



EXCHANGE
LOGISTICS PARK AT I-85

Premier
CLASS A
Speculative
Industrial
Space on
Greenville/
Anderson Border



BUILDING A: ±289,000 SF
Q2 2020 DELIVERY

PRESENTED BY:

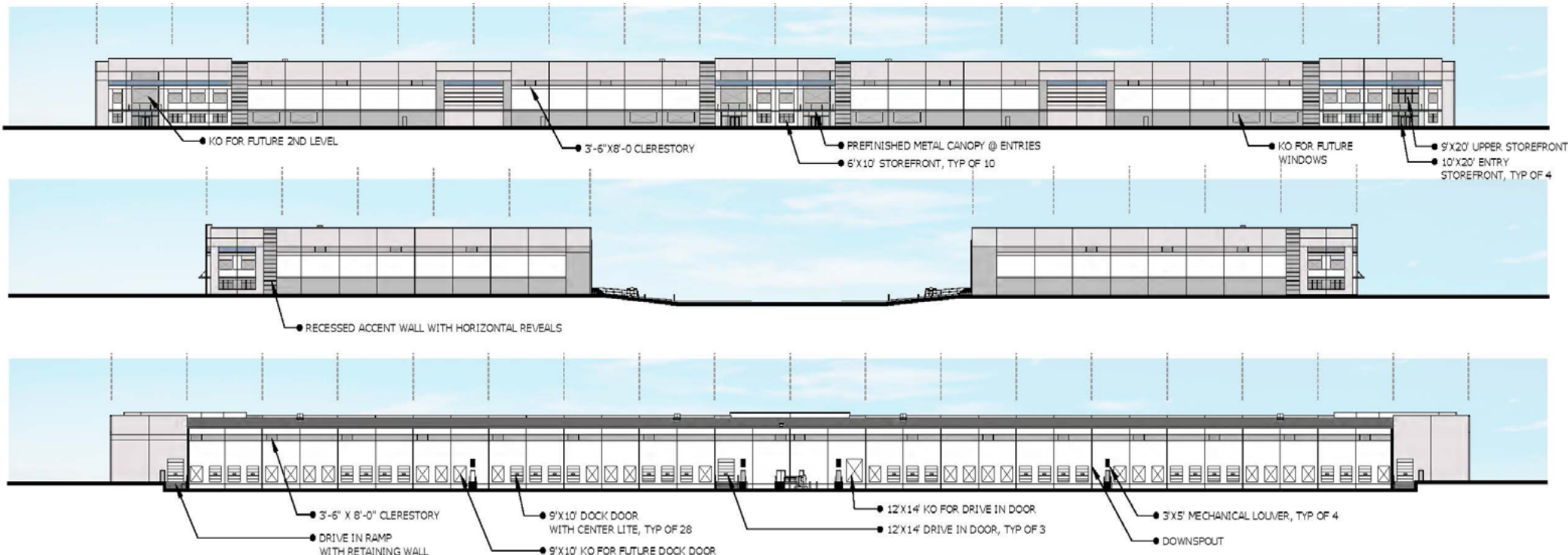
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LEASE RATE: \$4.50 - \$5.00 PSF NNN

- 289,173 SF
- Building Dimensions: 285' x 1008'
- Bay Spacing: 56' 3" x 56' Standard, 60' x 56' Speed Bay
- 32' Clear After Speed Bay
- Floor Slab: 7" Unreinforced
- 4 Tenant Entries
- Auto Parking: 185 Stalls
- Trailer Storage: 75 Stalls
- Roof: 45mil, TP, R20 Insulation
- (28) 9x10 Dock Doors
- (28) 7x8, 440,000 lbs Mechanic Dock Levelers, Dock Seals
- (26) Expansion Docks
- Drive-in Doors: (3) 12x14 Doors
- Water: 2" Domestic
- Fire Protection: ESRF
- HVAC: (12) Gas Fired Unit Heaters for Freeze Protection
- Electric: (180) LED Hi-Bay Lights, (4) Future Services, 3200 AMPS



SITE PLAN

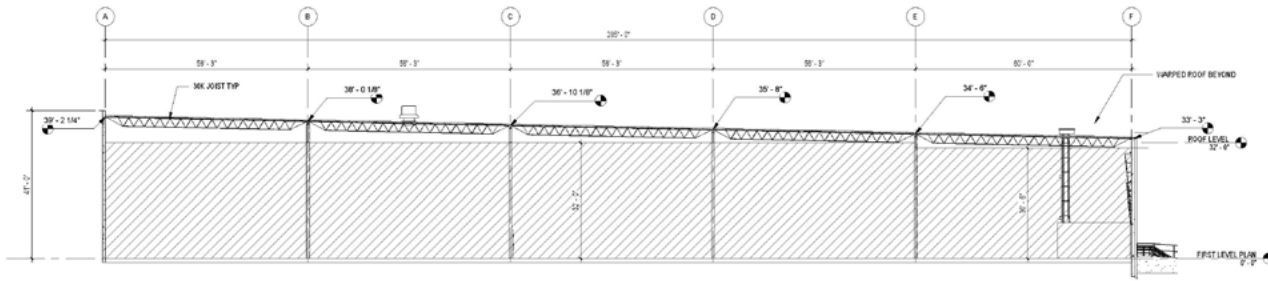


BUILDING AREA:	289,173 SF
	(1,010' x 286.5')
CAR PARKING SPACES:	181 Spaces (6 ADA Spaces)
TRAILER PARKING SPACES:	77
DRIVE IN DOORS:	3 WITH 1 FUTURE
DOCK DOORS:	28
FUTURE DOCK DOORS:	26
TOTAL POTENTIAL DOCK DOORS:	54
TRUCK COURT DEPTH:	185'-0"

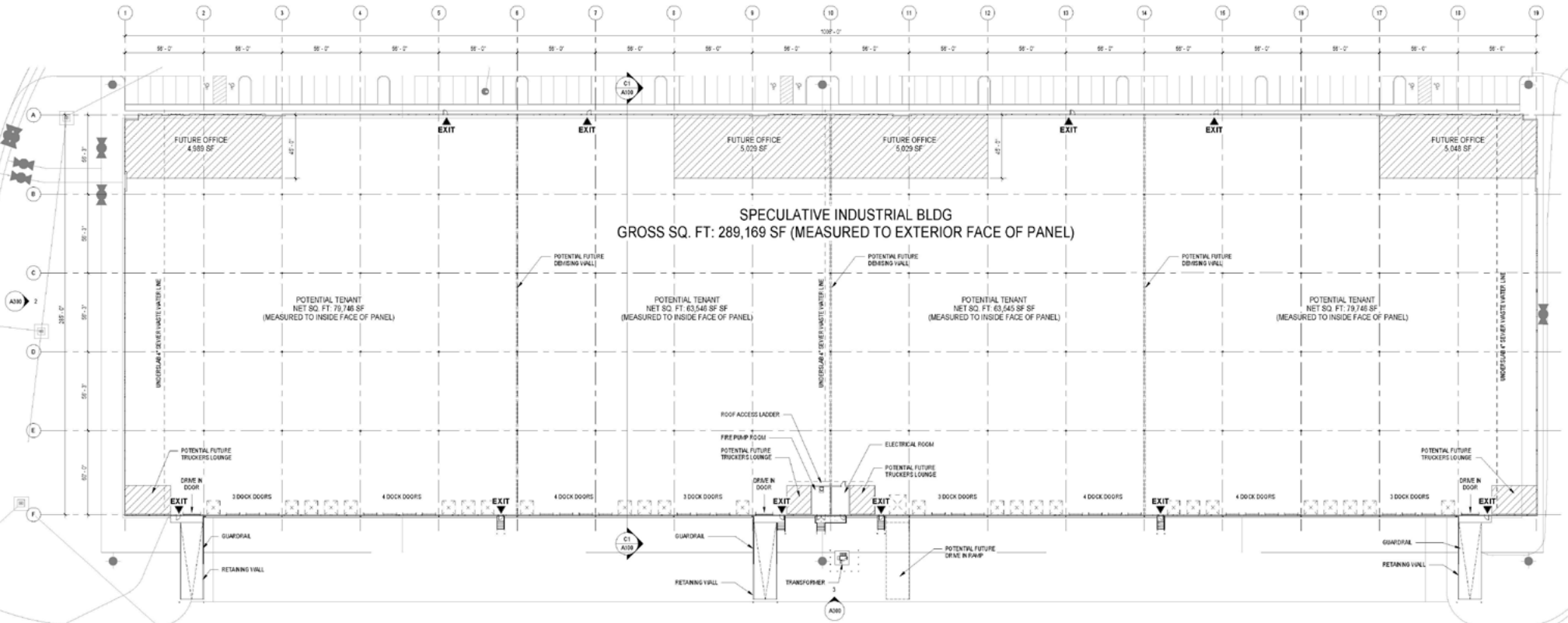


FIELD ADJUST PLANT PLACEMENT AS NEEDED TO ENSURE NO PLANTS OTHER THAN SOG ARE WITHIN 6.0' OF THE OUTSIDE EDGE

FLOOR PLAN



C1 OVERALL BLDG SECTION
A180 1/8" = 1'-0"



A1 FIRST LEVEL PLAN
A180 1/8" = 1'-0"

SHEET ISSUE NO. DA
PRINCIPAL PROJECT DRAWN BY
SHEET TITLE
OVERALL FLOOR PLAN
SHEET NO.

LOCATION



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CHARLOTTE
(100 MI)



Hwy 86

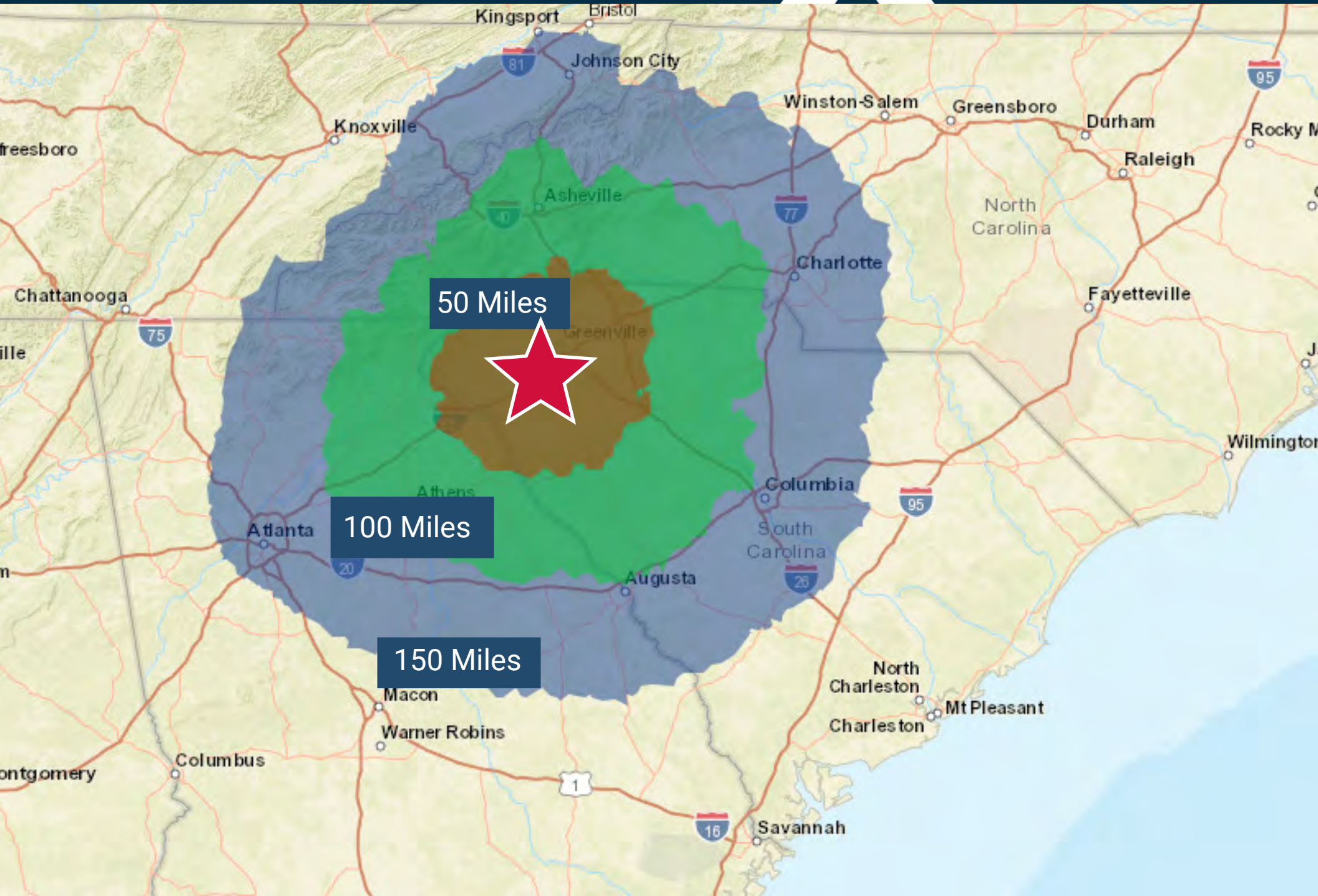


ATLANTA
(130 MI)



ACCESS

EXCHANGE
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ANDERSON COUNTY

LOCATION

Anderson County lies along I-85 in the northwestern portion of upstate South Carolina, equidistant to Atlanta, GA and Charlotte, NC. The area has one of the lowest costs of living in the nation and is a thriving industrial, commercial, and tourist center.

BUSINESS CLIMATE

With more than 200 major manufacturers and 20 international companies in the County, Anderson has a thriving business climate. Aside from being one of the most progressive and beautiful parts of the country, the Upstate provides an exceptional business climate for some of the world's leading companies. With generations of industrial experience and one of the nation's strongest work forces, the Upstate has an unparalleled track record in manufacturing excellence. ***So strong, in fact, that Upstate South Carolina has the highest international investment per capita in the United states.***

INVESTMENT IN SOUTH CAROLINA

In the last five years, more than 27,967 new jobs and \$10.35 billion in capital investment have been announced by the SC Department of Commerce and our region's economic development organizations. ***Among those 376 projects, 147 of the announcements were made by international companies choosing to call our region their home.***

AIRPORT ACCESS

Greenville-Spartanburg International Airport (**23 miles**)

- 50 non-stop daily departures
- 16 major cities and 19 major airports across the US

Greenville Downtown Airport (**15 miles**)

Anderson Regional Airport (**23 miles**)

PORT & RAIL ACCESS

Inland Port Greer

- 28 Miles from Site
- 124,817 Rail Lifts in 2017
- 20.4% Growth from 2016
- Rail: Norfolk Southern

Port of Charleston

- 210 miles from Site
- 2.2 Million TEUs handled in 2018
- 9.0% Growth from 2016
- Rail: CSX & Norfolk Southern

Port of Savannah

- 250 miles from Site

LABOR MARKET

- 70% of workers commute less than 25 miles to work.

- ±35,000 people live and work in Anderson County

- ±42,000 people live in Anderson but commute out of the County to work

- Under 4% unemployment



CORPORATE COMMUNITY

