

BUILDING



# THE CUBES

## FORT PRINCE

**CRG** | INTEGRATED  
REAL ESTATE  
SOLUTIONS

 **CUSHMAN &  
WAKEFIELD**

**FOR LEASE SPEC-TO-SUIT**

±345,600 SF COMING SOON


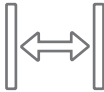







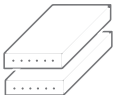


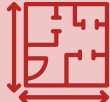
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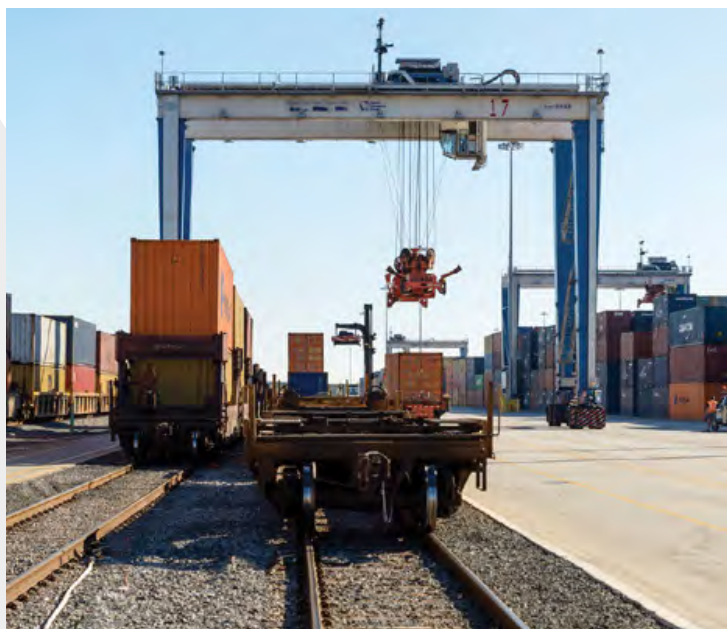
**Class-A Industrial  
Building Site in Fort Prince**

720 DISTRIBUTION WAY | WELLFORD, SC



# Proposed Specifications

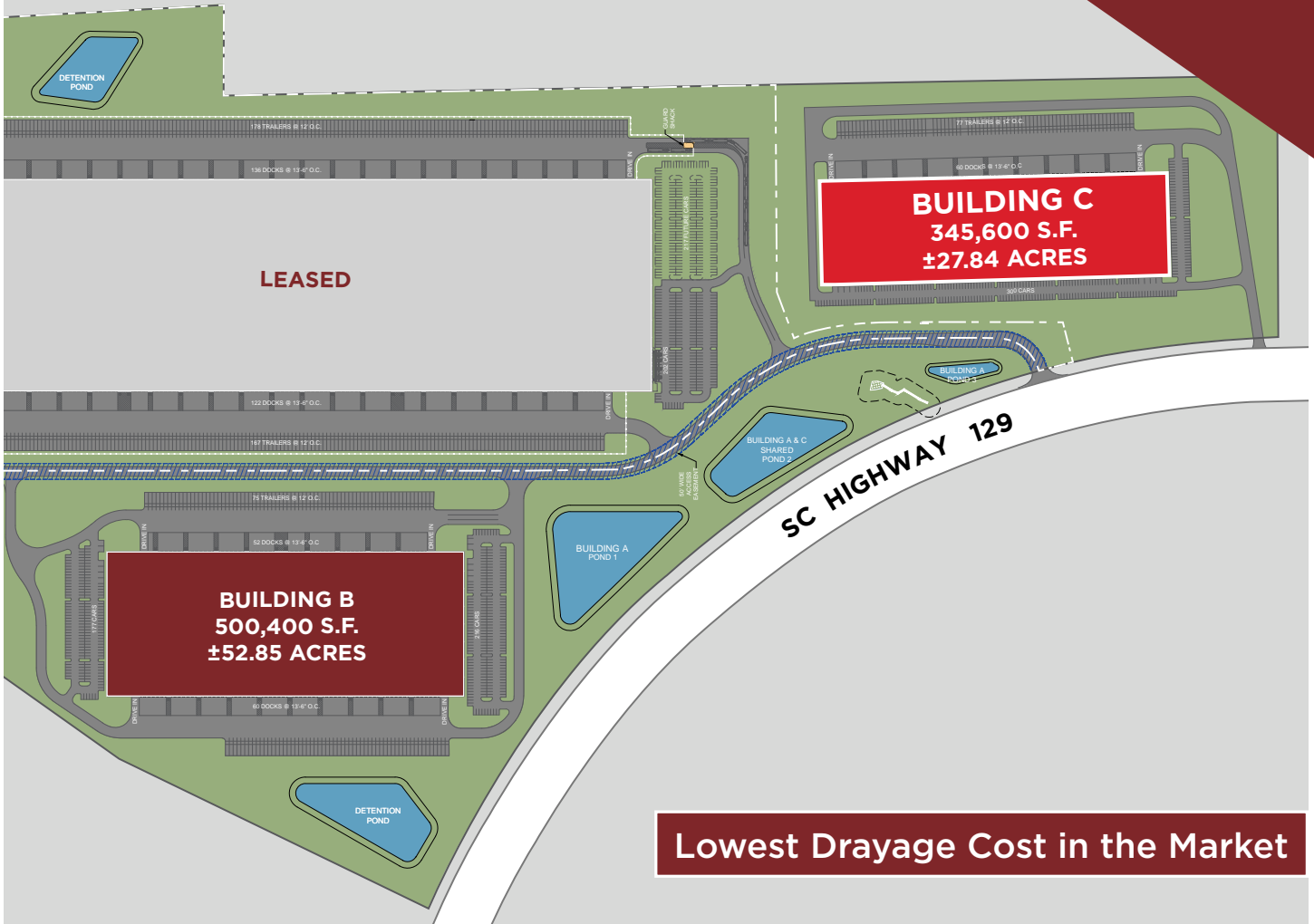
		 <p><b>Clear Height</b> 36"</p>	 <p><b>Column Spacing</b> 54'x54' (60' Speed Bays)</p>
	 <p><b>Dimensions</b> 1080' x 320'</p>	 <p><b>Dock Doors</b> 60</p>	 <p><b>Drive-in Doors</b> 2 (14' x 16')</p>
 <p><b>Fire Suppression</b> ESFR</p>	 <p><b>Lighting</b> LED</p>	 <p><b>Orientation</b> Cross-docked</p>	 <p><b>Parking</b> 300 Spaces</p>
 <p><b>Slab Thickness</b> 7" Slab - 4,000 PSI</p>	 <p><b>Trailer Parking</b> 77 Spaces</p>	 <p><b>Truck Court</b> 185' Depth</p>	 <p><b>Under Construction</b> ±345,600 SF (±27.84 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

