# COUNTY LINE

LOGISTICS CENTER

COWPENS, SC



DEVELOPED BY: SCANNELL PROPERTIES

# CLASS A SPEC OPPORTUNITY IN CHEROKEE COUNTY, SC

## Delivering Q1 2028 | Leasing Now


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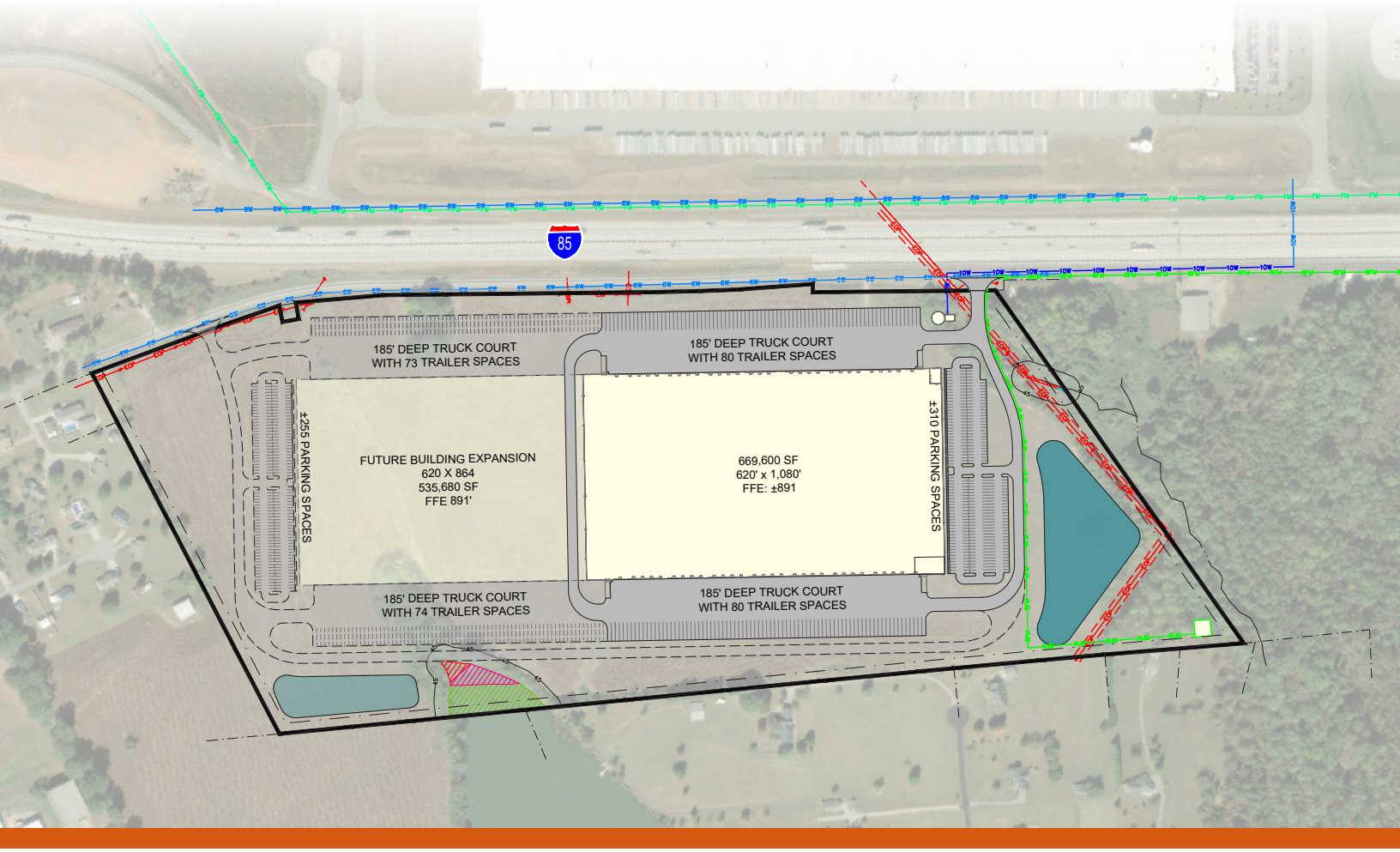
# COUNTY LINE
LOGISTICS CENTER

SCANNELL PROPERTIES

## ABOUT THE PROPERTY

County Line Logistics Center includes a planned ±669,600 square foot speculative industrial facility in Cherokee County, SC. The building is designed to accommodate a future expansion of up to ±535,650 square feet, bringing the facility to approximately ±1,205,250 square feet at full build-out.

Positioned along I-85 at the confluence of the GSP and Charlotte markets, the park offers exceptional interstate visibility and access, with connectivity to Atlanta, GA and Charlotte, NC. Nearby Class A industrial users include GXO/Amazon's ±1.1M-SF distribution facility and DHL/Mann+Hummel's ±1.4-million-square-foot facility directly across I-85. Additionally, First Solar is located nearby on Hyatt Street in a new ±1.32-million-square-foot manufacturing facility.





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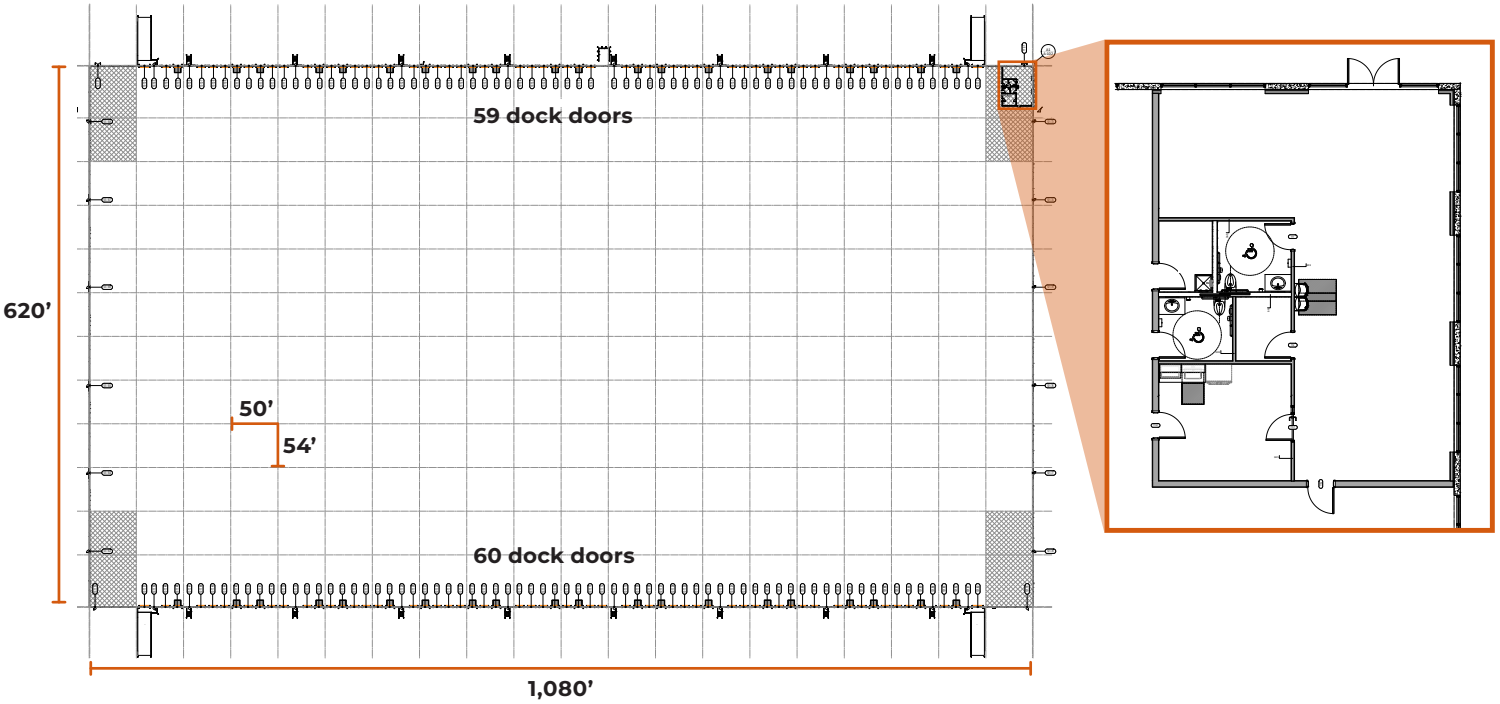
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## BUILDING 2 KEY SPECIFICATIONS

| | |
|---|---|
| **Address** | Cannons Campground Rd Gaffney, SC 29341 |
| **Total site** | ±78.63 acres |
| **Dimensions** | 620’ x 1,080’ (expandable) |
| **Interstate Visibility** | Yes, from I-85, ±66,500 VPD |
| **Clear Height** | 40’ at first column line |
| **Column Spacing** | 50’ x 54’; 60’ speed bay |
| **Office size** | ±1,499 SF |
| **Dock doors** | ±119 (9’ x 10’) dock doors with bumpers<br>40 doors equipped w/ 40,000lb (6’ x 8’) pit levelers w/ dock seals |
| **Drive-in doors** | 4 (12’ x 14’) doors |
| **Lighting** | 15 fc high bay LED lighting |
| **Slab** | 7” Unreinforced, 4,000 psi concrete slap on 6” stone base |

| | |
|---|---|
| **Truck court** | 185’ depth (each side) |
| **Auto parking** | ±314 spaces |
| **Trailer parking** | ±139 spaces w/ 10’ dolly pads |
| **Fire Protection** | ESFR, class I-IV commodities |
| **Ventilation** | 1 air change per hour |
| **Roof** | 45 mil white TPO, with 20-Yr NDL warranty |
| **Power** | 4,000 (A) main service; expandable<br>480/277V, 3-phase<br>Broad River Electric |
| **Water** | 10” main, 3” domestic<br>Gaffney BPW |
| **Sewer** | 6” force main<br>Gaffney BPW |
| **Gas** | Piedmont Natural Gas |
| **Fiber** | Spectrum or AT&T |

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## UNPARALLELED ACCESS AND VISIBILITY

Upstate South Carolina's central location in the Southeast provides connectivity to approximately 100 million consumers within a one-day drive, an ample workforce buoyed by one of the highest population growth rates in the country and infrastructure supporting an established manufacturing and distribution/supply chain base.

The Inland Port in Greer extends the Port of Charleston's reach 212 miles inland via Norfolk Southern rail service, enabling companies throughout the Southeast and Midwest to quickly receive import goods and move export products to overseas markets. These factors and more have contributed to the Upstate's inclusion in many top industrial markets lists and an influx of companies looking to take advantage of all this area has to offer.

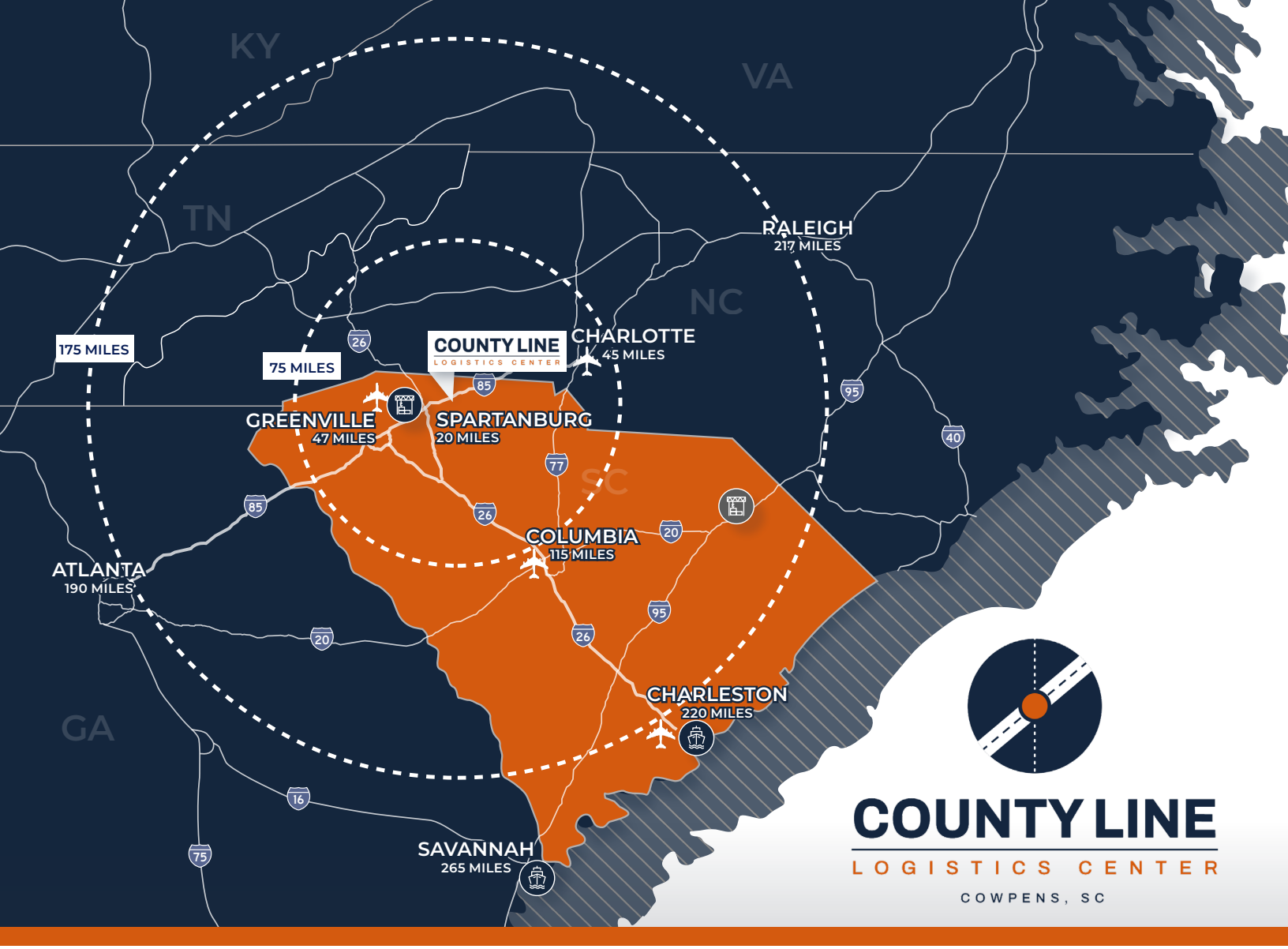

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# Upstate South Carolina

A recent surge in activity and interest has converged on the Upstate, SC market due to the region's investment and expansion of favorable conditions and incentives for industrial users and its ideal location connecting major population centers in the Southeast.

The Upstate offers industrial users excellent access to one of the most efficient inland ports in the country, the Inland Port of Greer, connectivity to key logistics infrastructure, an expansive and diverse manufacturing network and one of the fastest growing populations/workforces in the country.

**100** million consumers
within a one-day drive

**#4** business climate
Site Selection Magazine

**#1** best business incentives
Area Development

source: Upstate Alliance

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## Unlock your potential in Cherokee County

- ✓ **Pro-Business**
- ✓ **Maximum Accessibility**
- ✓ **Favorable Labor Dynamics**
- ✓ **Lowest Local Tax Rates**



Cherokee County is expressly pro-business and welcoming to incoming tenants and owner/occupiers, offering Tier-4 incentives to ensure you not only find the right facility, but are able to maximize your ROI and meet financial targets with the same location decision. The county's industrial momentum is already visible through major investments from First Solar, DHL/Mann+Hummel and GXO/Amazon, reinforcing the corridor's growing position as a destination for advanced manufacturing and distribution. Cherokee County also offers a compelling workforce story. Approximately 15,000 residents commute outside the county for work each day, creating an opportunity for new employers to capture experienced workers seeking employment closer to home. Manufacturing is already Cherokee County's largest employment sector, accounting for approximately 23.7% of county employment.

## Interstate Visibility



# Labor Profile

45-MINUTE COMMUTER

**15,000 residents commute out of Cherokee County for work every day.**
This represents an opportunity to capture workers who prefer to cut down or eliminate their commute and remain in Cherokee County.

| COMMUTER PROFILE* | % of total labor force current commute | % of total labor force commute willingness |
|---|---|---|
| 15 minutes or less | 27.5% (205,703) | 5.8% (43,251) |
| 15-30 minutes | 42.7% (319,847) | 33.5% (250,726) |
| 30-45 minutes | 18.7% (140,260) | 36.5% (273,197) |
| 45-60 minutes | 6.7% (50,070) | 18.4% (137,522) |
| 60+ minutes | 4.2% (31,344) | 5.8% (43,128) |

## BASE LABOR AVAILABILITY*

| | |
|---|---|
| Population | 1,473,902 |
| Projected population 5 yr | 1,559,432 |
| Labor force | 748,520 |
| Working age population | 921,506 |
| Working age participation rate | 81% |

## INDUSTRIAL WORKFORCE*

Underemployment

| | |
|---|---|
| Overall underemployment | 114,198 |
| Manufacturing underemployment | 13,886 |
| Production/distribution underemployment | 30,411 |

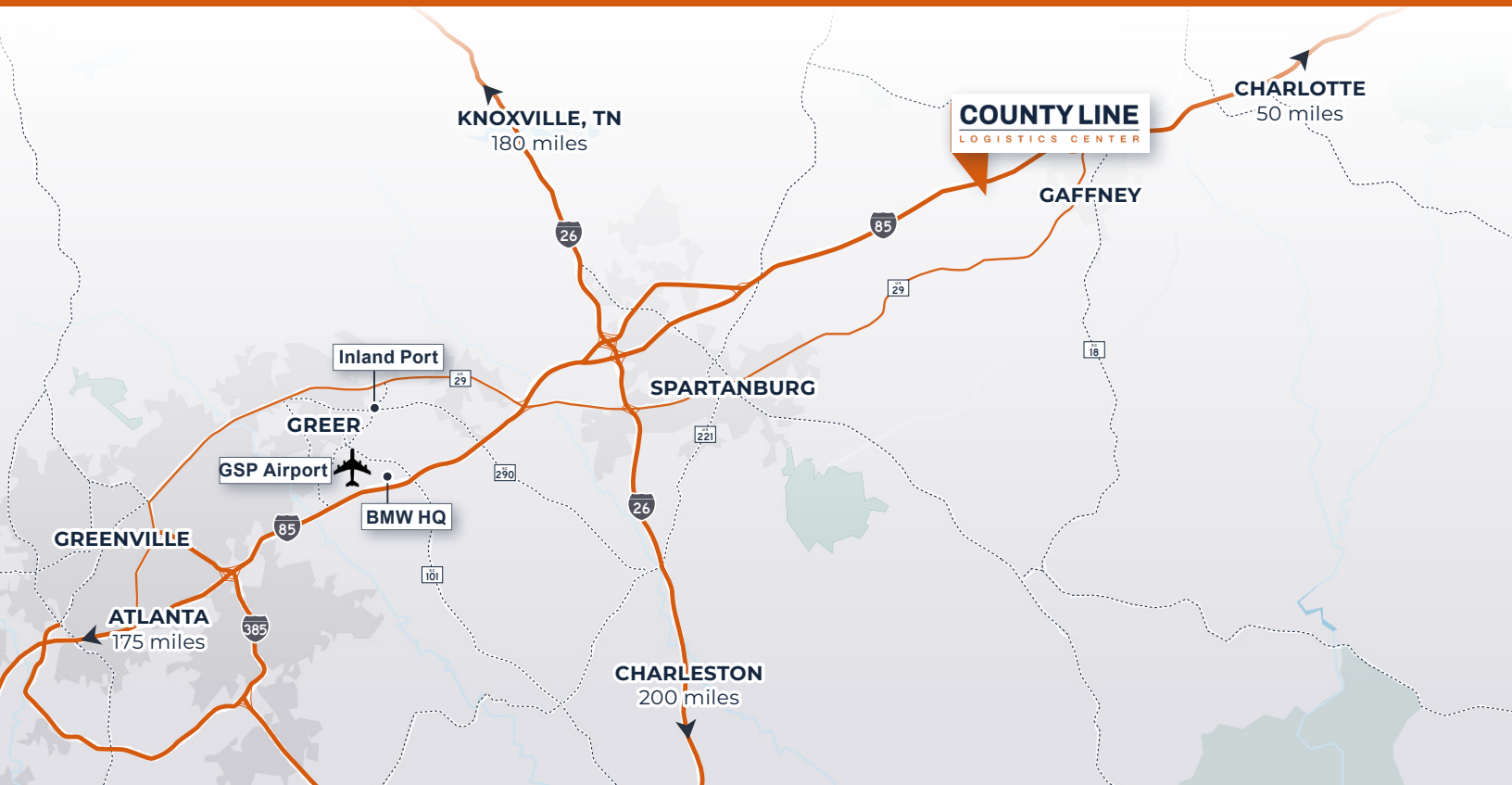
* 45-min drive-time radius from park
source: SC Power Team/Site Selection Group

## UPSTATE AT-A-GLANCE

**1.6%**
Unionization rate (lowest in the country)

**48%**
More trained assembly/ fabrication laborers than Atlanta, (36% more than Charlotte)

**4.75%**
5-year projected population growth



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Scannell Properties is a privately owned, international commercial real estate development and investment firm specializing in build-to-suit and speculative projects across the industrial, office and multifamily sectors. The company has delivered more than 150 million square feet across 600+ projects, with a global presence spanning the United States and Europe. Scannell's vertically integrated approach combines site acquisition, due diligence, entitlements, design and construction management to deliver efficient, high-quality real estate solutions tailored to the needs of each end user.

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