

# 257,040 SF AVAILABLE - FOR LEASE

**Contact Broker for Pricing** 







#### **Site Plan**

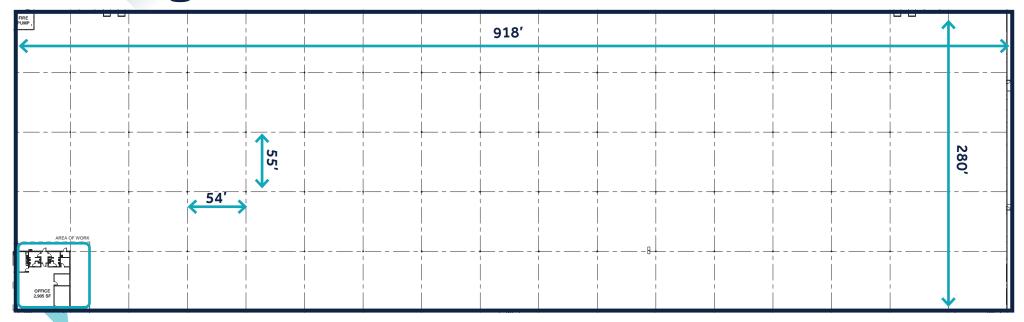


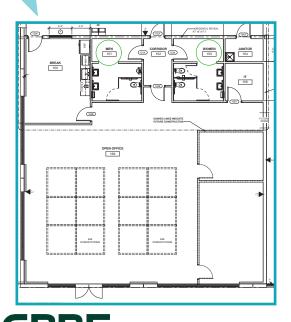






# **Building C Floor Plan**











#### **Building C Details**



**Building Size:** ±257,040 SF



**Flooring:** 6", 4000 psi



**Spec Office:** ±2,905 SF



Fire ESFR Protection:



**Building Dimensions:**280' x 918'



**Lighting:** motion sens

10 FC, LED, 36K lumens, motion sensor, one fixture per bay



Column 55' x 54'
Spacing: (60' Speed Bay)



**Auto Parking:** 180



Clear Height: 36'



**Trailer Parking: 64** 



**Dock Doors:** 46 (9' x 10')



**Roof:** TPO, Single Ply Membrane, 45 MIL TPO, R-20



**Dock Packages:** 4 (40k LB mechanical levelers)



Truck Court: 185'



**Drive-In Doors:** 2 (14′ x 16′)



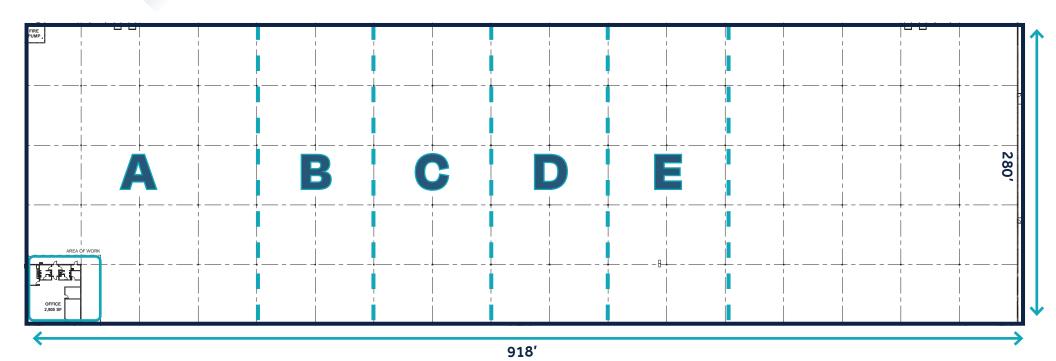
Power: 3000 amps







# **Building C Divisibility**



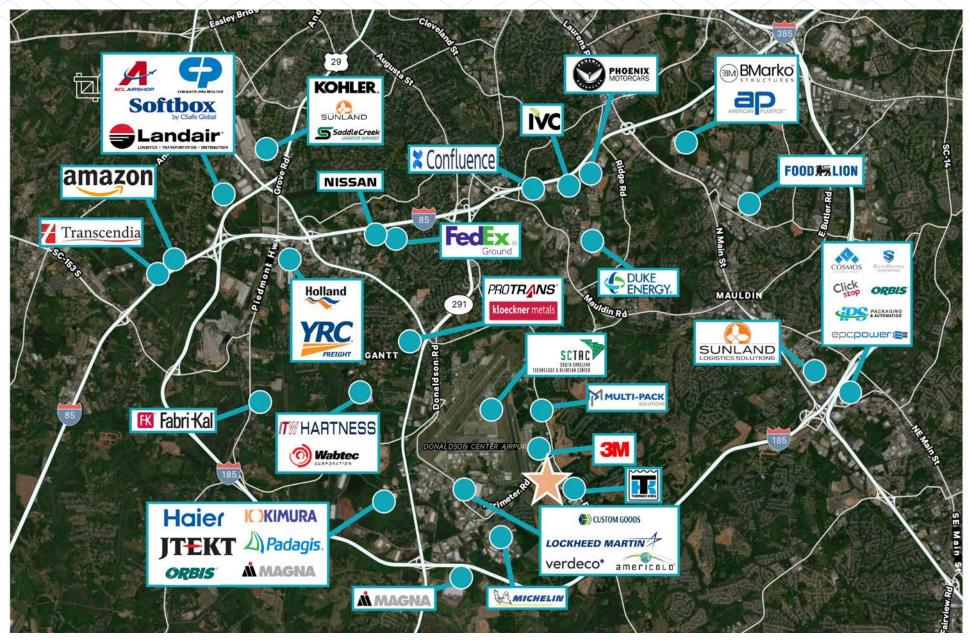
Option A	Option B	Option C	Option D	Option E	Full Building
<b>Size:</b> ±64,260 SF	<b>Size:</b> ±96,390 SF	<b>Size:</b> ±128,520 SF	<b>Size:</b> ±160,650 SF	<b>Size:</b> ±192,780 SF	<b>Size:</b> ±257,040 SF
Bays: 4	<b>Bays:</b> 6	Bays: 8	<b>Bays:</b> 10	<b>Bays:</b> 12	<b>Bays:</b> 17
Dock Doors: 9	Dock Doors: 16	Dock Doors: 23	Dock Doors: 30	Dock Doors: 36	Dock Doors: 46
Drive-In Doors: 1	Drive-In Doors: 1	<b>Drive-In Doors:</b> 1	Drive-In Doors: 1	Drive-In Doors: 1	<b>Drive-In Doors:</b> 2



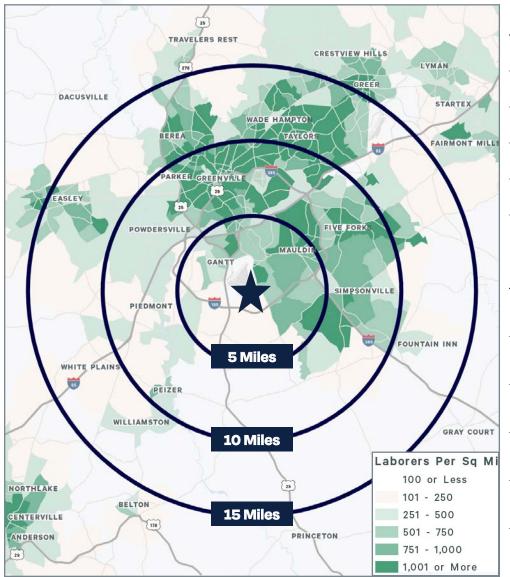




## **Surrounding Tenants**



### **Labor & Demographics**



LOCATION	DISTANCE		
Donaldson Airport	0.1 Miles		
I-185	2.0 Miles		
I-385	6.2 Miles		
I-85	7.0 Miles		
Downtown Greenville	8.4 Miles		
GSP Airport	16.8 Miles		

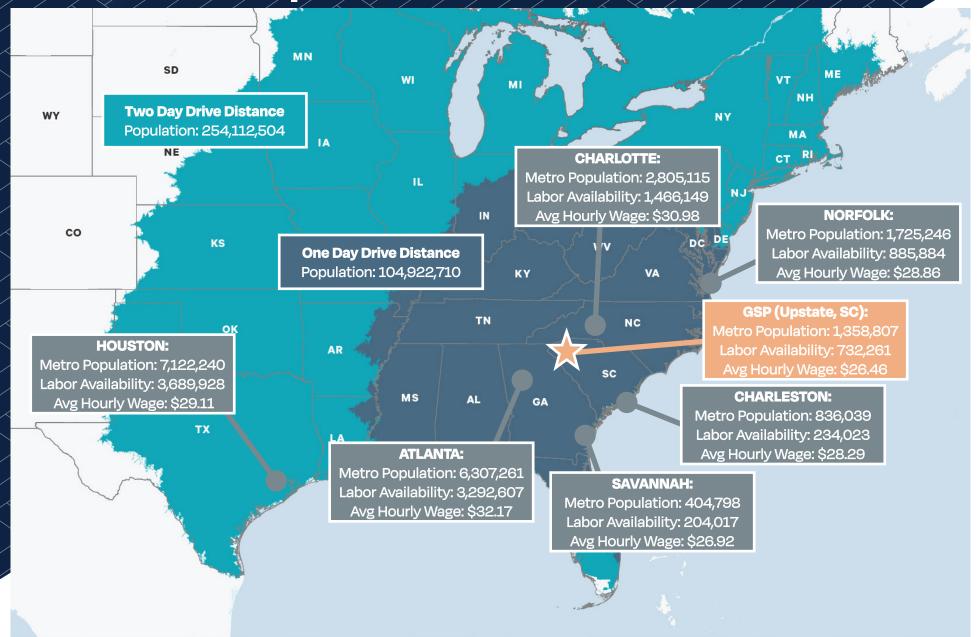
	5 MILES	10 MILES	15 MILES
POPULATION	80,047	363,550	302,349
DAYTIME POPULATION	78,063	426,144	642,972
BUSINESSES	2,216	16,601	22,620
LABOR FORCE	41,260	186,762	304,342
BACHELOR'S DEGREE OR HIGHER	11,119	67,073	106,379
AVERAGE HH INCOME	\$92,362	\$105,048	\$103,278







## **Drive Time Map**













#### **Contact Us:**

Trey Pennington, SIOR Executive Vice President +1 864 527 6095 trey.pennington@cbre.com Jeff Benedict, SIOR Vice President +1 864 235 1961 jeff.benedict@cbre.com Tripp Speaks
Associate
+1 864 235 6196
tripp.speaks@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.