

1043 GLOBAL AVENUE  
GRANITEVILLE, SC



# GLOBAL AVENUE

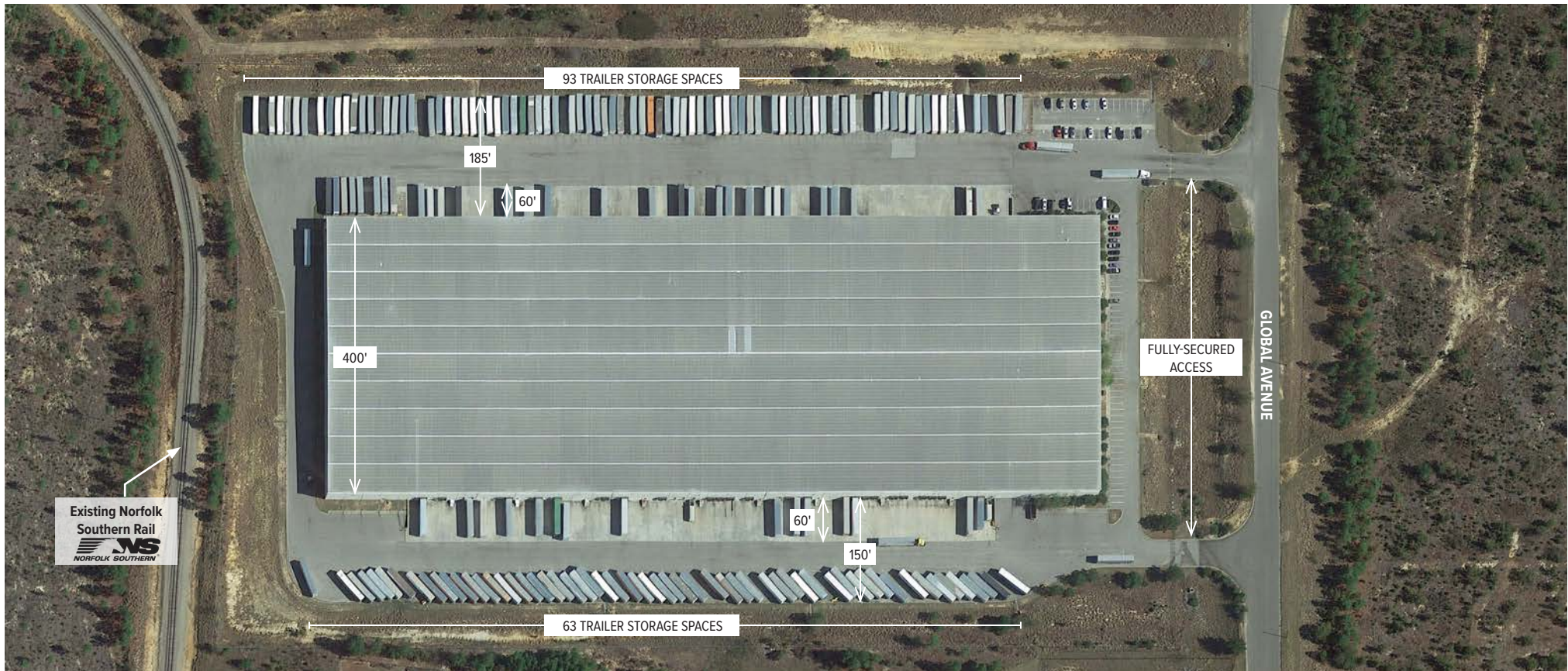
LOGISTICS CENTER

**FOR LEASE OR SALE**

*450,033 SF OF CLASS A  
INDUSTRIAL SPACE WITH  
POTENTIAL EXPANSION  
UP TO 1 MSF*

**EDGEWATER**  
VENTURES

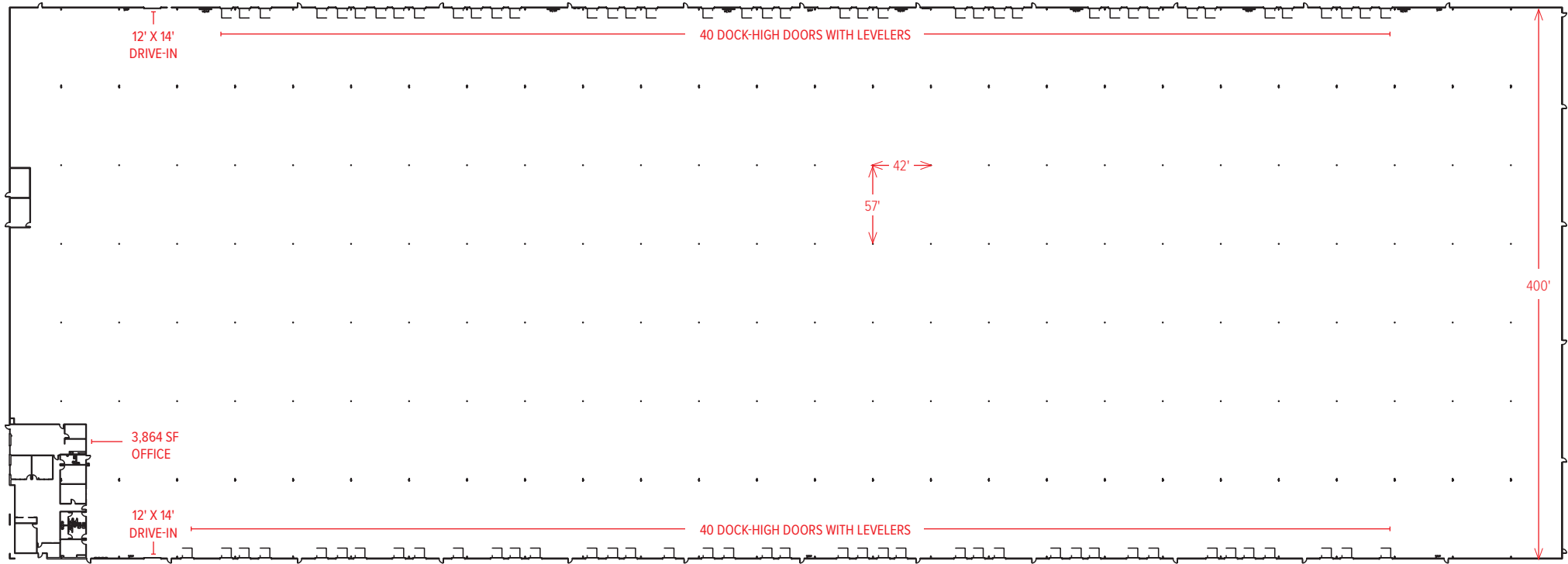
 **JLL**



**IMMEDIATELY AVAILABLE AND EXPANDABLE. GLOBAL AVENUE LOGISTICS CENTER IS A CLASS A FACILITY, CENTRAL TO THE CAROLINAS AND GEORGIA.**

- 450,033 SF of Class A industrial space
- Potential expansion up to 1M SF
- 32' minimum clear height
- ESRF sprinkler system
- Cross-dock design with dedicated trailer storage
- Norfolk Southern rail service available
- Easily convertible to a manufacturing facility
- Located in Sage Mill Industrial Park
- 1.5 miles from I-20
- Available immediately





**BUILDING FEATURES**

**PROPERTY INFORMATION**

Address	1043 Global Avenue
City, State	Graniteville, SC
County	Aiken
Building Quality	Excellent
Year Built	1998
Lot Size	30.1 acres (additional county owned land adjacent to property is available)

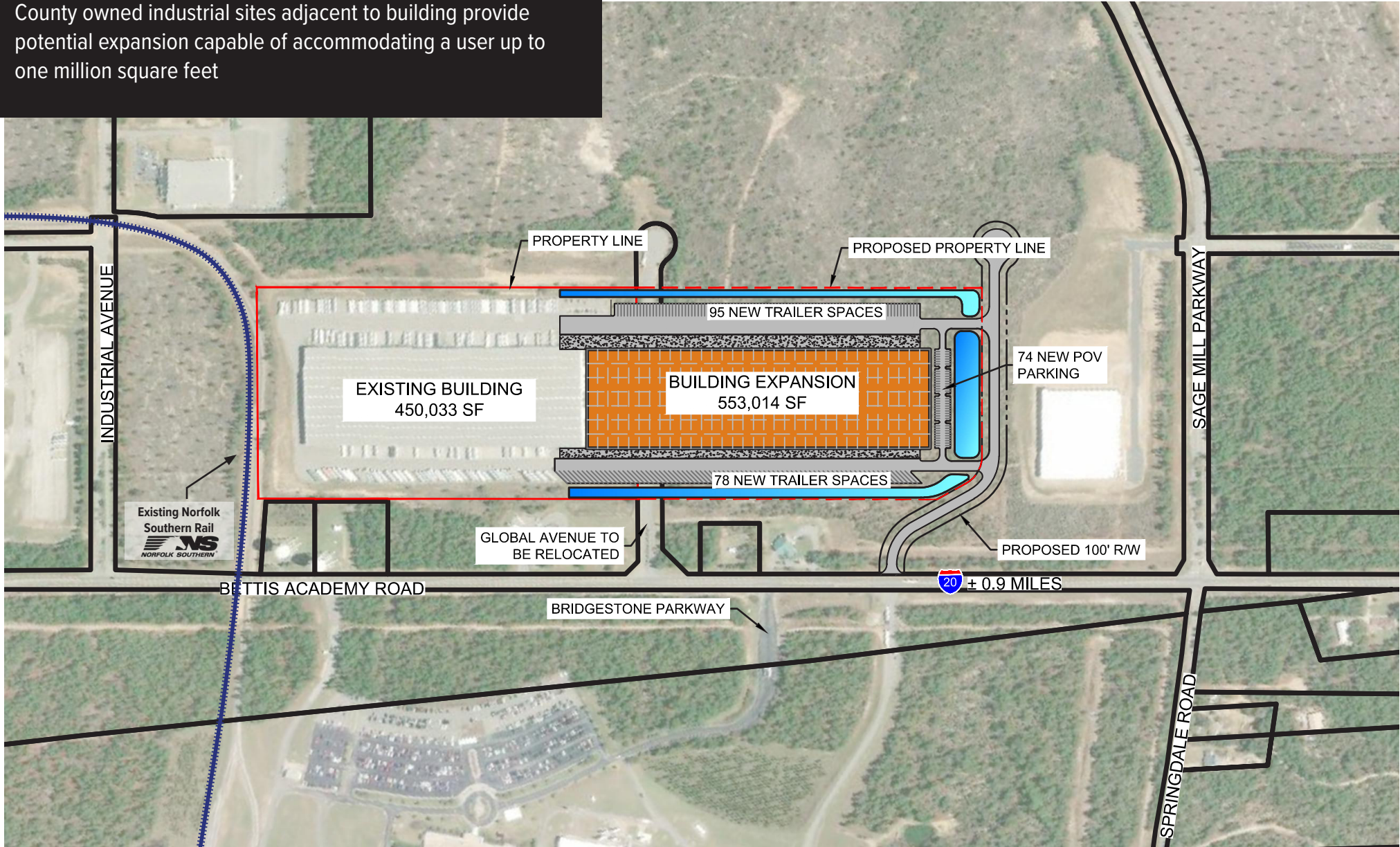
**BUILDING SPECIFICATIONS**

Building Size	450,033 SF expandable to 1,000,000 SF
Office	3,864 SF
Warehouse Depth	400'
Ceiling Height	36' 2" at center 32' at eaves
Column Spacing	57' - deep x 42' - wide
Wall Construction	Concrete tilt wall
Roof Type	Standing seam metal with coating over seams
Dock Doors	Eighty (80), 9' x 10' dock high doors with levelers
Drive-in-doors	Two (2), 12' x 14' drive in doors

Parking - Automotive	93 cars (expandable)
Parking - Trailer	156 trailers
Rail Served	Yes- Norfolk Southern
East Side Truck Court Depth	185' deep with 60' concrete apron. Concrete chassis pad in trailer storage area
West Side Truck Court Depth	150' deep with 60' concrete apron
Power (amps/volts)	1800 amp (Four, 400 amp services and one, 200 amp services); 480/277 volts; 3-phase/4-wire
Sprinklers	ESFR
Lighting	Motion sensor T-8

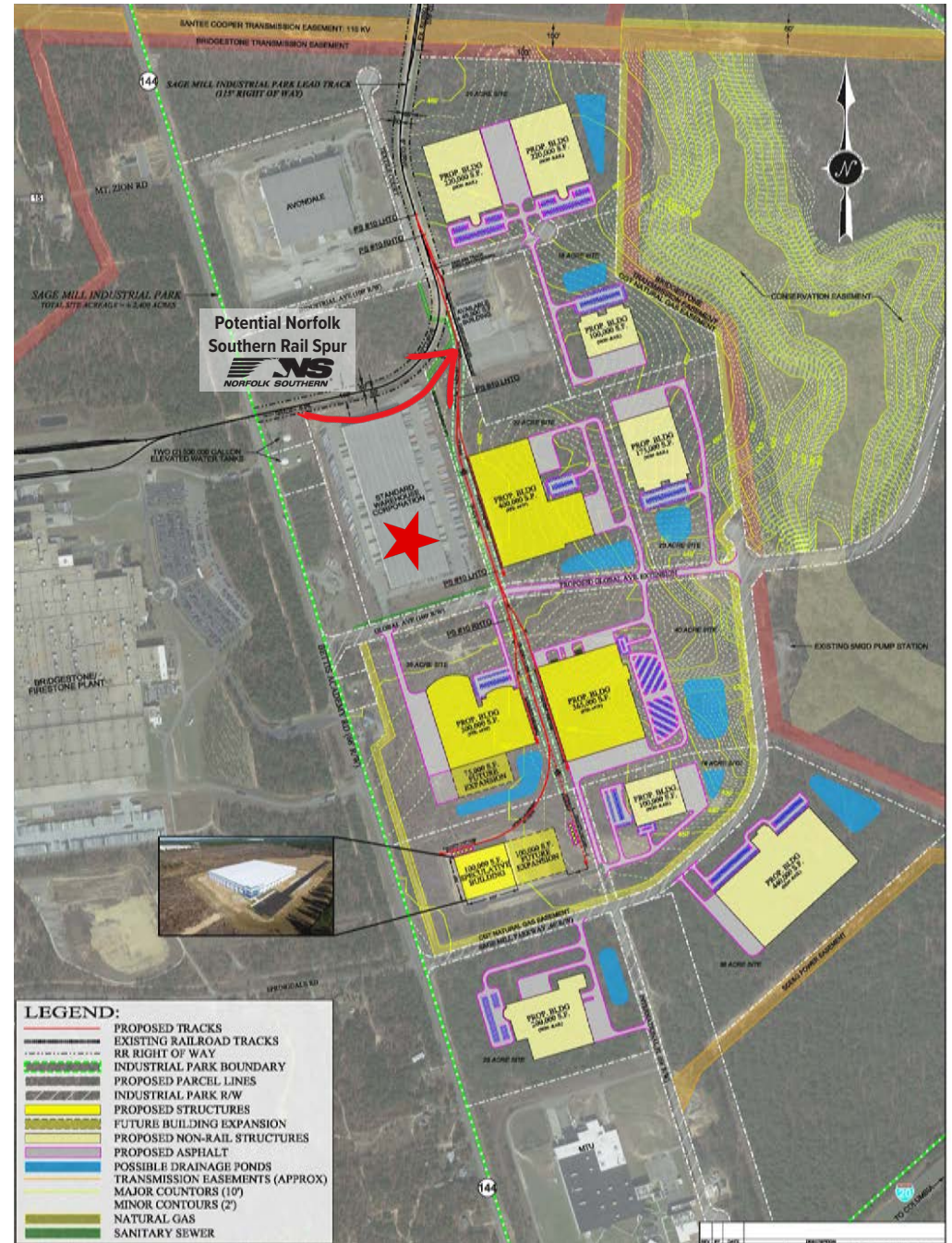
## CONCEPTUAL EXPANSION PLAN

County owned industrial sites adjacent to building provide potential expansion capable of accommodating a user up to one million square feet



# CONCEPTUAL RAIL SPUR PLAN

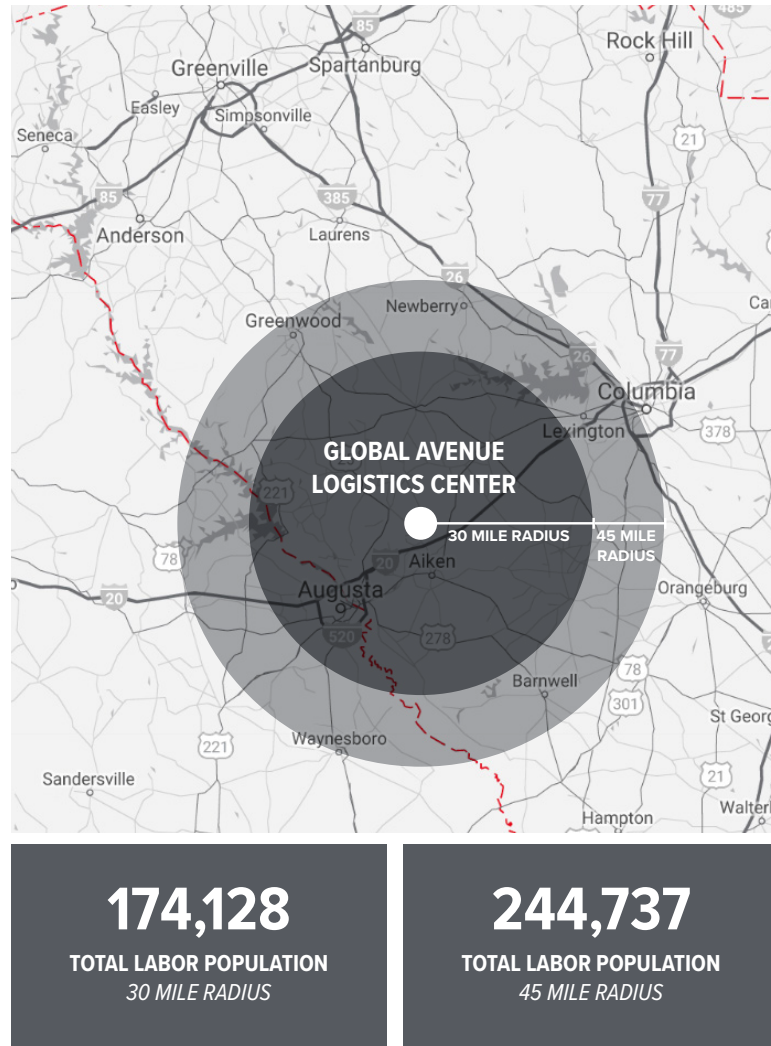
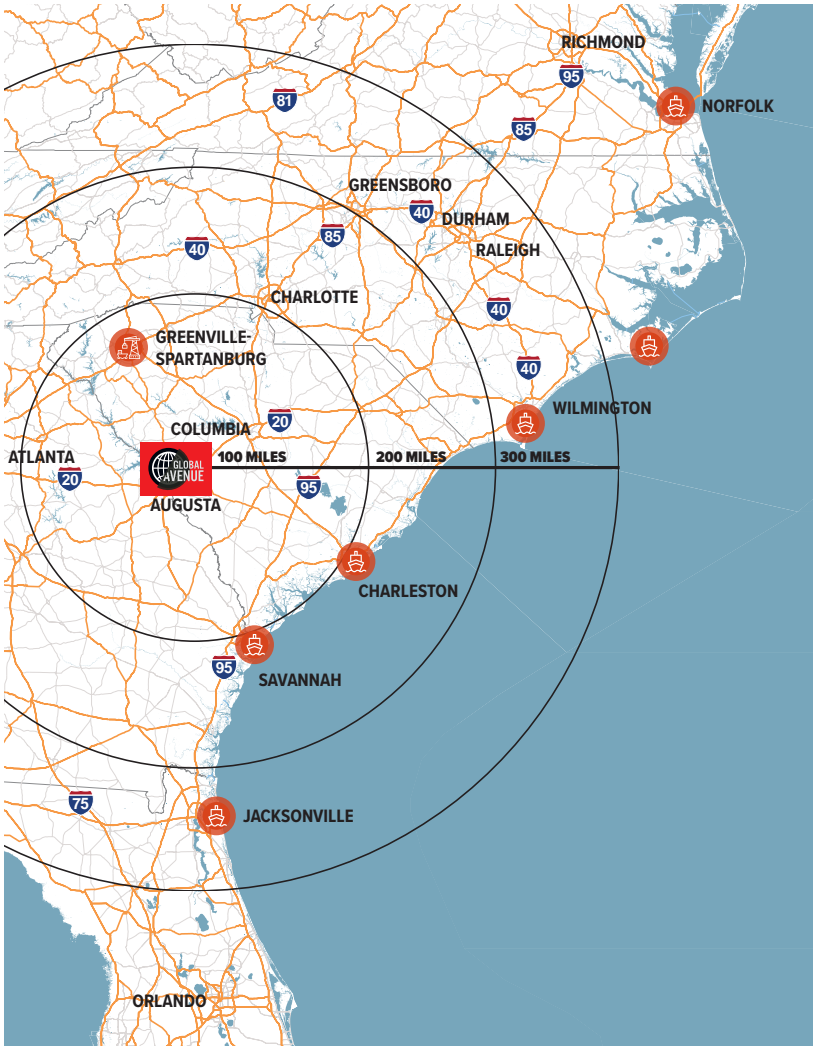
Users have the ability to tie into a Norfolk Southern rail line, which runs through Sage Mill Industrial Park and enables strong connectivity to major port hubs such as Charleston and Savannah



LOCATION OVERVIEW

Port Neutral & Centralized

Global Avenue Logistics Center provides tenants the opportunity to be in a central location to the east coast's major cities and economic drivers such as automotive suppliers. Located near the South Carolina and Georgia border in the Augusta, Georgia MSA, Global Avenue Logistics Center is a one hour drive time to Columbia, a two hour drive time to Greenville, and a 2.5 hour drive time to Atlanta, Charlotte and the Ports of Charleston and Savannah.



**174,128**  
TOTAL LABOR POPULATION  
30 MILE RADIUS

**244,737**  
TOTAL LABOR POPULATION  
45 MILE RADIUS

JOB DEVELOPMENT CREDIT

Job Development Credit - Aiken County, SC is a business-friendly community offering State job development credits for businesses that meet certain criteria. Aiken is classified as a Tier 2 County and provides eligible companies with \$2,750/ job created.

**\$7B**

GROSS REVENUE PRODUCT

LARGEST REGIONAL MANUFACTURERS

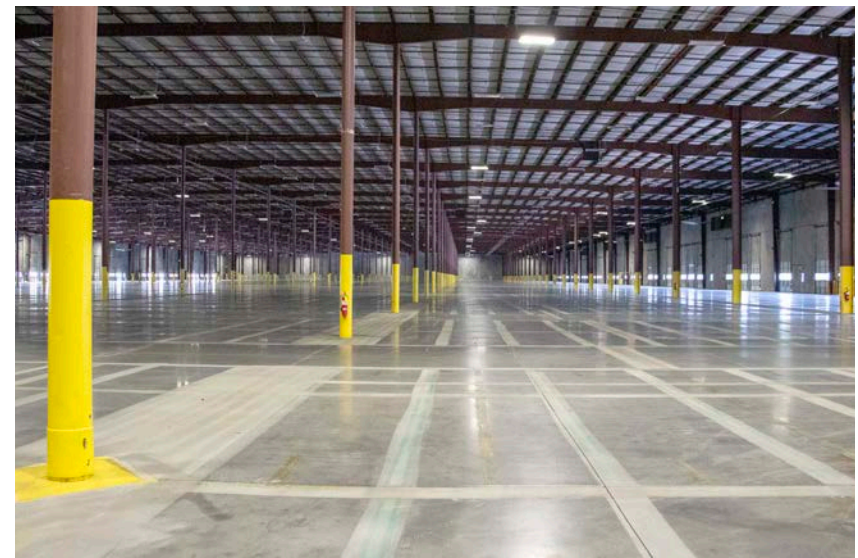
**TEXTRON**



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