

UPSTATE

TRADE CENTER

Dalfen
INDUSTRIAL



FOR LEASE

1172 BRACKEN ROAD, PIEDMONT, SC 29673

± 266,777 SF

CLASS A SPEC INDUSTRIAL BUILDING

- Located on Bracken Rd & Augusta Rd in Greenville-Spartanburg, SC
- Move in ready
 - Dock packages on 25 dock-high doors
 - LED lighting
 - 3,639 s.f. office complete

LEASING CONTACTS

LEE ALLEN

Executive Managing Director
lee.allen@jll.com
+1 843 805 5111

KEVIN COATS

Senior Managing Director
kevin.coats@jll.com
+1 843 805 5112

PERRY MAJOR

Managing Director
perry.major@jll.com
+1 864 567 7739

MATTHEW GREER

Executive Managing Director
matthew.greer@jll.com
+1 704 804 5762

CHAD STEPP

Senior Vice President
chad.stepp@jll.com
+1 864 641 8536

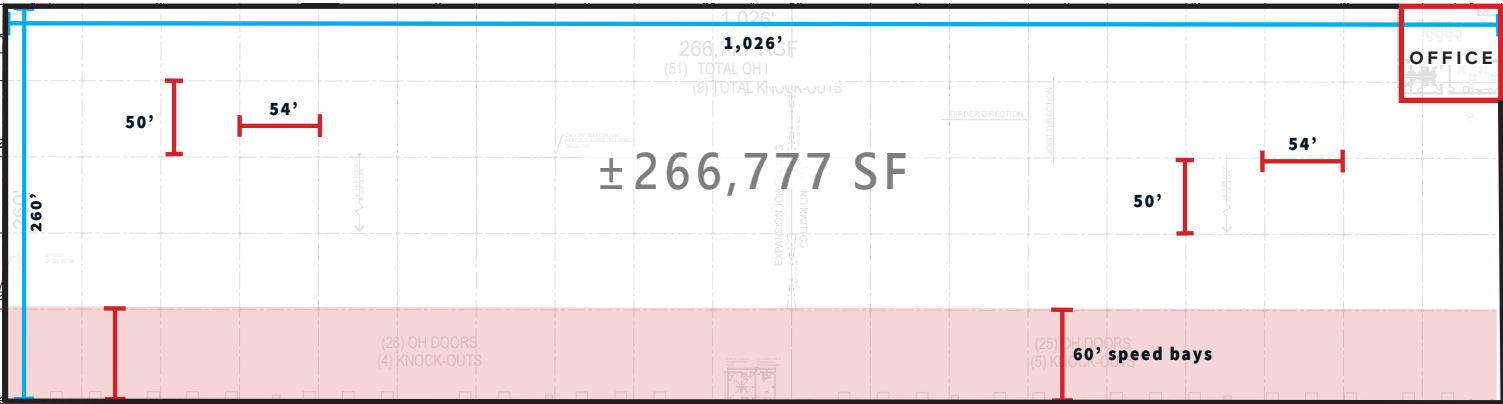
BUILDING SPECS

±266,777 SF SPEC

PARCEL ID	0408000100400
ZONING	I-2 Industrial
YEAR BUILT	2022
STRUCTURE	Tilt-up Concrete
DIMENSIONS	260' D x 1026' L
CONFIGURATION	Rear-load
CLEAR HEIGHT	32'

BUILDING OVERVIEW

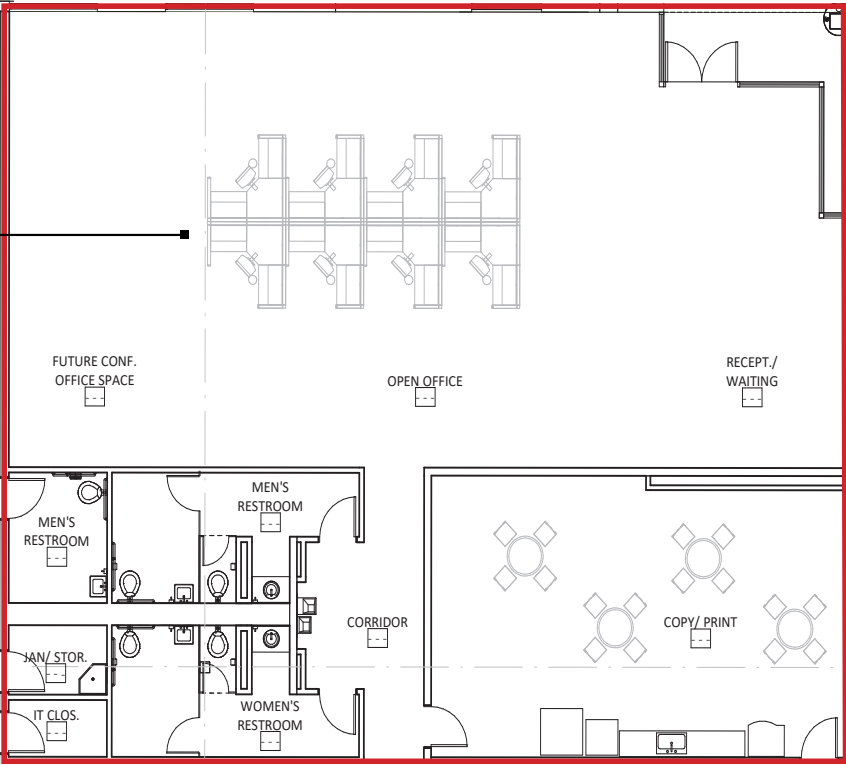
±266,777 SF SPEC



3,639 SF OFFICE SPACE

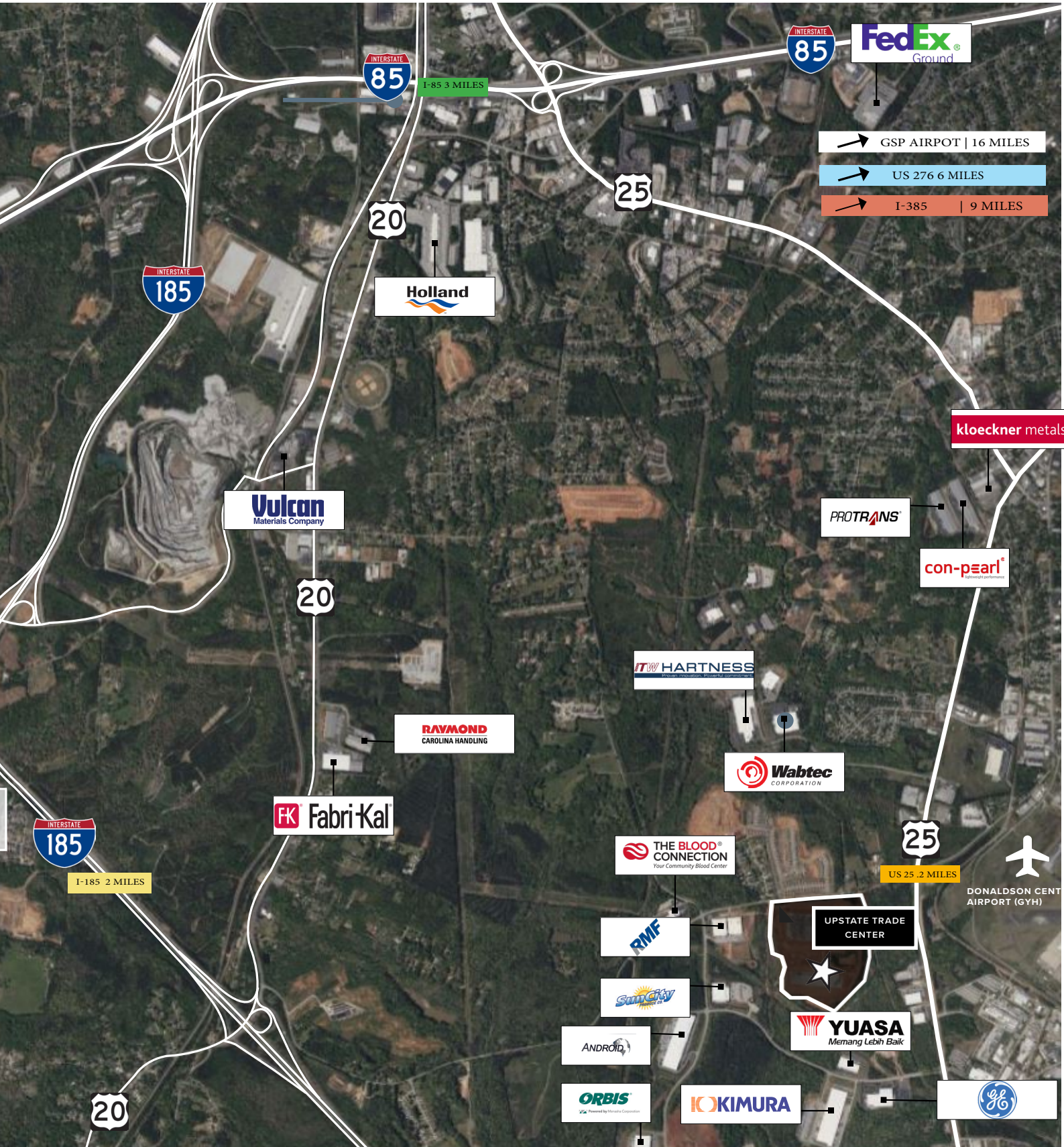
- PRIVATE RESTROOMS
- OPEN OFFICE SPACE
- COPY / PRINT / KITCHEN AERA
- RECEPTION AERA

COLUMN SPACING	54' x 50' typical spacing with 60' speed bays 7" unreinforced with dowel baskets in speed bays
FLOOR SLAB	over 4" stone base and 10mil polyethylene vapor barrier
DOCK DOORS	Forty-nine (49), 9' x 10' dock-high doors, twenty-five (25) of the dock-high doors have 45k lb mechanical pit levelers Two (2), 14' x 16' drive-in door
TRUCK COURT	185' with 60' concrete aprons
ROOF	60mil mechanically-fastened white TPO membrane with 3.5" R-20 insulation
ROOF AGE	2022 with a 20-year warranty (Exp. 2042)
LIGHTING	LED with motion sensors
ELECTRICAL	1,000amp Main Service
AUTO PARKING	216 Spaces
TRAILER PARKING	76 Spaces
ADDITIONAL NOTES	Two (2), storefronts with two (2) additional punch-outs



LOCATION OVERVIEW

GREENVILLE, SOUTH CAROLINA



TRANSPORTATION & MARKET ACCESS

A MAJOR EAST COAST INDUSTRIAL CENTER

Greenville-Spartanburg is centrally located along the Eastern Seaboard in between such metropolitan areas as New York City, Washington, DC and Charlotte, NC to the north and Atlanta and Miami to the south. The area is positioned along several major thoroughfares, which provide access to these metropolitan areas and others throughout the Southeast.

ROADS & HIGHWAYS

- I-85, the industrial backbone of the Southeast, is the primary artery that runs through the Greenville-Spartanburg region connecting to Atlanta to the south and Charlotte, Raleigh-Durham and Richmond to the north
- I-26, the main southeasterly thoroughfare in South Carolina, connects the Greenville-Spartanburg MSA to Charleston, SC

GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT (GSP)

- 2nd-busiest airport in South Carolina and major air cargo shipping hub
- Served by six (6) major passenger airlines and their regional affiliates
- Local powerhouses such as FedEx and BMW ship large quantities of goods and component products via established footprints on-site
- Plays an integral role for corporations evaluating where to locate operations
- Recognized as the fastest growing small airport in the US

RAIL ACCESS

- Inland Port Greer, located less than ten (10) miles from the Property, is essentially a marine terminal located 212 miles inland that directly serves over 100 Foreign Ports
- 94 million consumers may be accessed via the direct rail connection provided by Norfolk Southern rail, enabling firms to quickly import and export goods
- Since April 2021, the State of South Carolina has allocated over \$28 billion for an expansion of the Inland Port Greer due to unprecedented demand
- In Q1 2022, the Inland Port of Greer handled over 9,301 rail moves alone, with a total of 77,345 rail moves thus far in fiscal year 2022

PORT ACCESSIBILITY

- Three (3) hours from the Port of Charleston, the 9th-largest port in the country in terms of dollar volume of international shipments
- Four (4) hours from the Port of Savannah, the 4th-busiest port in the nation
- Six (6) hours from North Carolina's two largest ports, the Ports of Wilmington and Morehead City





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