



201 - 301  
Piedmont Grove Park  
Greenville, SC

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## Site Plan



Axial Crosspoint consists of three rear-load buildings totaling over 558,000 square feet with ample employee parking and trailer parking. The three buildings measure 283,242, 73,271 and 201,649 square feet and provide the flexibility to accommodate multiple tenants. These features, along with modern clear heights, satisfy both local and regional distribution tenants in addition to light manufacturing and assembly users.



Ready for Occupancy June 2024



**201 Piedmont Grove Park**



**FULLY LEASED**

**101 Piedmont Grove Park**



**301 Piedmont Grove Park**

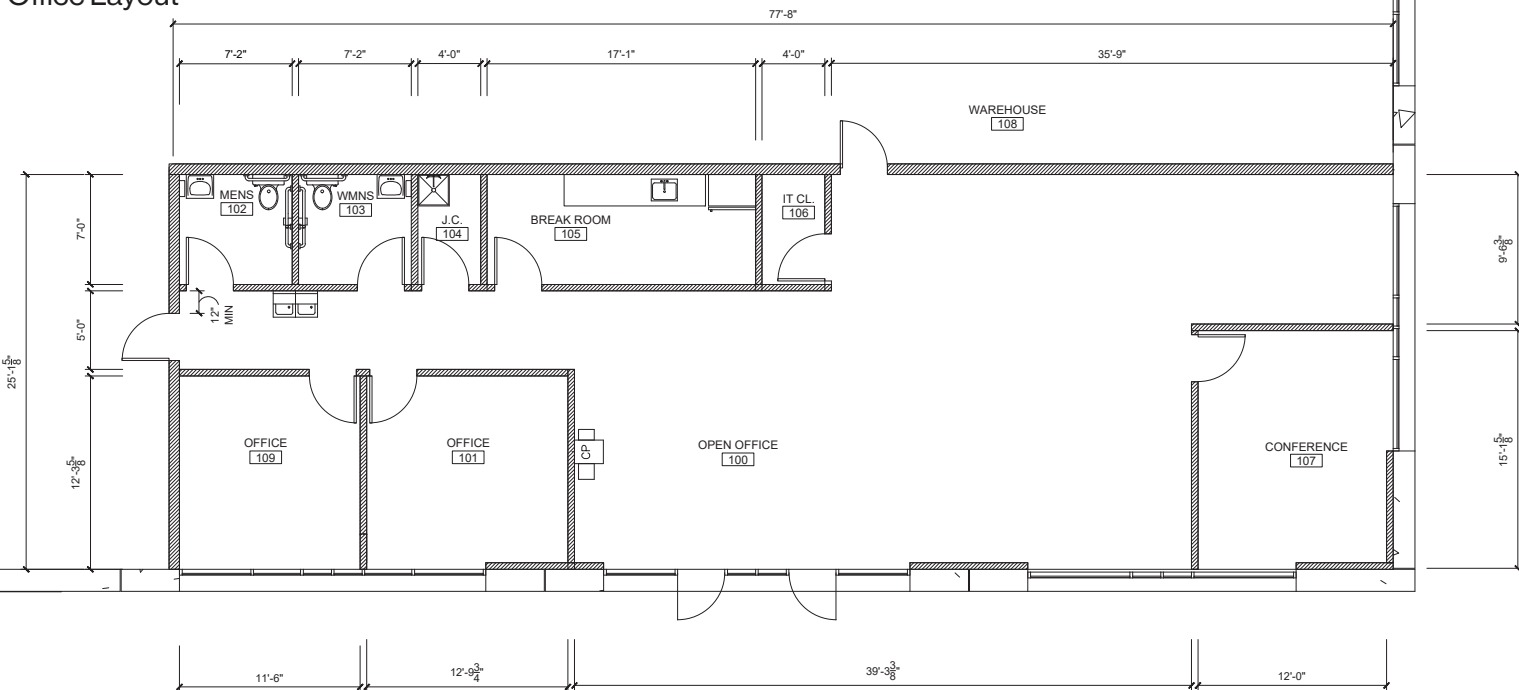
## Property Details

### Building 1 - 201 Piedmont Grove Park

- Building Size: 283,242 SF
- Spec Office Space: 2,131 SF
- Dimensions: 260' x 1,080'
- Clear Height: 36'
- Dock Doors: 60
- Dock Packages: 4, with 35K lb levelers
- Drive-In Doors: 2 (4 Knock-outs)
- Column Spacing: 54' x 50' (60' speed bay)
- Slab Thickness: 7"
- Sprinkler: ESFR
- Lighting: LED
- Auto Parking: 216 Spaces
- Trailer Parking: 66 Spaces
- Concrete tilt wall
- Rear-load configuration
- Single- or multi-tenant design flexibility



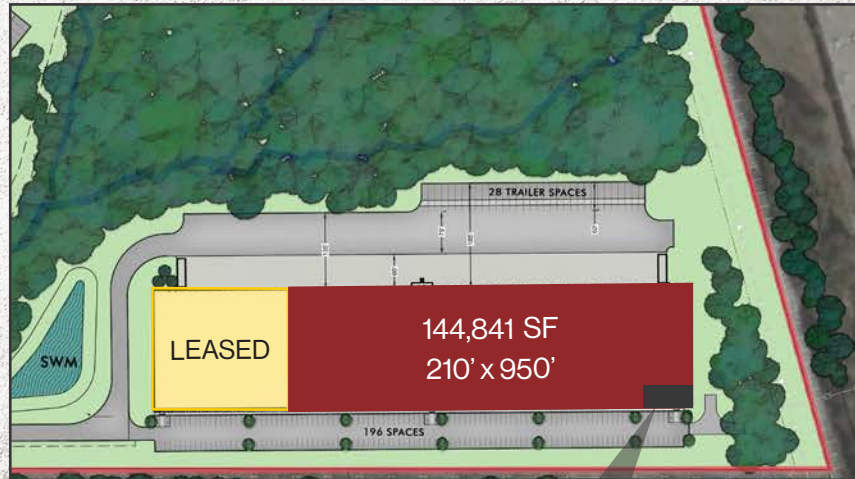
### Office Layout



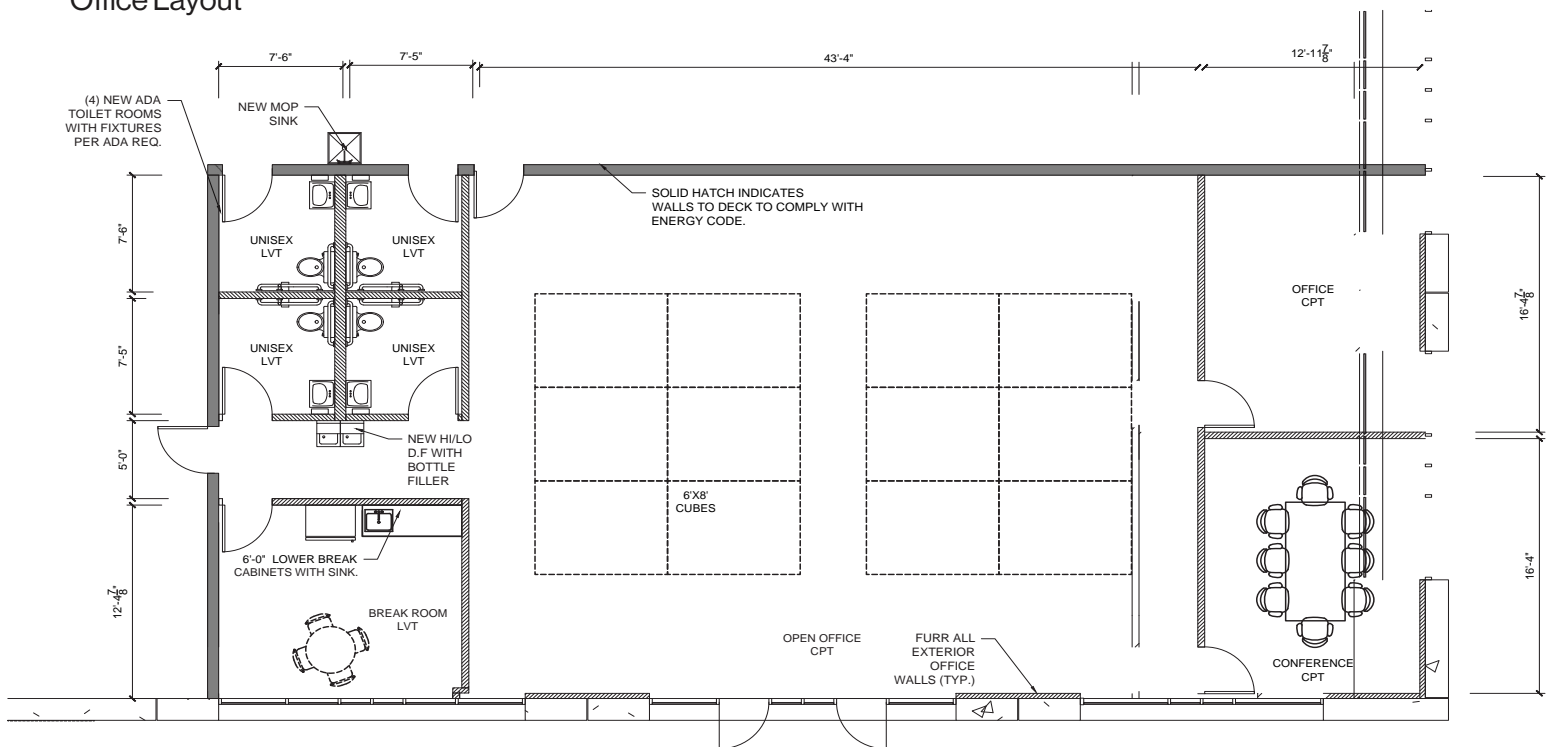
## Property Details

### Building 3 - 301 Piedmont Grove Park

- Available Space: 144,841 SF
- Building Size: 201,649 SF
- Spec Office Space: 2,667 SF
- Dimensions: 210' x 950'
- Clear Height: 36'
- Dock Doors: 39 Available
- Dock Packages: 4, with 35K lb levelers
- Drive-In Doors: 1 Available
- Column Spacing: 52' x 50' (60' speed bay)
- Slab Thickness: 7"
- Sprinkler: ESFR
- Lighting: LED
- Auto Parking: 196 Spaces
- Trailer Parking: 28 Spaces
- Concrete tilt wall
- Rear-load configuration
- Single- or multi-tenant design flexibility

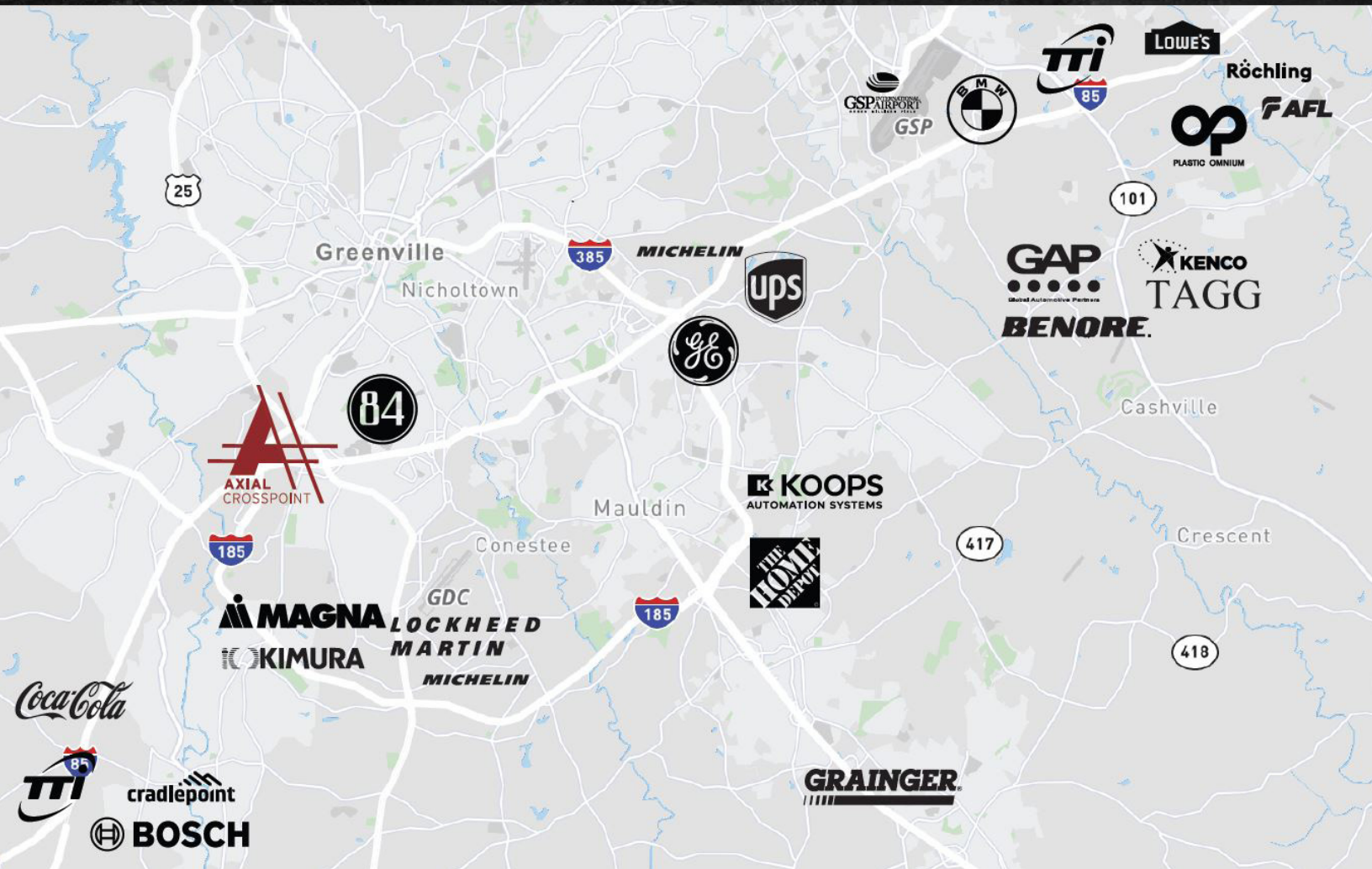


## Office Layout



# AXIAL CROSSPOINT

BY CRESCENT COMMUNITIES



Midpoint of the East Coast between Miami and New York

Located along the I-85 corridor between Charlotte and Atlanta

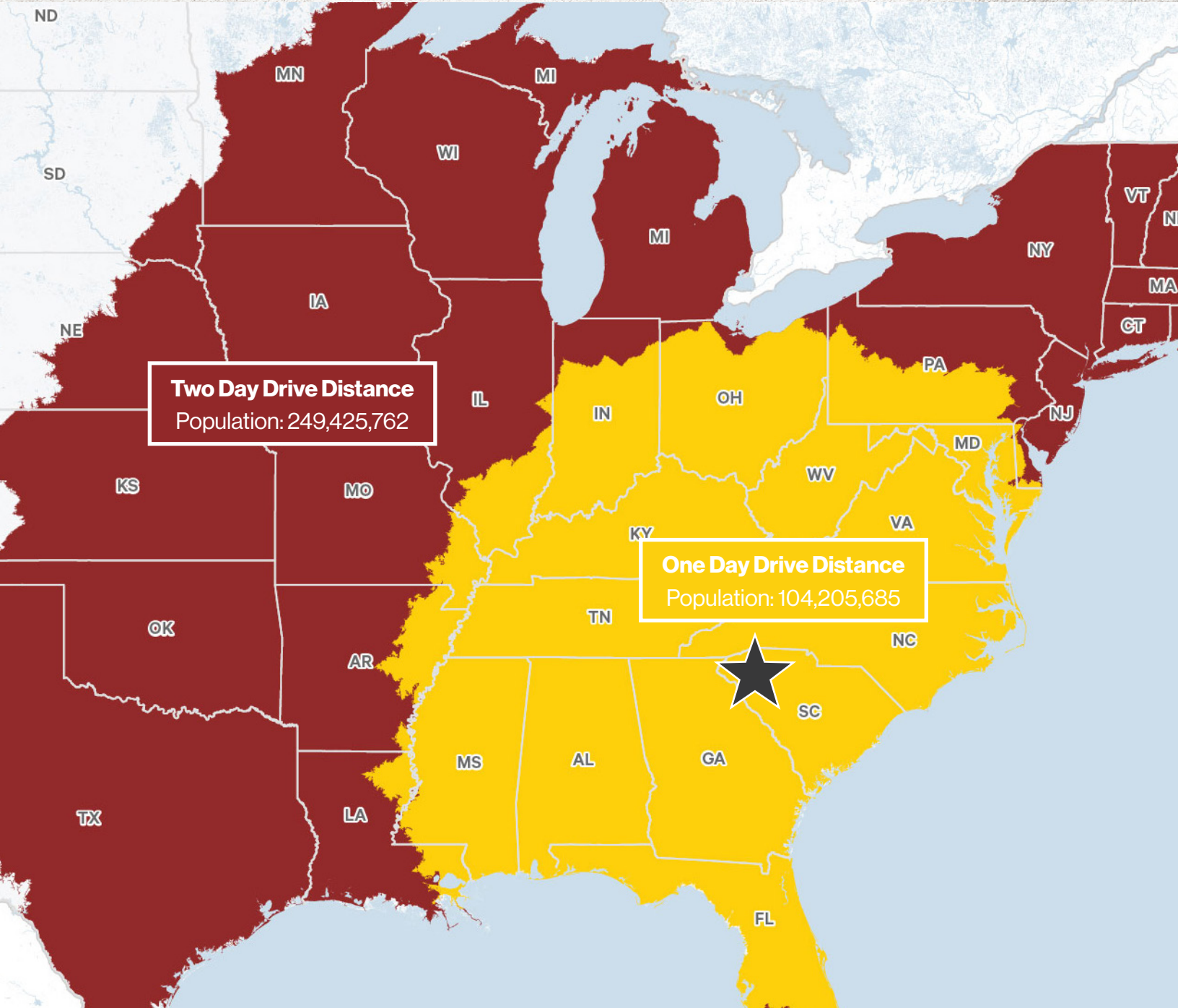
More than 520 international companies with a presence in Greenville-Spartanburg

Market has averaged roughly 5 million square feet of positive net absorption during the past five years

Industrial market measures approximately 201 million square feet

Excellent last mile location only 4.9 miles from Downtown Greenville

## Drive Time Map



**I-85**  
1.1 Miles

**Greenville**  
4.5 Miles

**UPS Freight**  
14.0 Miles

**GSP Airport**  
15.4 Miles

**FedEx Freight**  
20.5 Miles

**Inland Port**  
21.7 Miles



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