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Greenville's Newest Flex Development

CU-ICAR CAMPUS \\ GREENVILLE, SC

Clemson's newest addition to the CU-ICAR campus consists of ±40,000 square feet of flexible-use office and warehouse space just off I-85 ideal for a wide tenant base. Only ±17,500 SF remains available.

The CU-ICAR campus is known as an automotive, manufacturing and engineering hub within the Upstate. Tenants will enjoy proximity to the CU-ICAR core campus amenities and its community of engineering professionals.

KEY FEATURES



Premier location in Greenville just off of I-85



High quality construction



Competitive TI allowance for qualified tenants



PROPERTY HIGHLIGHTS:

Delivery

Q4 2023

Address

Innovation Drive
Greenville, SC 29607

Building Size

±40,000 SF

Availability:

±17,500 SF

Access

Drive in ramp
1 drive in door with ability to add more

Clear Height

24 Feet

On-Site Amenities

Restaurant
Fitness Center
On-Site Public Transit

Lease Rate

Contact Broker





ABOUT CU-ICAR

The vision for CUI-ICAR is to be the premier research, education, and innovation enterprise in the world.

CU-ICAR is a world class automotive campus that fosters opportunity to collaborate through education, research, and economic development. The campus program is the only graduate Department of Automotive Engineering in the nation. With a global student population representing 17 countries, the 250-acre campus provides opportunity to create a global venue for the automotive industry.


In addition to CU-ICAR housing 17 resident partners, multiple research laboratories, and Clemson University's automotive engineering program, the campus also hosts regional, national, and global industry gatherings.

AREA DEMOGRAPHICS (5-MILE RADIUS)

 **Current Population**
(2023)
156,726


 **Projected Population**
(2028)
163,694

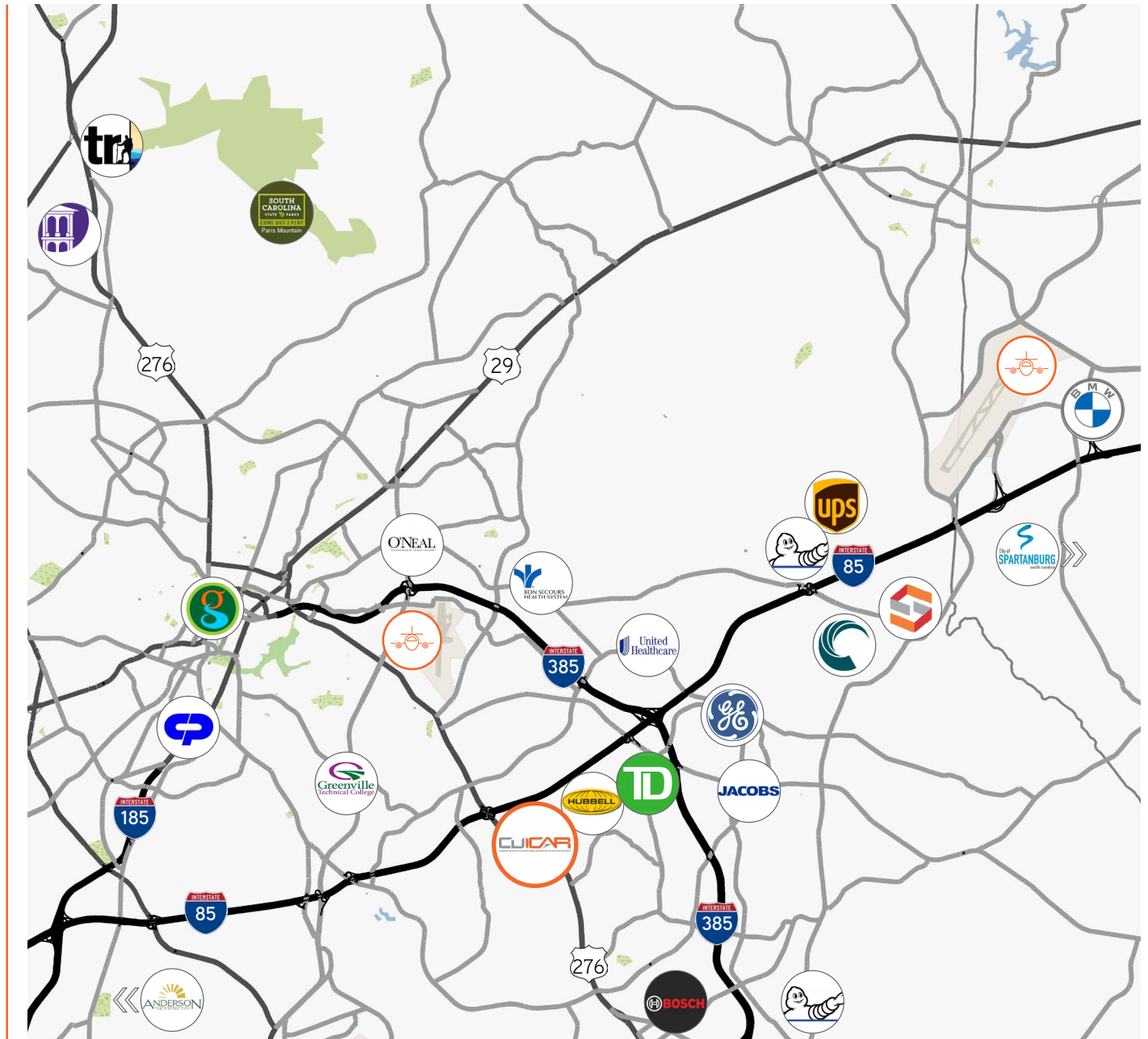
 **Average Household Income**
(2023)
\$109,179

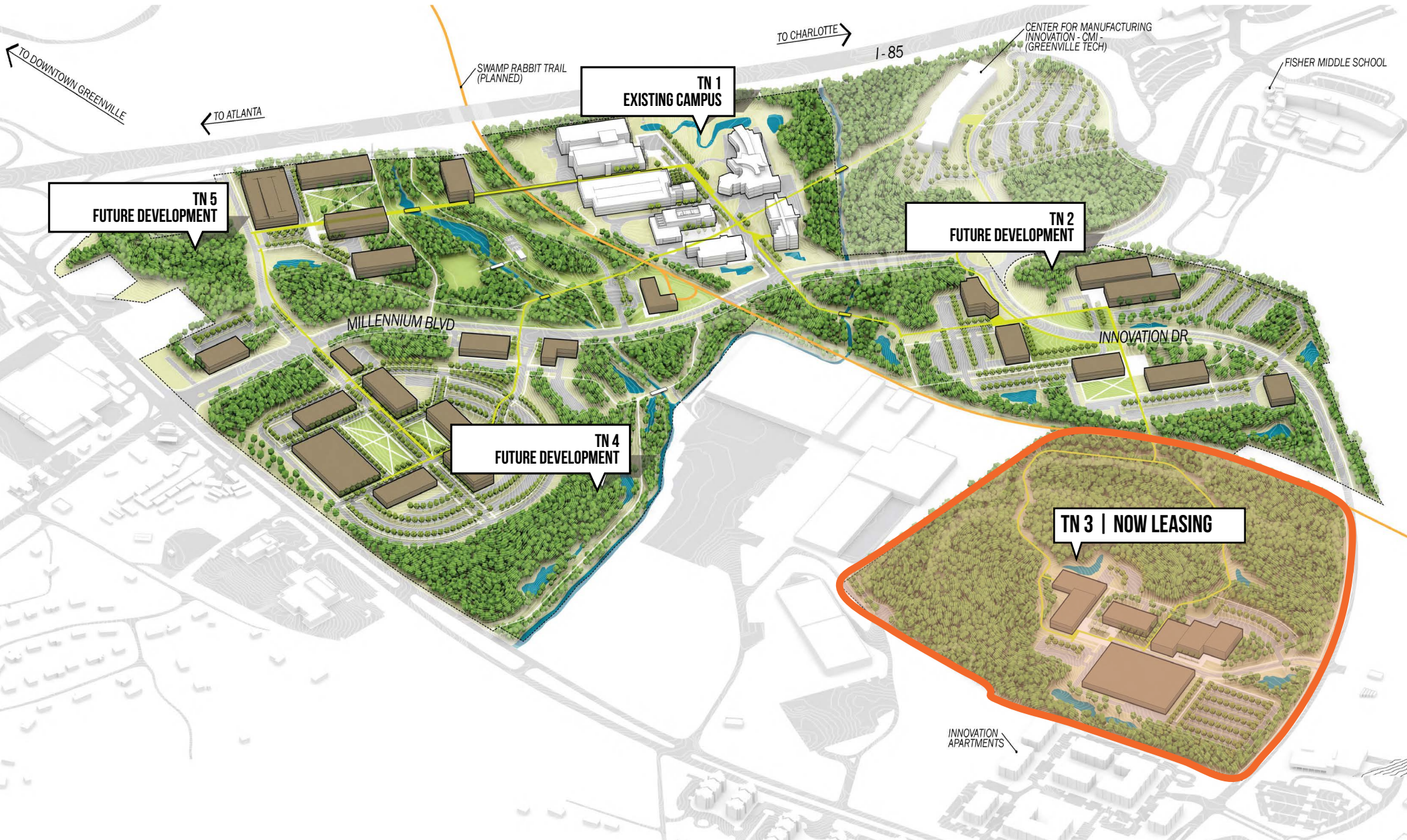
 **Projected Average Household Income**
(2028)
\$121,778

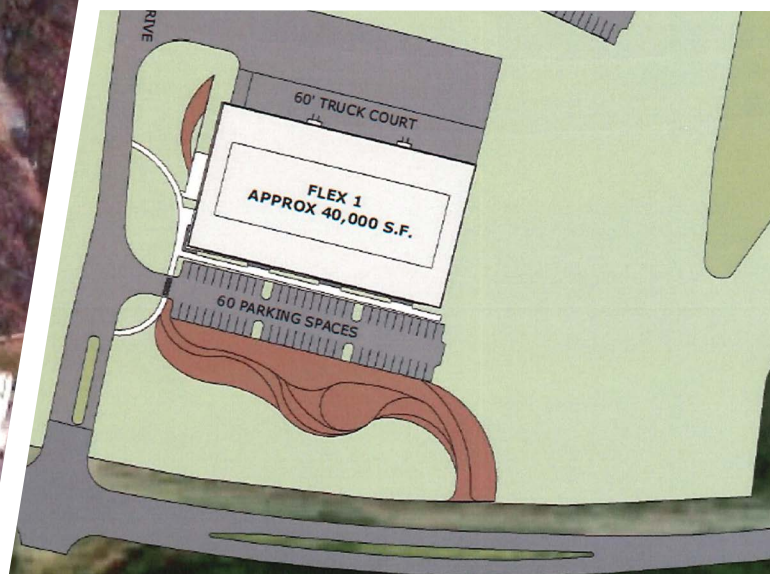
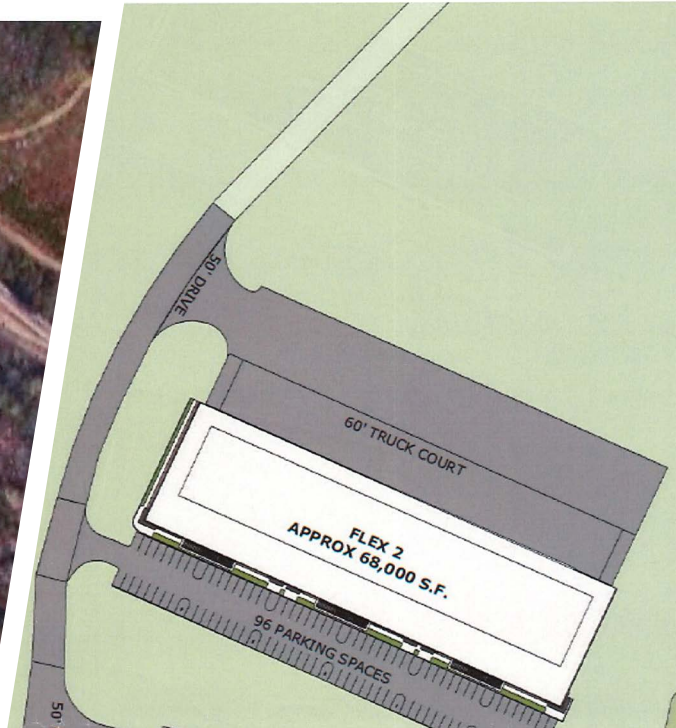
 **Unemployment Rate**
(2023)
3.2%

DRIVE TIMES

 **Downtown Greenville Airport**
13 Minutes
Downtown Greenville
15 Minutes
Greenville-Spartanburg International Airport
15 Minutes
Spartanburg
35 Minutes
Anderson
40 Minutes







Springs at Laurens Road

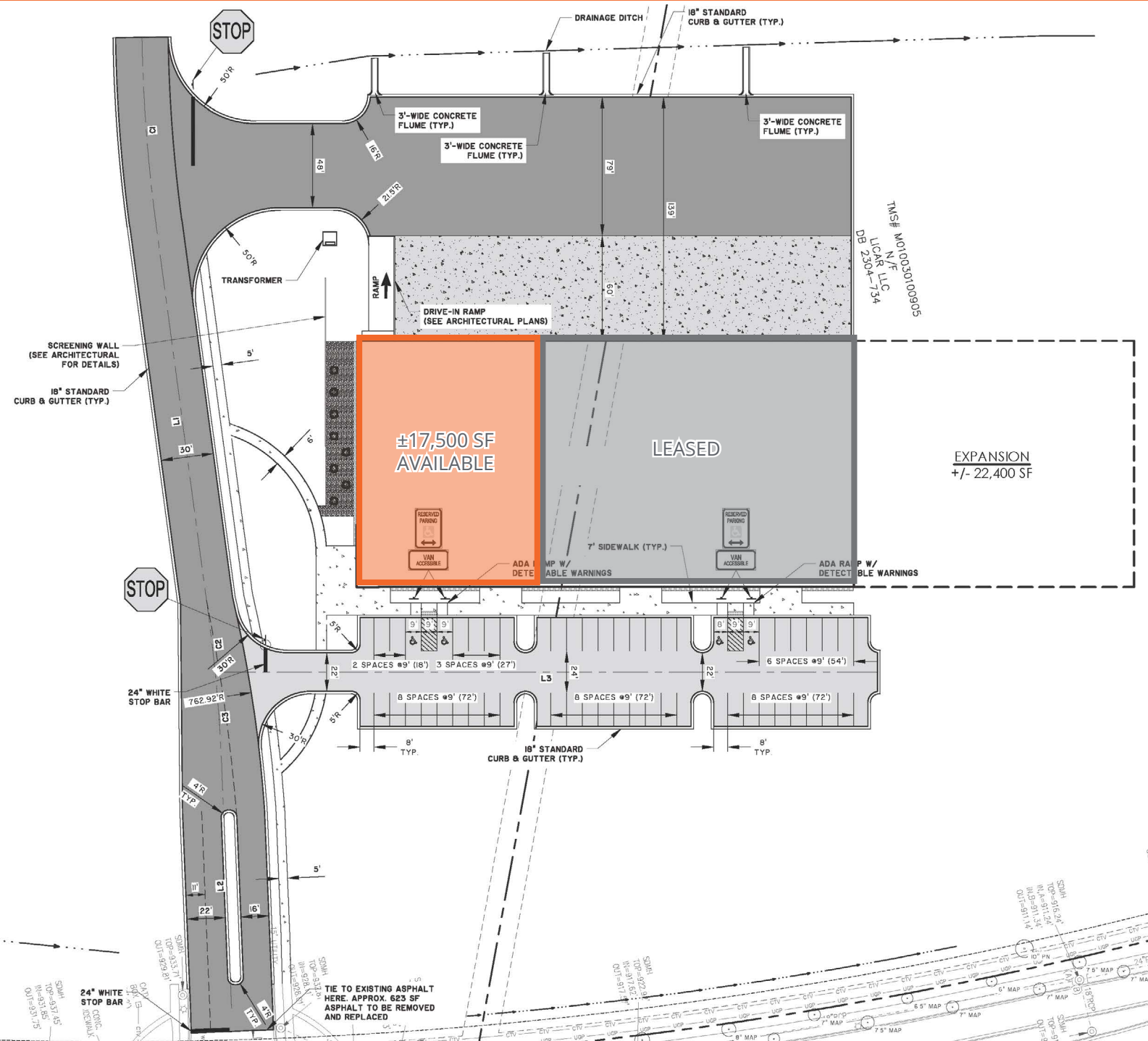
Laurens View Rd

ekline Place

Innovation Apartments

Sara Ln

Harness Health
armacy - St. Francis...



NAMED #1

MICRO-CITY OF THE FUTURE IN THE WESTERN HEMISPHERE
financial times

#yeahthatGreenville

TOP 10 BEST DOWNTOWNS IN AMERICA, 2015
livability

5TH MOST FUN & AFFORDABLE CITY IN THE UNITED STATES
business week

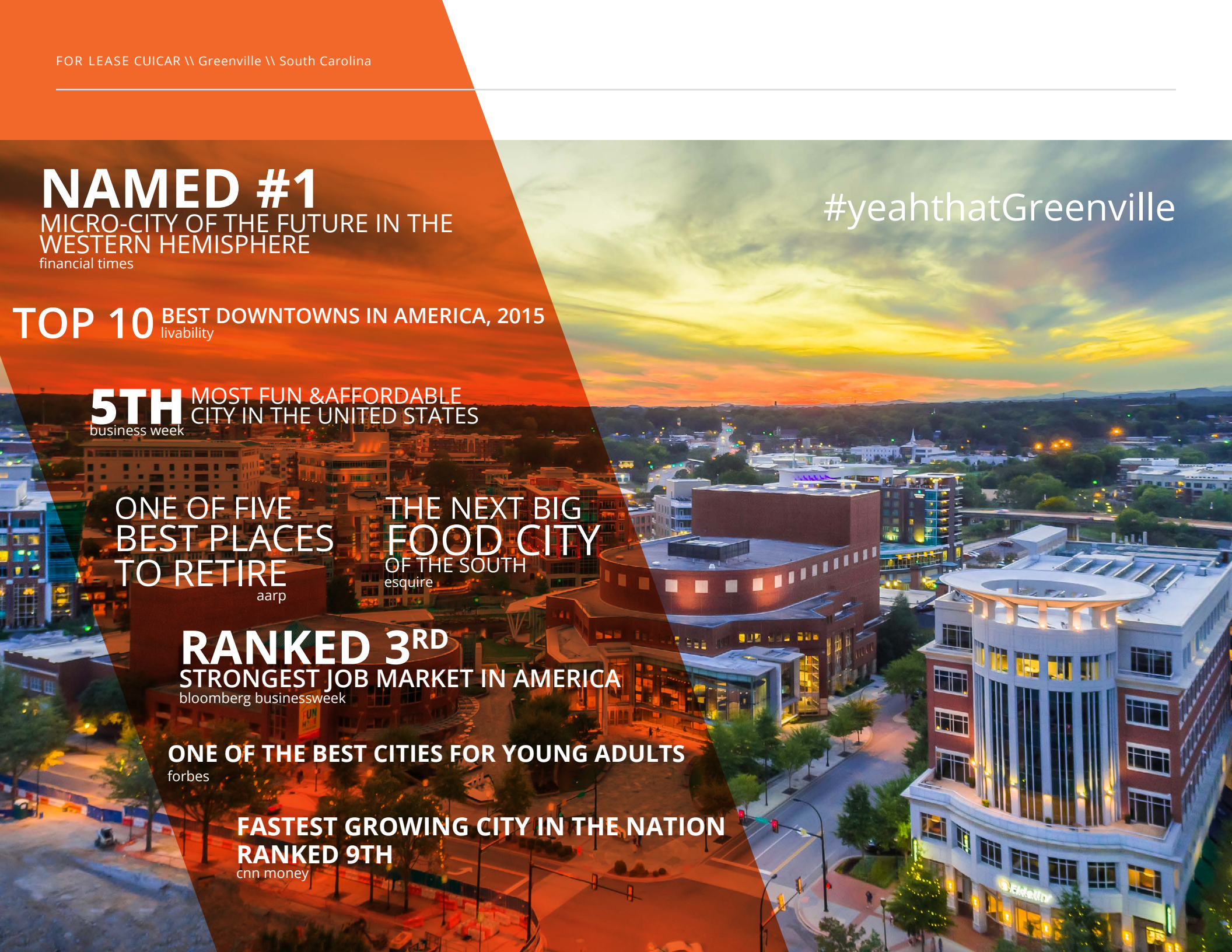
ONE OF FIVE BEST PLACES TO RETIRE
aarp

THE NEXT BIG FOOD CITY OF THE SOUTH
esquire

RANKED 3RD STRONGEST JOB MARKET IN AMERICA
bloomberg businessweek

ONE OF THE BEST CITIES FOR YOUNG ADULTS
forbes

FASTEST GROWING CITY IN THE NATION
RANKED 9TH
cnn money





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