



# STERLING GROVE LOGISTICS CENTER

PANATTONI'S CENTRAL GREENVILLE SC INDUSTRIAL DEVELOPMENT











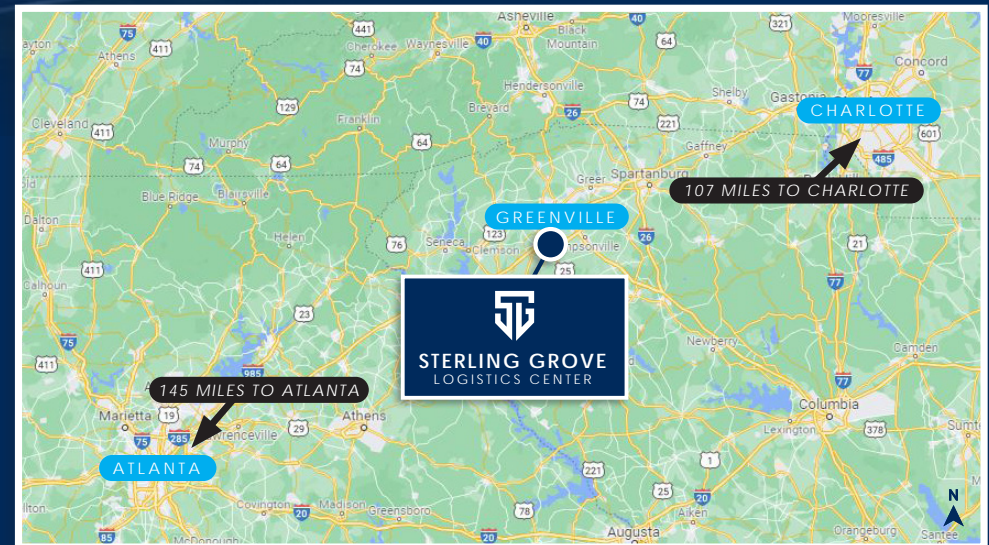
PANATTONI®

7 Sterling Grove Rd, Greenville South Carolina (Greenville-Spartanburg MSA)



## PROPERTY HIGHLIGHTS

-  Conceptual building 673,920 SF at 520' x 1,296'
-  Dock Doors and Drive-Ins to suit tenant needs
-  Ample trailer and employee parking capacity
-  Central Location in the Greenville MSA in the Donaldson Center Corridor
-  Proximity to GSP International Airport, BMW and the Inland Port
-  Excellent Ingress / Egress to I-85 via Augusta Rd (Hwy 25) and I-385 via I-185
-  Ability to provide a campus-like environment with tenant controlled auto and trailer parking
-  Site is build to suit, ready for 2024 occupancy



# SITE PLAN



Sewer:  
Metro



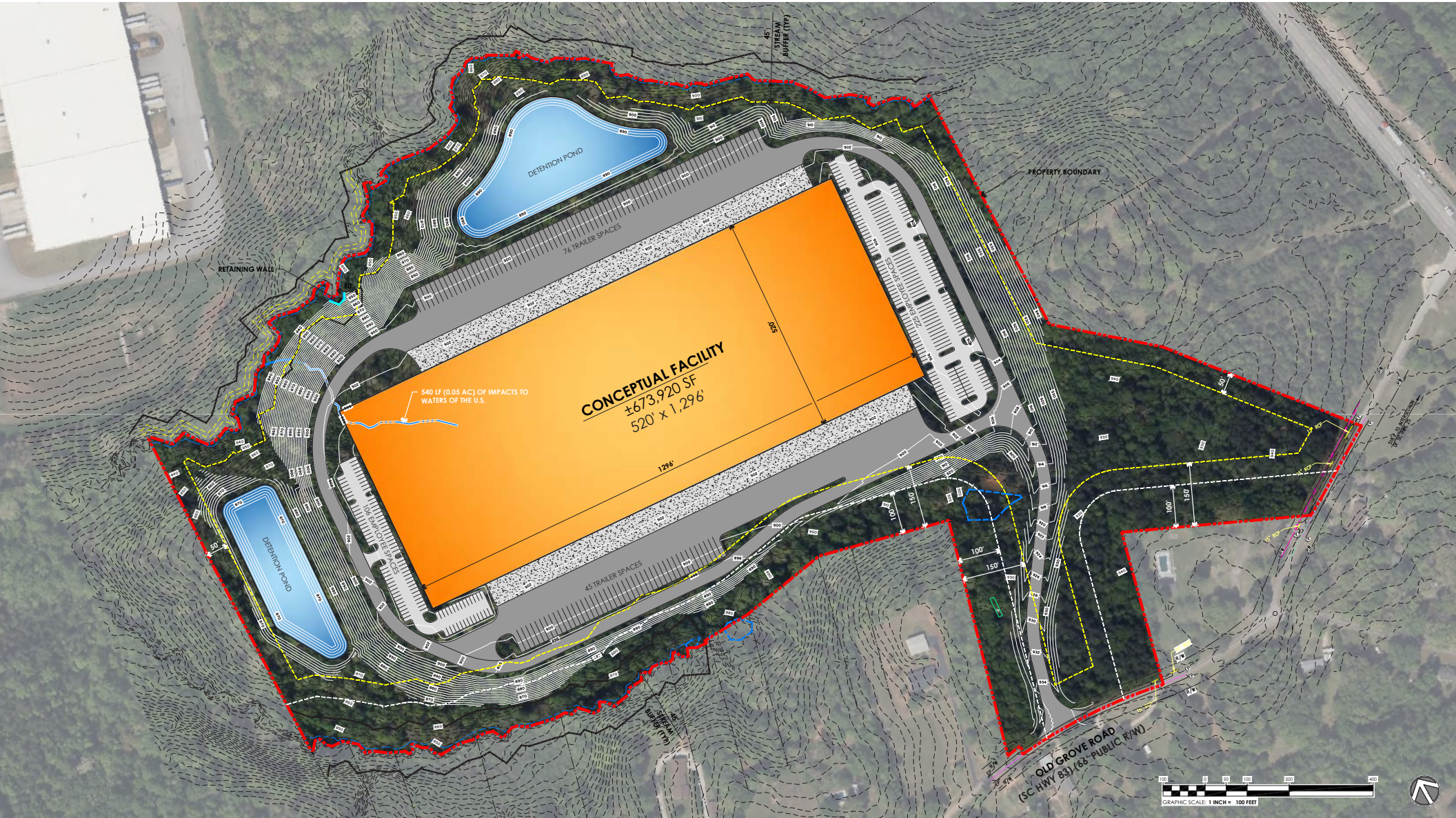
Water:  
Greenville Water



Power:  
Duke Energy



Natural Gas:  
Piedmont Natural Gas



**Drew Nations**  
Development Manager | Panattoni  
+1 704 989 0331  
dnations@panattoni.com

**Marcus Cornelius, SIOR**  
First Vice President | CBRE  
+1 864 527 6081  
marcus.cornelius@cbre.com

**Ryan Koop, SIOR**  
Broker | Broadstreet Partners  
+1 864 200 6527  
ryan@broadstreetcre.com

# SITE PLAN



Sewer:  
Metro



Water:  
Greenville Water



Power:  
Duke Energy



Natural Gas:  
Piedmont Natural Gas

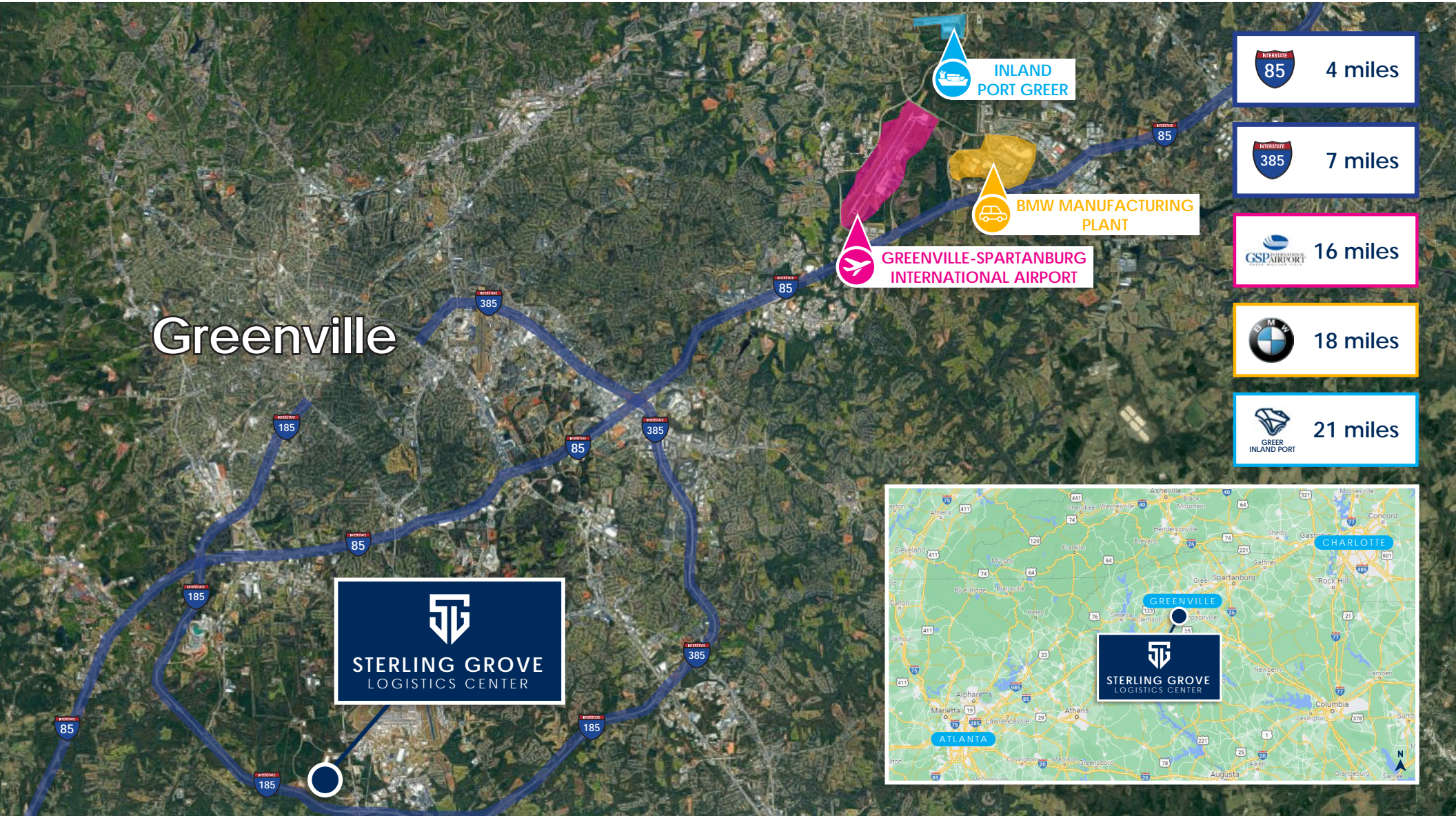


**Drew Nations**  
Development Manager | Panattoni  
+1 704 989 0331  
dnations@panattoni.com

**Marcus Cornelius, SIOR**  
First Vice President | CBRE  
+1 864 527 6081  
marcus.cornelius@cbre.com

**Ryan Koop, SIOR**  
Broker | Broadstreet Partners  
+1 864 200 6527  
ryan@broadstreetcre.com

# LOCATION OVERVIEW



Greenville

**SG**  
**STERLING GROVE**  
 LOGISTICS CENTER

**INLAND PORT GREER**

**BMW MANUFACTURING PLANT**

**GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT**

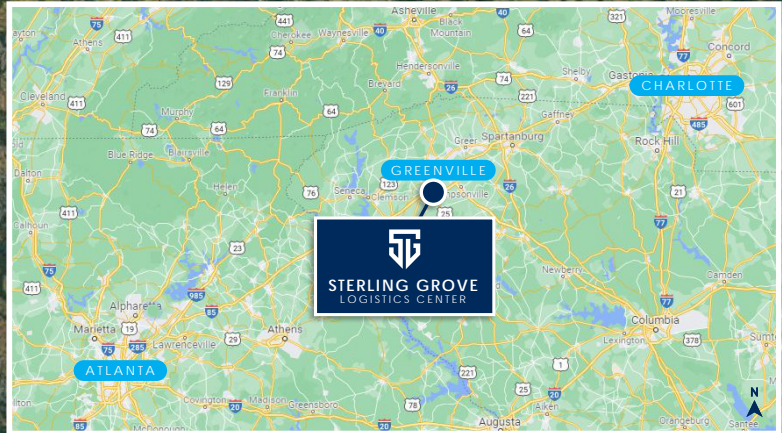
**INTERSTATE 85** 4 miles

**INTERSTATE 385** 7 miles

**GSP AIRPORT** 16 miles

**BMW** 18 miles

**GREER INLAND PORT** 21 miles



**Drew Nations**  
 Development Manager | Panattoni  
 +1 704 989 0331  
 dnations@panattoni.com

**Marcus Cornelius, SIOR**  
 First Vice President | CBRE  
 +1 864 527 6081  
 marcus.cornelius@cbre.com

**Ryan Koop, SIOR**  
 Broker | Broadstreet Partners  
 +1 864 200 6527  
 ryan@broadstreetcre.com

# WHY UPSTATE, SC?

The Greenville-Spartanburg area is the most active business district in South Carolina. With a host of businesses and central Southeast connectivity, the area is home to 1.3M People and some of the Southeast's largest companies.

## GREENVILLE-SPARTANBURG BY THE NUMBERS

**1.3MM**

Total Population

**1.3%**

Projected Annual Population Increase

**25%**

of Population are Millennials

**613k**

Labor Force

**4.3%**

Unemployment Rate

**5.8MM SF**

Industrial Development Under Construction

## MAJOR CORPORATE RELOCATIONS & EXPANSIONS IN 2021



\$24.8MM Investment  
227 Jobs



JIDA INDUSTRIAL SOLUTIONS

\$4.5MM Investment  
78 Jobs (Relocation)

**fitesa**

\$100MM Investment  
40 Jobs (Expanding)



\$150MM Investment  
1,000 Jobs



\$31MM Investment  
300 Jobs

## NOTABLE UPSTATE HQs & CORPORATIONS



## EXCELLENT INFRASTRUCTURE

### PORTS

#### Inland Port Greer

- Overnight rail from Charleston, SC
- 13 of 15 top container lines
- <60 min average two way truck turn
- 500 ton barge crane
- 29 days from Shanghai to Atlanta
- \$2.6B in planned CAPEX

#### Accessibility to Port of Charleston

### AIR

#### Greenville Downtown Airport (GUM)

- The busiest general aviation airport in SC
- More than 48,000 take-off and landings each year

#### GSP International Airport

- Serves 2.3M passengers per year via 6 major airlines
- Transports nearly 60,000 tons every year
- Home to a 120,000 SF FedEx facility

## ROADS & INTERSTATES

Accessible via  
Interstates 85, 26 and 385 &  
US Hwys 25, 29, 123 and 276

#### In a 1-day Truck Drive:

- 107MM of the US Population
- Charlotte, Atlanta, Charleston, Washington D.C., Nashville, Baltimore, Louisville, Indianapolis and Pittsburgh

## RAIL

### Two Major Commercial Railroads:

- Norfolk Southern &
- CSX Corporation

### Amtrak Passenger Rail to Many Major Cities

# DRIVE TIMES





# WHY PANATTONI?

35 Years | 35 Offices | 544 Million SF Developed | 2,500 Clients

## Drew Nations

Development Manager | Panattoni  
+1 704 989 0331  
dnations@panattoni.com

## Marcus Cornelius, SIOR

First Vice President | CBRE  
+1 864 527 6081  
marcus.cornelius@cbre.com

## Ryan Koop, SIOR

Broker | Broadstreet Partners  
+1 864 200 6527  
ryan@broadstreetcre.com



PANATTONI®