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

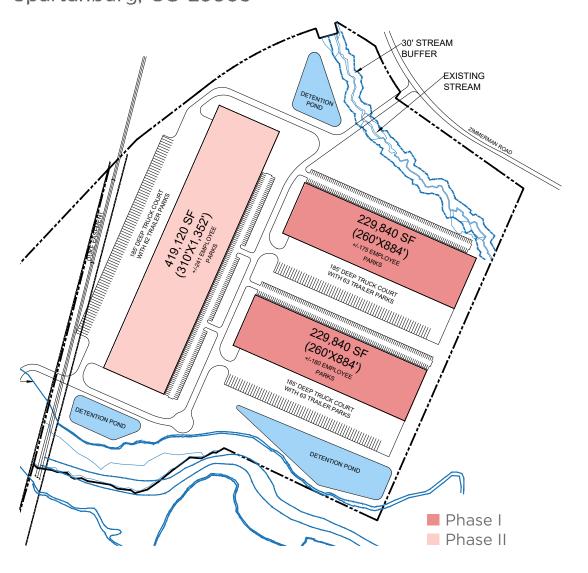




MMERMAN ROAD Spartanburg, SC 29303

±878,800 SF

AVAILABLE FOR LEASE

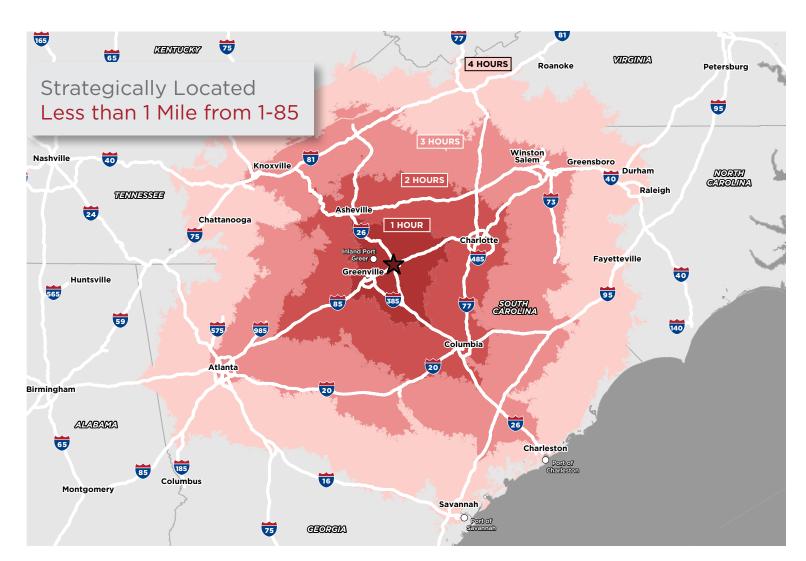


PARCEL SIZE: 77.9 ACRES TOTAL SF: +/-878,800 SF

PHASE ONE	
Building 1	229,840 SF
Building 2	229,840 SF
PHASE TWO	
Building 3	419,120 SF
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'







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AIRPORTS

GSP International: 14 Minutes CLT International: 66 Minutes CHS International: 160 Minutes ATL International: 191 Minutes



PORTS

Inland Port Greer: 20 Minutes Port of Charleston: 180 Minutes Port of Savannah: 210 Minutes



INTERSTATES

Interstate 26: 3 Minutes Interstate 85: 5 Minutes Interstate 95: 140 Minutes