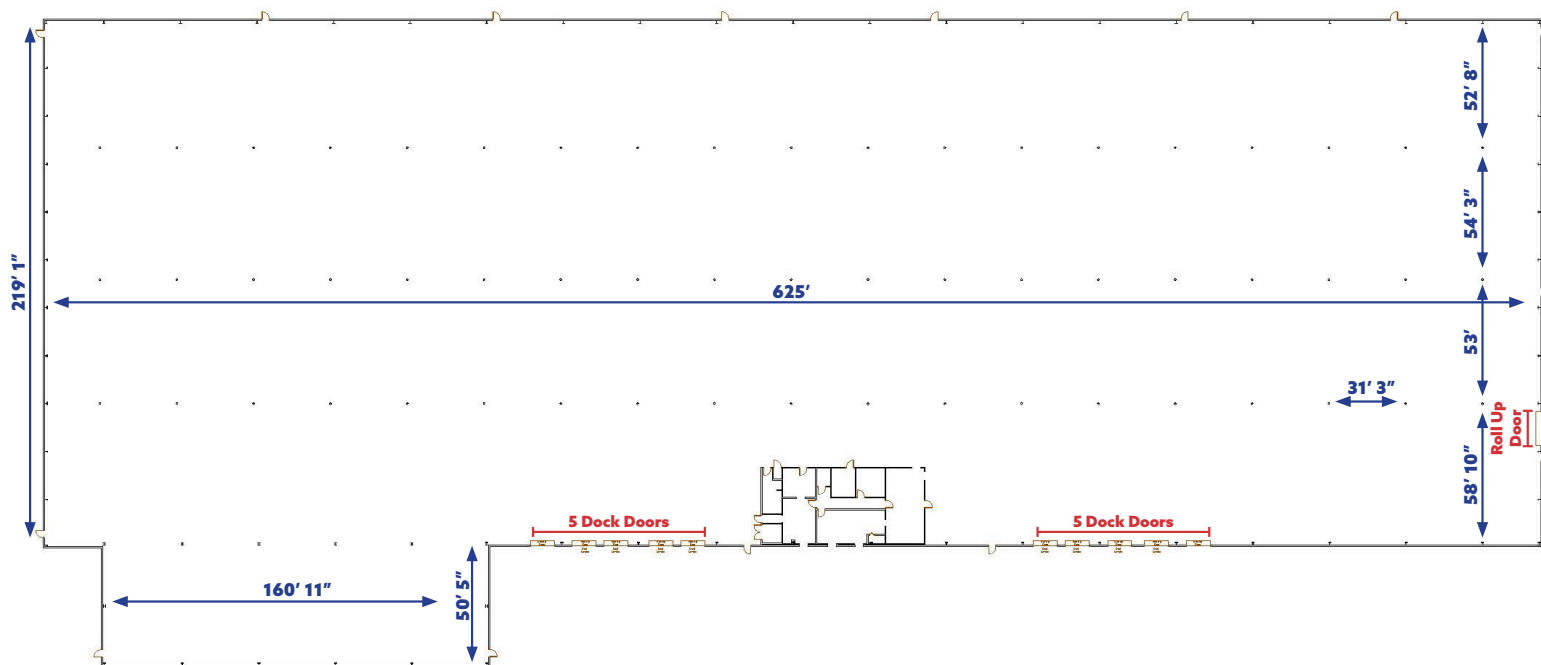
±120' SHARED
TRUCK COURT



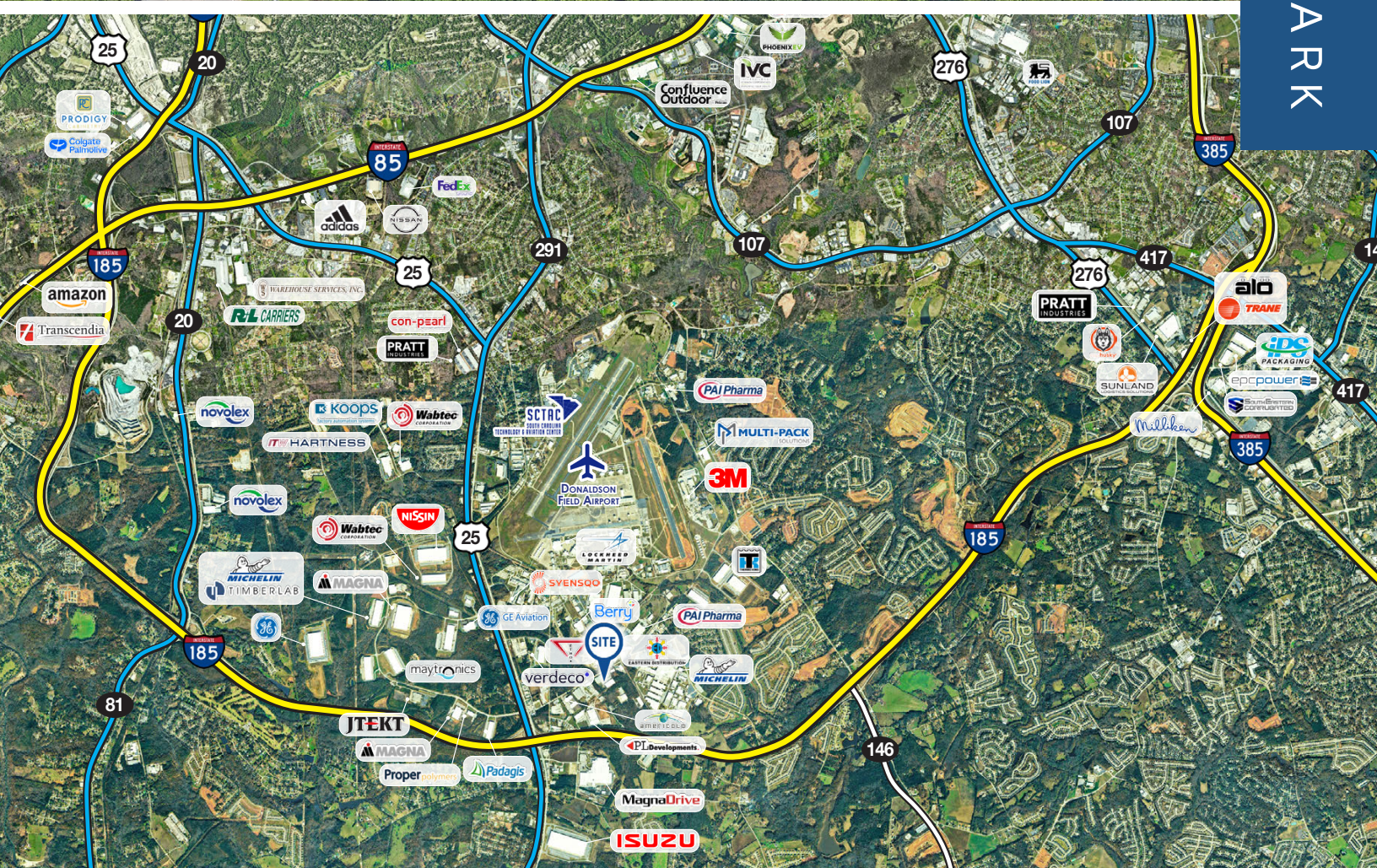
ALL UTILITIES
AVAILABLE



±144,039 SF Warehouse Space • ±2,223 SF Office Space



ANTIOCH INDUSTRIAL PARK



NAI Earle Furman

Grice Hunt, SIOR

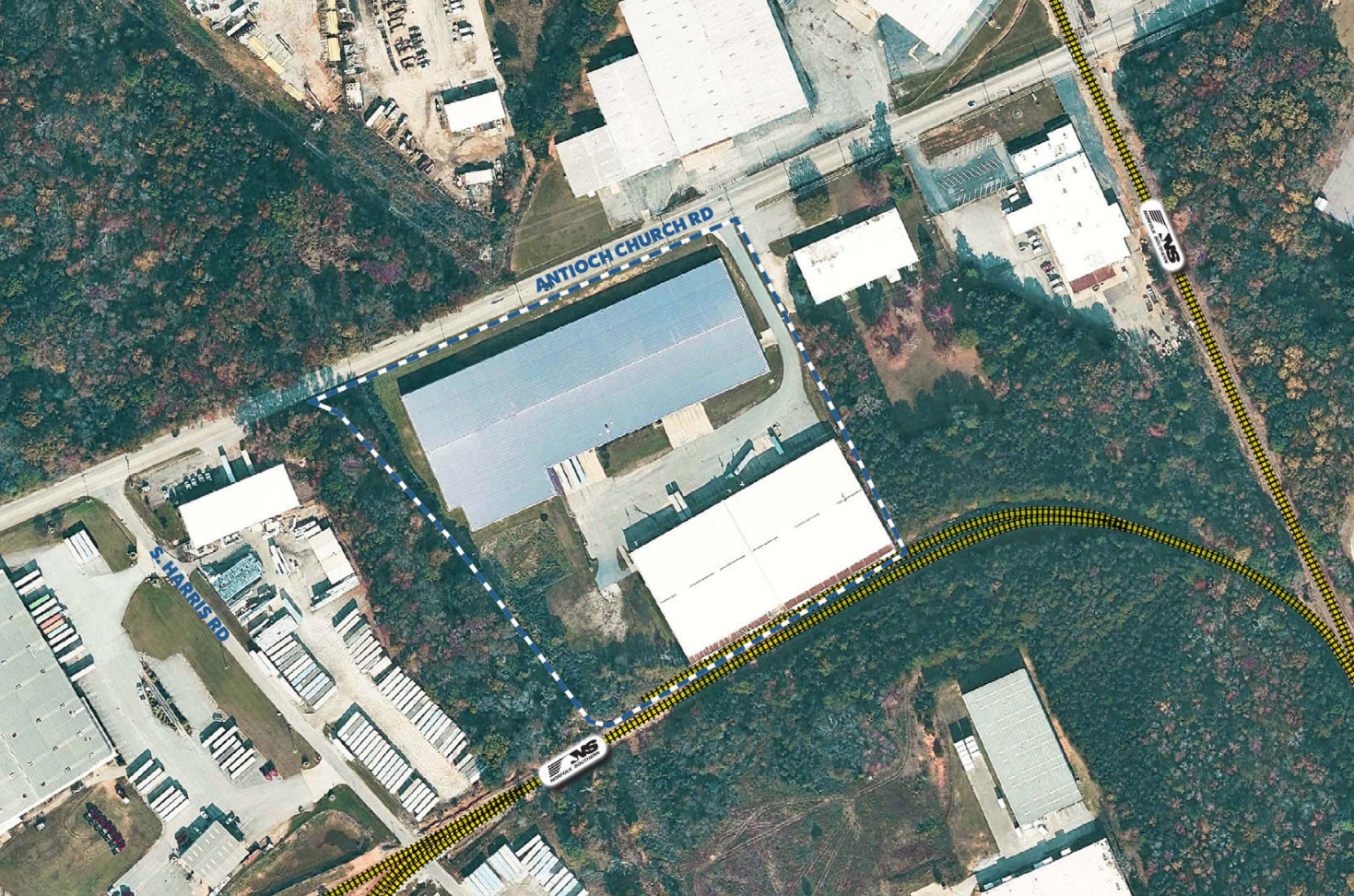
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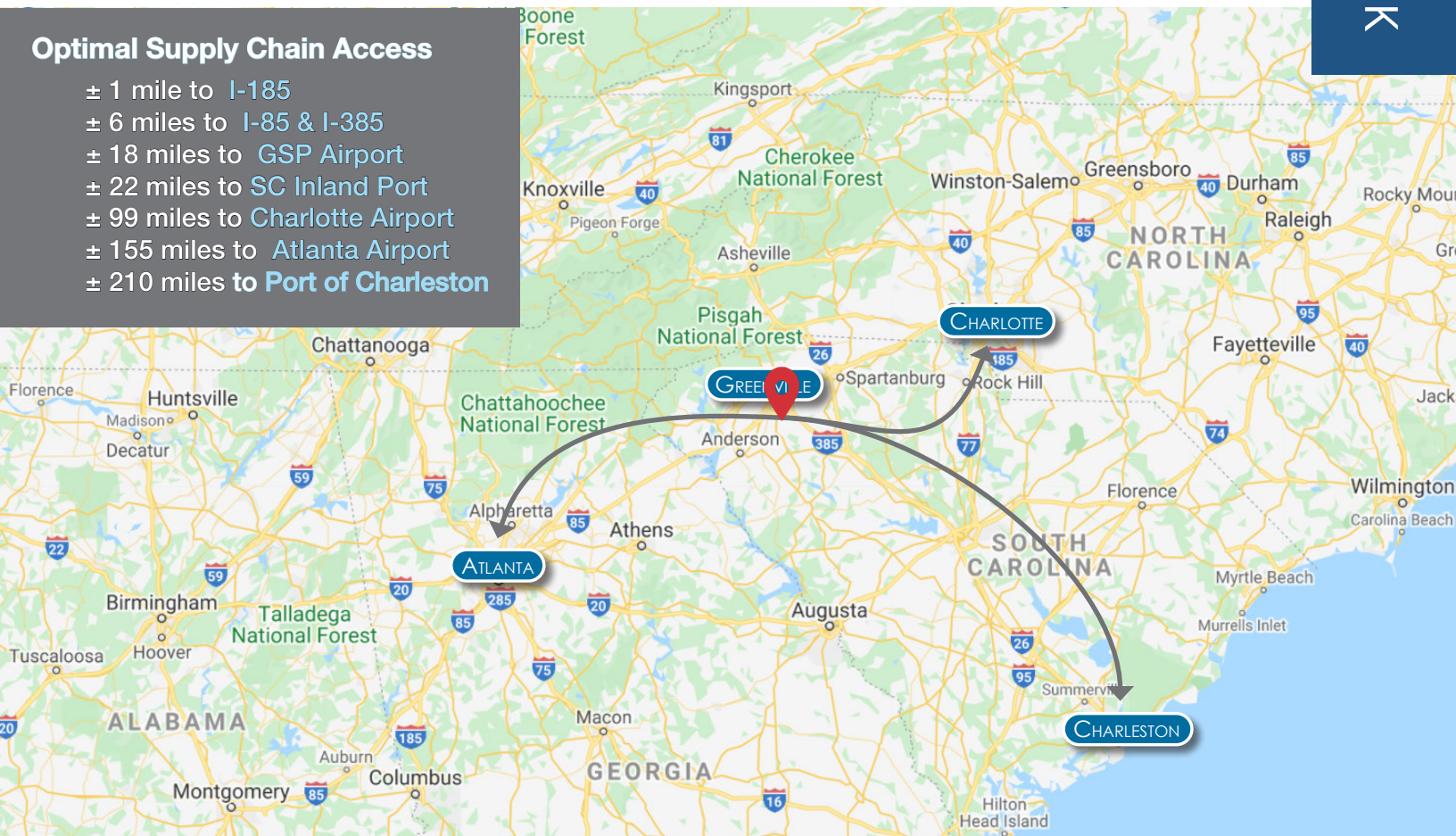
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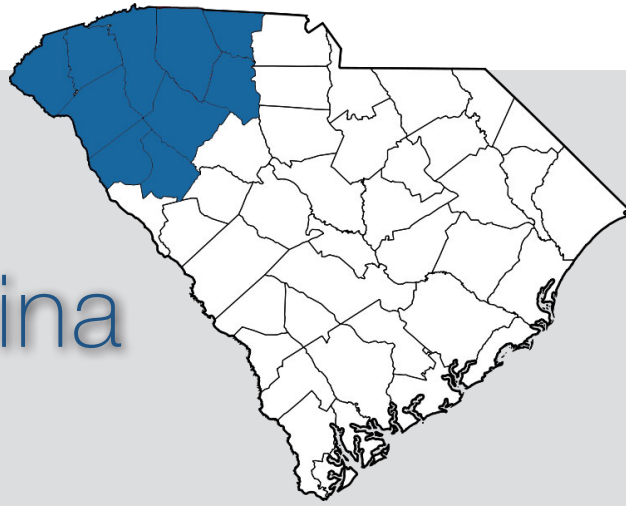


Optimal Supply Chain Access

- ± 1 mile to I-185
- ± 6 miles to I-85 & I-385
- ± 18 miles to GSP Airport
- ± 22 miles to SC Inland Port
- ± 99 miles to Charlotte Airport
- ± 155 miles to Atlanta Airport
- ± 210 miles to Port of Charleston



Upstate South Carolina



There's something for everyone in Upstate South Carolina's diverse communities, where big city influence meets Southern indulgence. And with a cost of living 15% below the national average, your money goes further here. The Upstate is a business location of choice by foreign and domestic companies for the region's international flair, "can-do" attitude, and forward-thinking leadership. Business is on the rise with more than \$18.7 billion in capital investment announced in the last five years.



LOCATION

- Located 100 miles from the capital city of Columbia, SC and only 200 miles from the Port of Charleston SC.
- Centrally located along the I-85 corridor directly between two of the largest cities in the Southeast - Atlanta, Georgia and Charlotte, North Carolina.
- Upstate South Carolina's central location within the booming Southeastern United States provides access to major markets, raw materials and growing industries.



HIGHWAY ACCESS

- Four interstate highways (I-26, I-85, I-385, and I-185) offer easy access to the North, South, Midwest, and all major markets on the Eastern Seaboard.
- I-85 spans the region, connecting Atlanta and Charlotte, and I-26 provides a direct route to Charleston.
- One-day truck service reaches 44% of the U.S. population.



AIRPORT ACCESS

- Greenville-Spartanburg International Airport offers ~50-60 daily non-stop departures to ±13 major cities and easy connections to hundreds of cities worldwide.
- GSP is the 2nd busiest airport in the state with about 3.0 million passengers traveling in 2025.
- Charlotte Douglas International Airport is less than 1.5 hours from Greenville.



PORT ACCESS

- Accessibility to the Port of Charleston and the Inland Port Greer offer a significant business advantage for many companies.
- The Inland Port Greer had a record year with nearly 200,000 rail moves.
- SC Ports recently completed a customer-driven \$55 million expansion project at Inland Port Greer, boosting its annual rail lift capacity to 300,000.