



ACCESS POINT

CLASS-A MULTI-TENANT INDUSTRIAL PARK

This 49+/- acre industrial park site is situated on I-385 and I-185 at the Old Stage Road interchange in Simpsonville, SC. Once completed, the park will accommodate a total of three industrial buildings totaling +/- 600,000 SF. **Buildings I and II leased quickly, and Building III is already 50% leased with only +149,265 SF remaining.**



ONLY 149,265 SF REMAIN AVAILABLE IN BUILDING III

- Conveniently located directly off I-385 at the Old Stage Road interchange and 3.5 miles from I-185 and CU-ICAR
- Pre-cast concrete exterior facade with great visibility and exposure from I-385
- Building III is 298,530 SF with 310' depth (65,565 SF min. divisible)
- Park has a total of three industrial buildings totaling approximately 600,000 SF

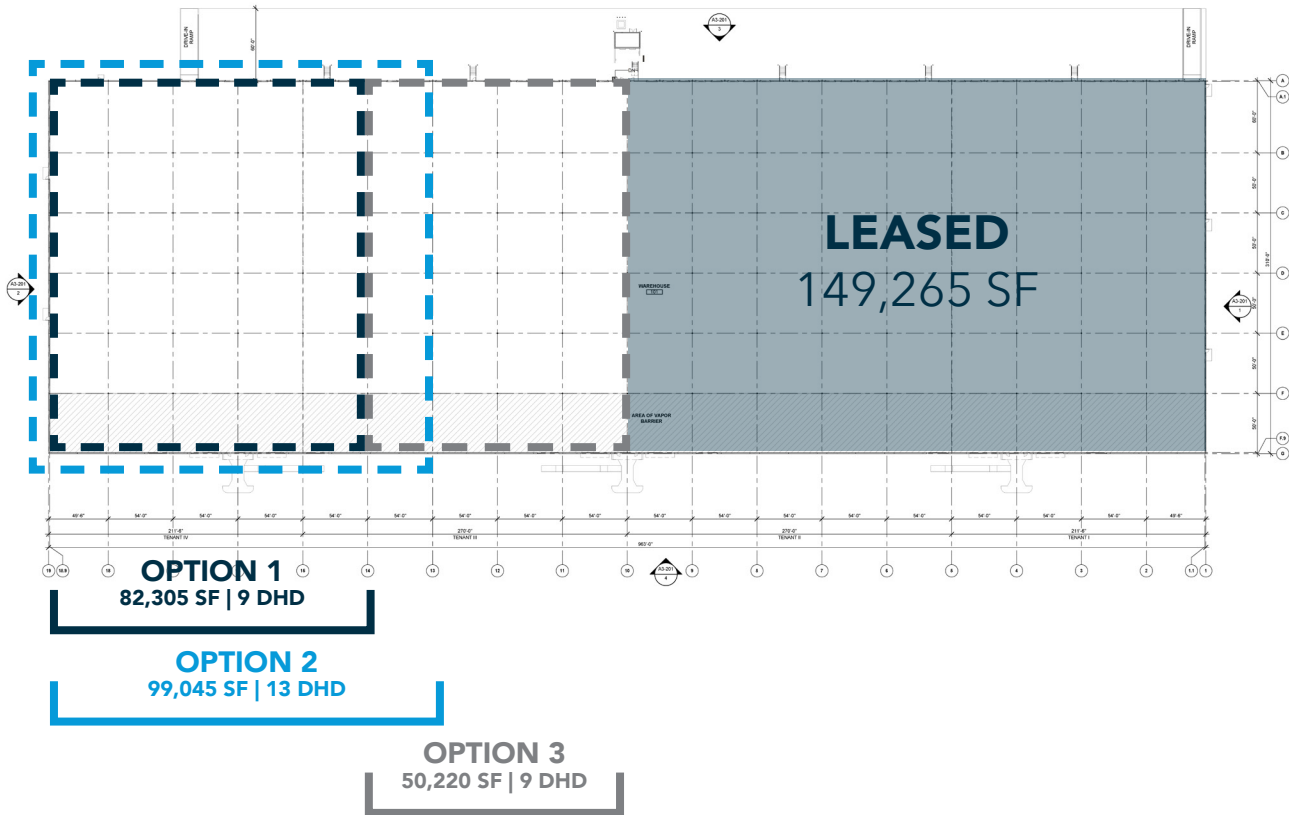




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BUILDING III LAYOUT & PROPERTY DETAILS

350 OLD LAURENS ROAD, SIMPSONVILLE, SC



SPACE REMAINING DETAILS

Total Building Size

298,530 SF

Exterior

Concrete tilt-up

Ceiling Height

32' clear

Doors

23 Dock High & 1 Drive-in

Sprinkler System

100% ESFR

Roof

45 mil; R20 White TPO

Building Dimensions

310' Depth

Bay Size

54' x 50'

Trailer Parking

Available

Trailer Dolly Pad

60' deep with concrete apron

Truck Court

200'

Parking

101 Spaces (0.68/1000)

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