

BUILDING

B



THE CUBES

Inland 85

**FOR LEASE BUILD-TO-SUIT
OR SPEC-TO-SUIT**

±500,345 SF BUILDING POTENTIAL

**Class-A Industrial Building Site
Near the Inland Port in Greer**

ROBINSON ROAD | DUNCAN, SC

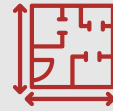


CRG



CUSHMAN &
WAKEFIELD

Proposed Building B Specifications



Building Potential

±500,345 SF
(43.32 acres)



Dimensions

1048' x 480'



Orientation

Cross-docked



Parking

150 Spaces



Trailer Parking

46 Spaces



Truck Court

130' Depth



Drive-in Doors

4 (14' x 16')



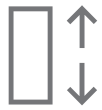
Dock Doors

99



Column Spacing

54'x54'
(61' Speed Bays)



Clear Height

36"



Fire Suppression

ESFR



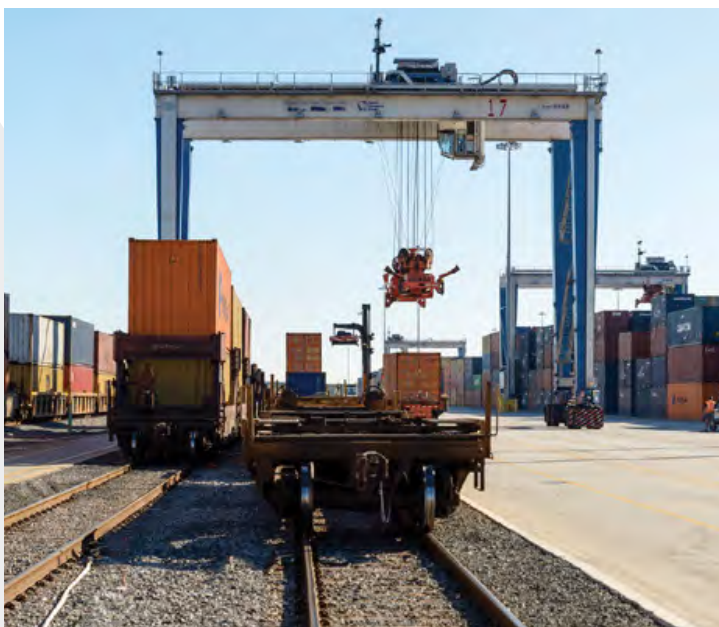
Lighting

LED



Slab Thickness

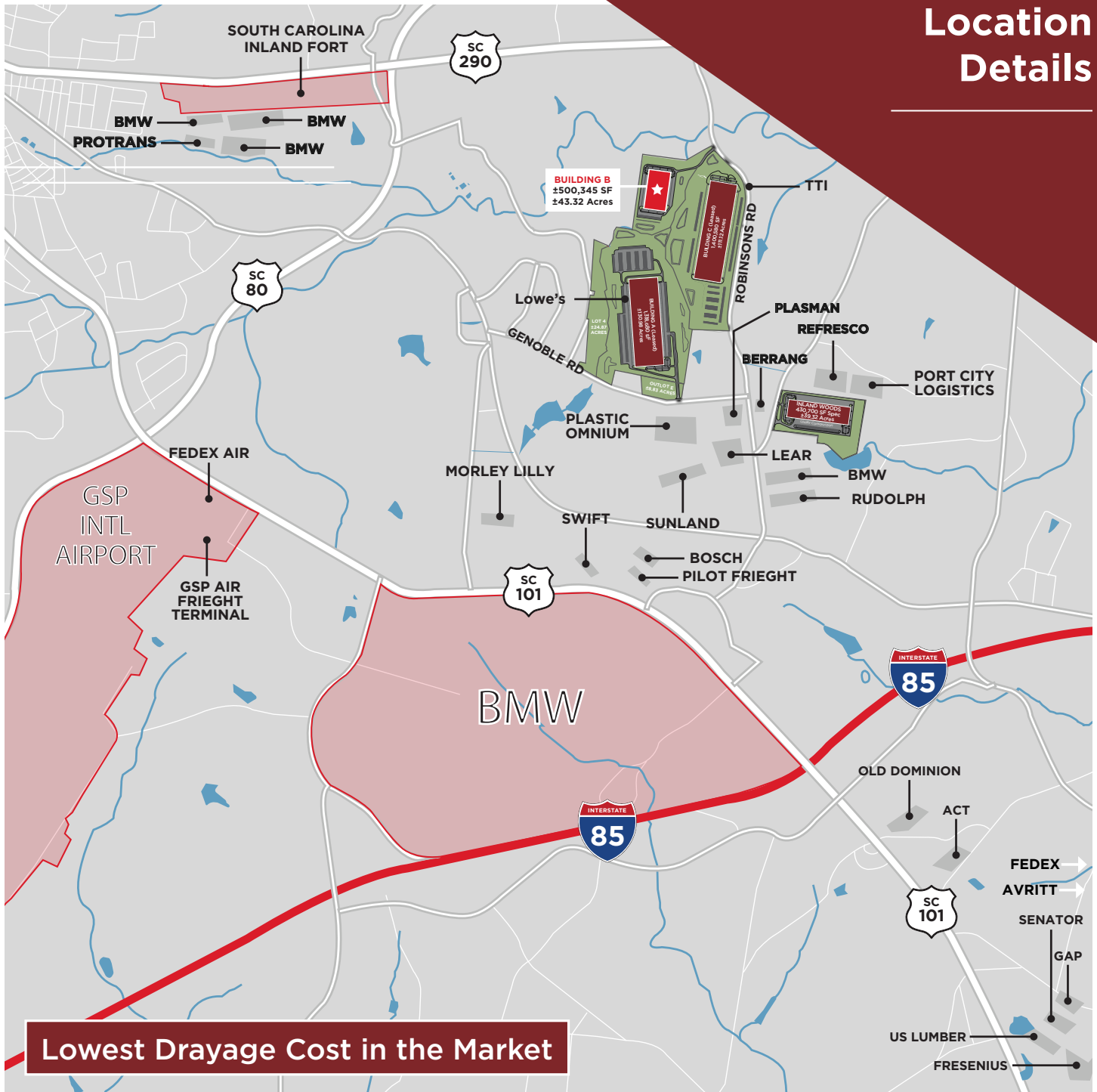
7" Slab - 4,000 PSI



DIRECT ACCESS TO INLAND PORT GREER

- ±2 Miles from The Cubes
- Reach 40M with 1-Day Ground Delivery
 - 38% More than Atlanta
 - 41% More than Charlotte
- Connect to Charleston
 - Dedicated rail to/from Port of Charleston
 - Container to rail within 24 hours of vessel discharge
- Streamlined Service
 - 24/7 gates
 - 12-min average truck turn time

Location Details



- SR-80:** 2.5 miles | 5 minutes
- I-85:** 2 miles | 5 minutes
- GSP Int'l Airport:** 6.4 miles | 10 minutes
- SC Inland Port Greer:** 3.5 miles | 9 minutes
- BMW Plant Spartanburg:** 1.5 miles | 4 minutes
- SR-80:** 11.5 miles

ECOMMERCE SUPPORT

- FedEx Air: 3.2 miles
- FedEx Freight: 4.0 miles
- UPS Freight: 9.5 miles
- FedEx Ground: 11 miles

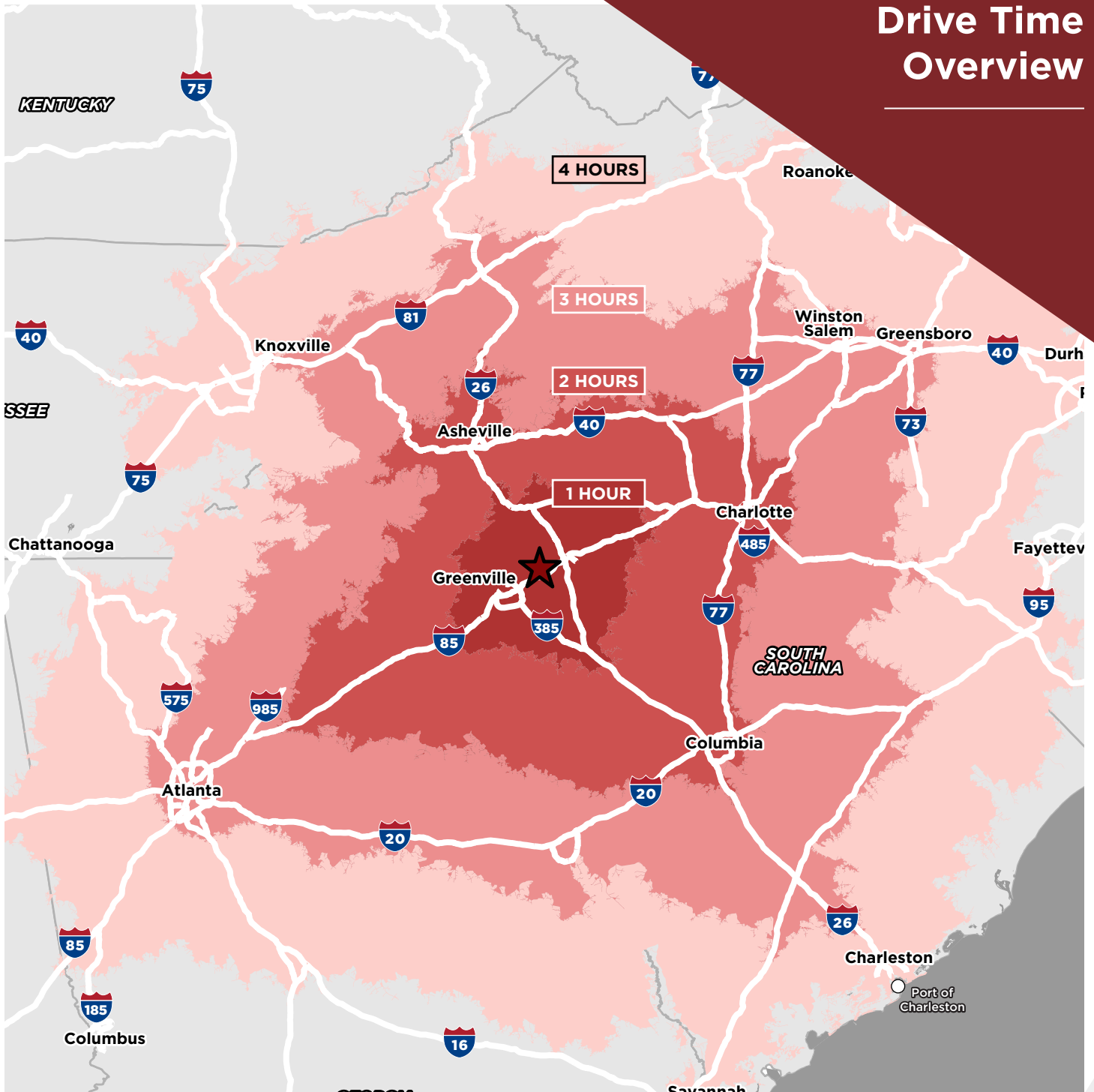
Site Plan Overview

BUILDINGS: BUILDING 'B'	
AREA:	±43.32 ACRES
BUILDING AREA:	500,345 S.F.
CAR PARKING PROVIDED:	150 CARS
DOCK DOORS PROVIDED (9'X10'):	99 DOCKS
DRIVE-IN DOORS PROVIDED (14'X16'):	4 DRIVE INS



(LEASE)
1,400,5
±111.1

Drive Time Overview



FOR MORE INFORMATION, PLEASE CONTACT:

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