

Exchange Logistics Park at I-85

Building 1 - 100 Exchange Logistics Park Drive | Piedmont, SC



Suite D (±63,809 SF) Available June 1, 2026

- Available suite built out for manufacturing, heavy power
- ±287,203-SF Class A Industrial Building
- Future tenants benefit from below market rate taxes



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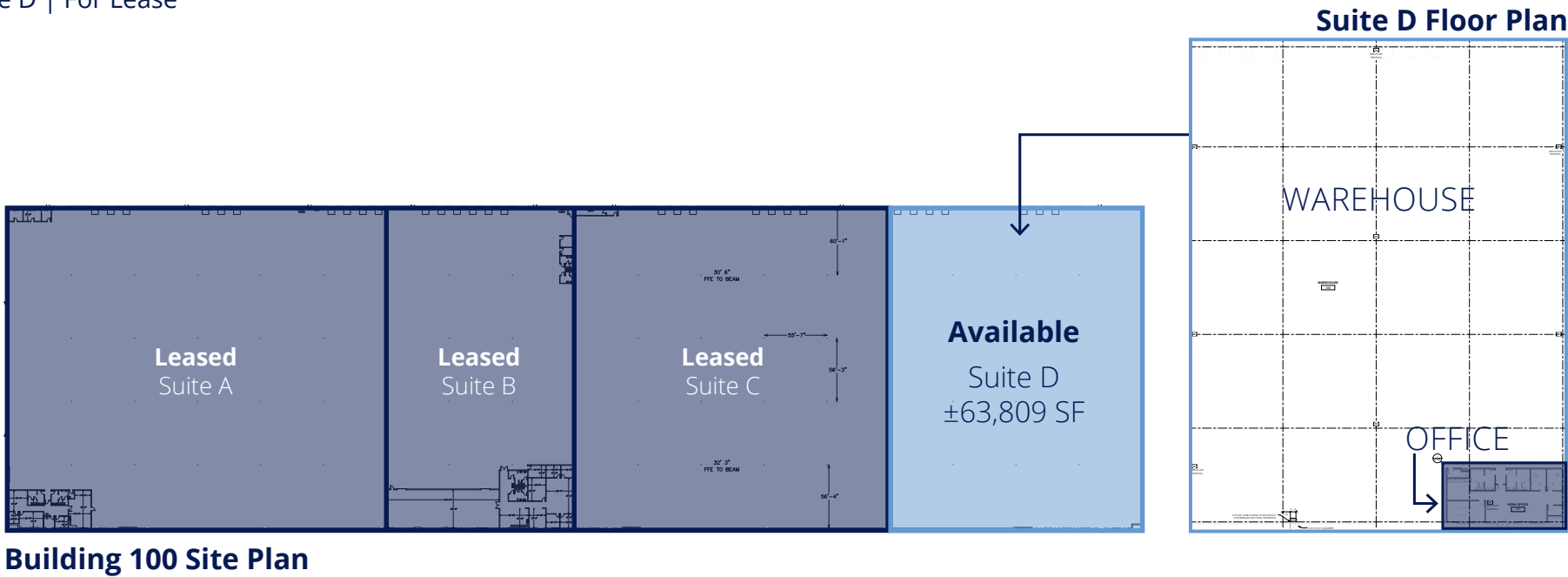
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Exchange Logistics Park at I-85

Suite D | For Lease



Building Specs

Building	±287,230 SF	Dock doors	7, with pit levelers in place
Available	±63,809 SF	Drive-in doors	1
Office	±2,274 SF	Fire protection	ESFR
Orientation	Rear-load	Slab	7"
Truck court	185' depth	Lighting	LED
Column spacing	56' x 56'	Power	4,000 (A)
Clear height	32'	Manufacturing Improvements	- Compressed air lines - Three (3) 800 (A) buss ducts in place
Parking	42 employee spaces 16 trailer spaces		

Exchange Logistics Park at I-85 is a Class A industrial park located along the I-85 Industrial Corridor in Anderson County. The property provides immediate connectivity (less than ±0.5 miles from I-85), a strong surrounding industrial presence and flexible space suited for a range of operational needs.

Building 1 totals ±287,230 SF. Suite D is ±63,809 SF and is available for lease as of June 1, 2026. The space is currently built out for automotive manufacturing and has heavy power (4,000 A) and manufacturing improvements in place. Future tenants will benefit from below market rate taxes.

Contact the brokerage team for more information.

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Key Distances	
I-85	0.4 miles
Highway 29	2.2 miles
Highway 20	2.7 miles
Highway 25	6 miles
I-185	5.6 miles
I-385	15.1 miles
SCTAC	12.9 miles
GSP Int'l Airport	22.8 miles
BMW	26 miles
Inland Port Greer	27.4 miles
Greenville	12.5 miles
Anderson	18.5 miles
Columbia	106 miles
Charlotte	112 miles
Atlanta	134 miles
Charleston	215 miles

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Exchange Logistics Park at I-85

I-85 Northbound

I-85 Southbound



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