

BUILDING

B



THE CUBES

FORT PRINCE

CRG

INTEGRATED
REAL ESTATE
SOLUTIONS



CUSHMAN &
WAKEFIELD

FOR LEASE SPEC-TO-SUIT


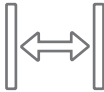







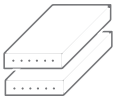


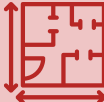
±500,400 SF COMING SOON

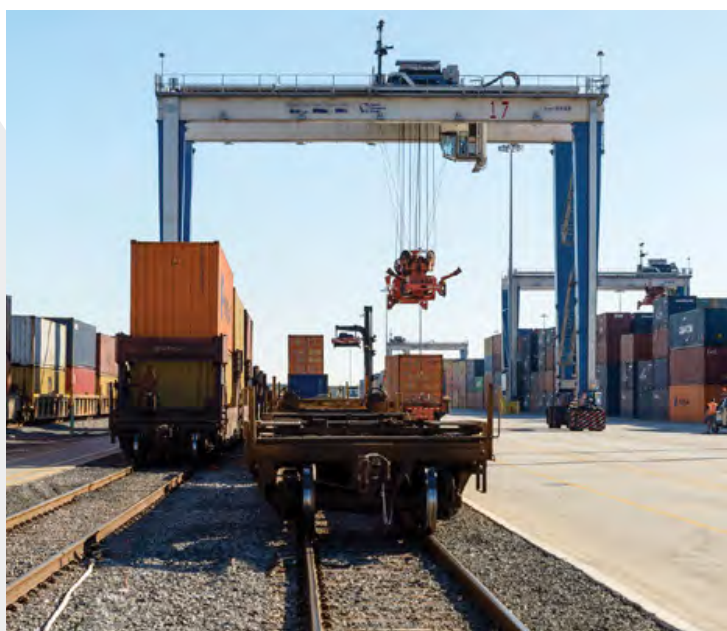
**Class-A Industrial
Building Site in Fort Prince**

741 DISTRIBUTION WAY | WELLFORD, SC



Proposed Specifications

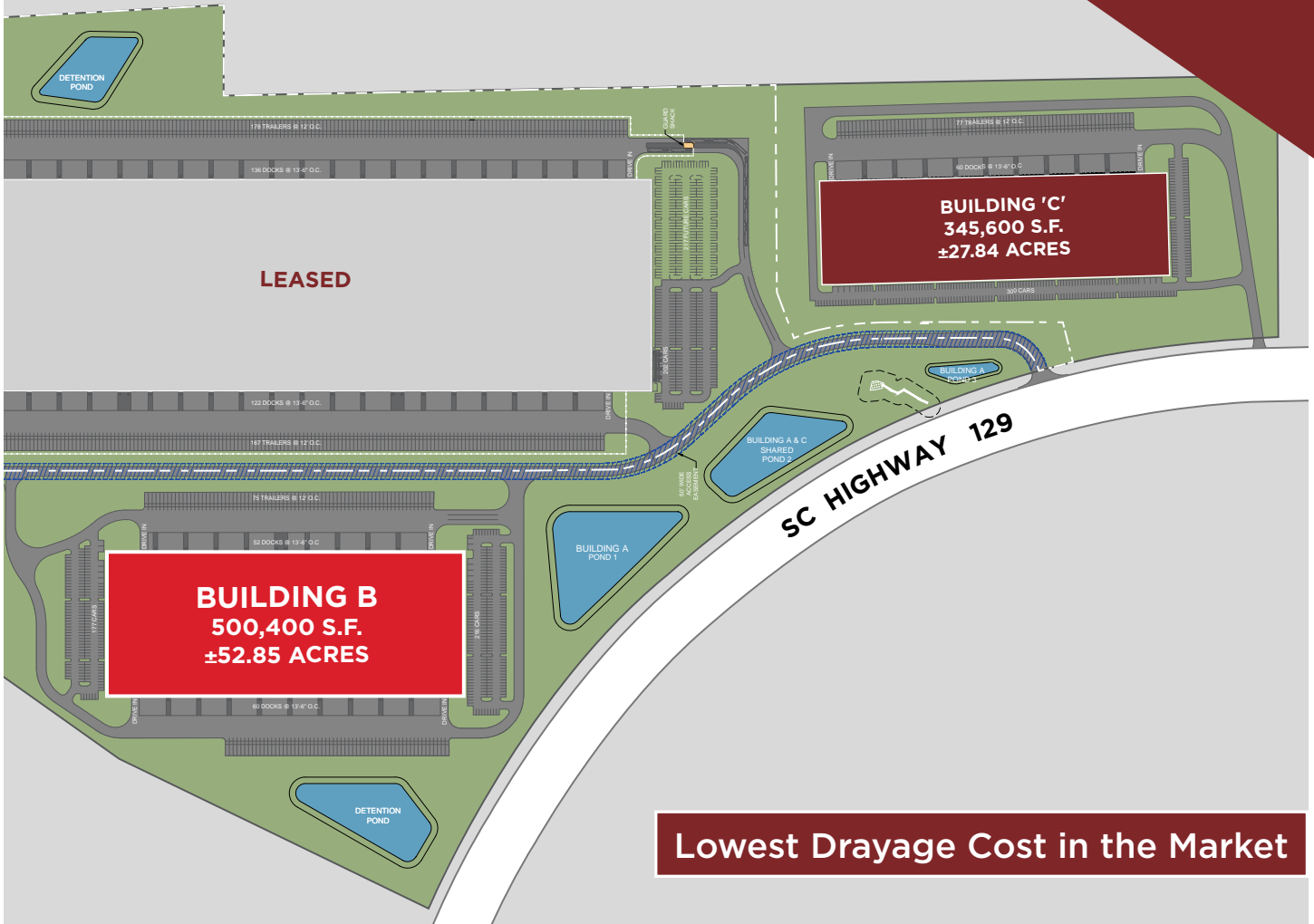
| | | | |
|--|--|---|---|
| | |  <p>Clear Height 40"</p> |  <p>Column Spacing 54'x54' (60' Speed Bays)</p> |
| |  <p>Dimensions 1112' x 450'</p> |  <p>Dock Doors 112</p> |  <p>Drive-in Doors 4 (14' x 16')</p> |
|  <p>Fire Suppression ESFR</p> |  <p>Lighting LED</p> |  <p>Orientation Cross-docked</p> |  <p>Parking 393 Spaces</p> |
|  <p>Slab Thickness 7" Slab - 4,000 PSI</p> |  <p>Trailer Parking 133 Spaces</p> |  <p>Truck Court 185' Depth</p> |  <p>Under Construction ±500,400 SF (±52.85 acres)</p> |



DIRECT ACCESS TO INLAND PORT GREER

- ±7.5 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


Master Plan Overview



I-85 I-85: 2.5 miles

I-26 I-26: 5.7 miles

 GSP Airport: 10 miles

 SC Inland Port Greer: 7.5 miles

 BMW Plant Spartanburg: 14 miles

 Port of Charleston: 200 miles

ECOMMERCE SUPPORT

- FedEx Ground: 3.1 miles
- FedEx Freight: 8.4 miles
- FedEx Air: 10.1 miles
- UPS Freight: 15.8 miles

