

# 720 ZIMMERMAN ROAD

Spartanburg, SC 29303



## ASSET OVERVIEW



±30,000 SF to  
±459,680 SF



150 Dock Doors  
2 (12'X14') Drive-in Doors



36' Clear Height



ESFR Rated  
Sprinkler System



±67 Trailer Spaces with  
additional 146 option



180 Employee Spaces



Glass Store Front Entrances

## STRENGTHS

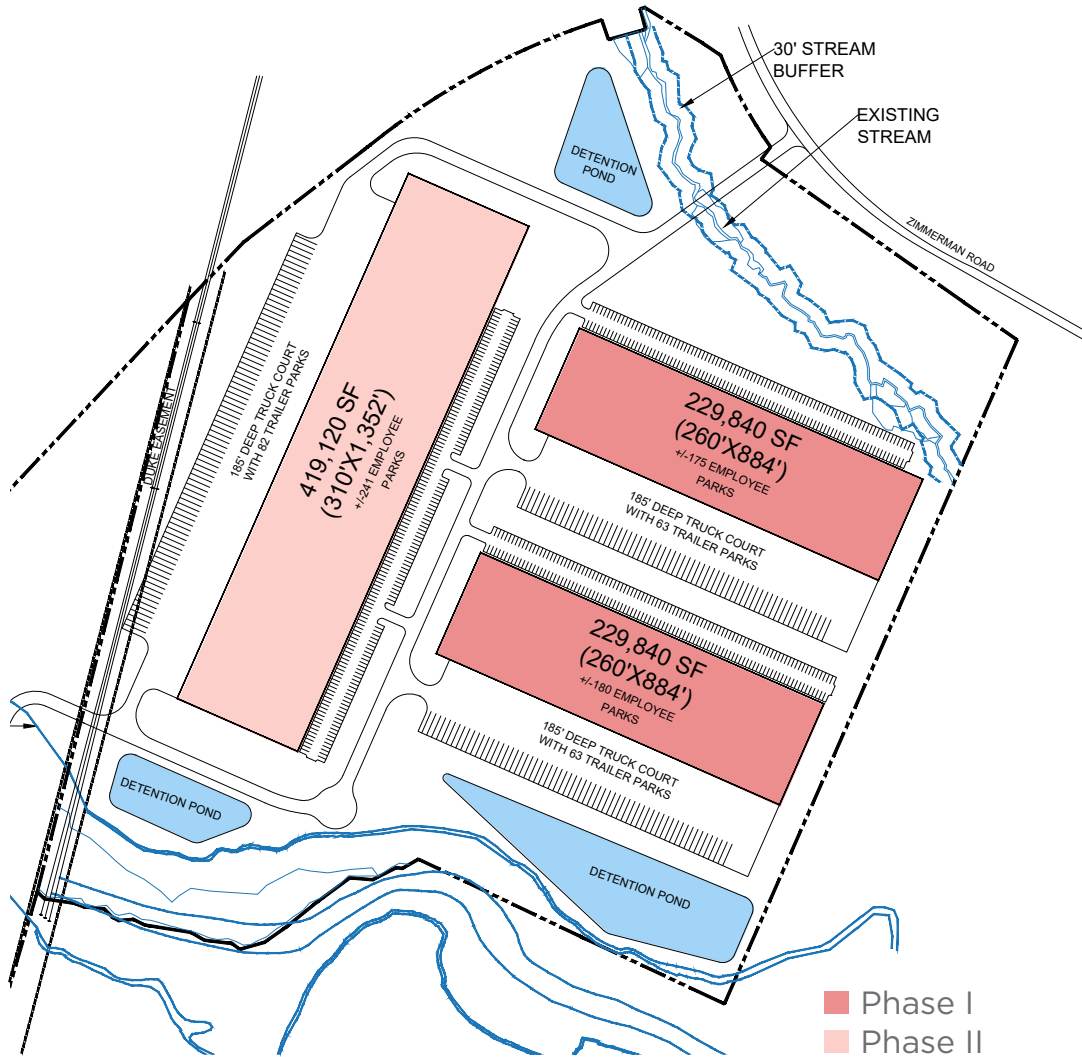
- Location at 1-85 and 1-26 Intersection
- Visibility Along the 1-85 Corridor
- Close Proximity to the Inland Port, GSP, BMW, Michelin and other large manufacturers
- Delivering Q4 2025



720  
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±878,800 SF  
 AVAILABLE FOR LEASE

PARCEL SIZE: 77.9 ACRES  
 TOTAL SF: +/-878,800 SF



**PHASE ONE**

Building 1	229,840 SF
Building 2	229,840 SF

**PHASE TWO**

Building 3	419,120 SF
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**KEY FEATURES**

Clear Height	36'
Walls	Tilt-Up Concrete
Lighting	LED
Fire Protection	ESFR
Floors	7" Reinforced Concrete Slab 6000 PSI
Parking Spaces	180
Drive-in Doors	2(12'X14')
Trailer Spaces	67
Telecommunication	AT&T
Main Sewer	12", SJWD
Water Main	10", SJWD
Power	4,000 AMP 277/480V   8000 AM Capacity (Duke Energy)
Concrete Dolly Pad	15'
Interior Bays	56'X52'
Speed Bays	56'X65'
Roof	45 MIL Mechanically Fastened TPO
Truck Court:	200'
Concrete Trailer Pads	60'

