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SPARTAN EXCHANGE
PHASE II

BUILD-TO-SUIT CLASS A INDUSTRIAL WITH RAIL
BLDG 2: ±249,600 SF / BLDG 3: ±350,000 SF

±65-Acre Proposed Industrial Park
New Hope Rd, Spartanburg, SC 29301



Superior Location with Access to Key Infrastructure

- Access road directly connects to I-85
- New signal in place at Hwy 29 and New Hope Drive
- ±0.25 miles to I-85 north and south on-ramp (all right turns)
- All utilities on-site
- On-site rail spur opportunity
- ±4 miles west of I-26
- ±7.6 miles to the Inland Port in Greer
- Proximity to BMW for "just-in-time and just-in-sequence" suppliers

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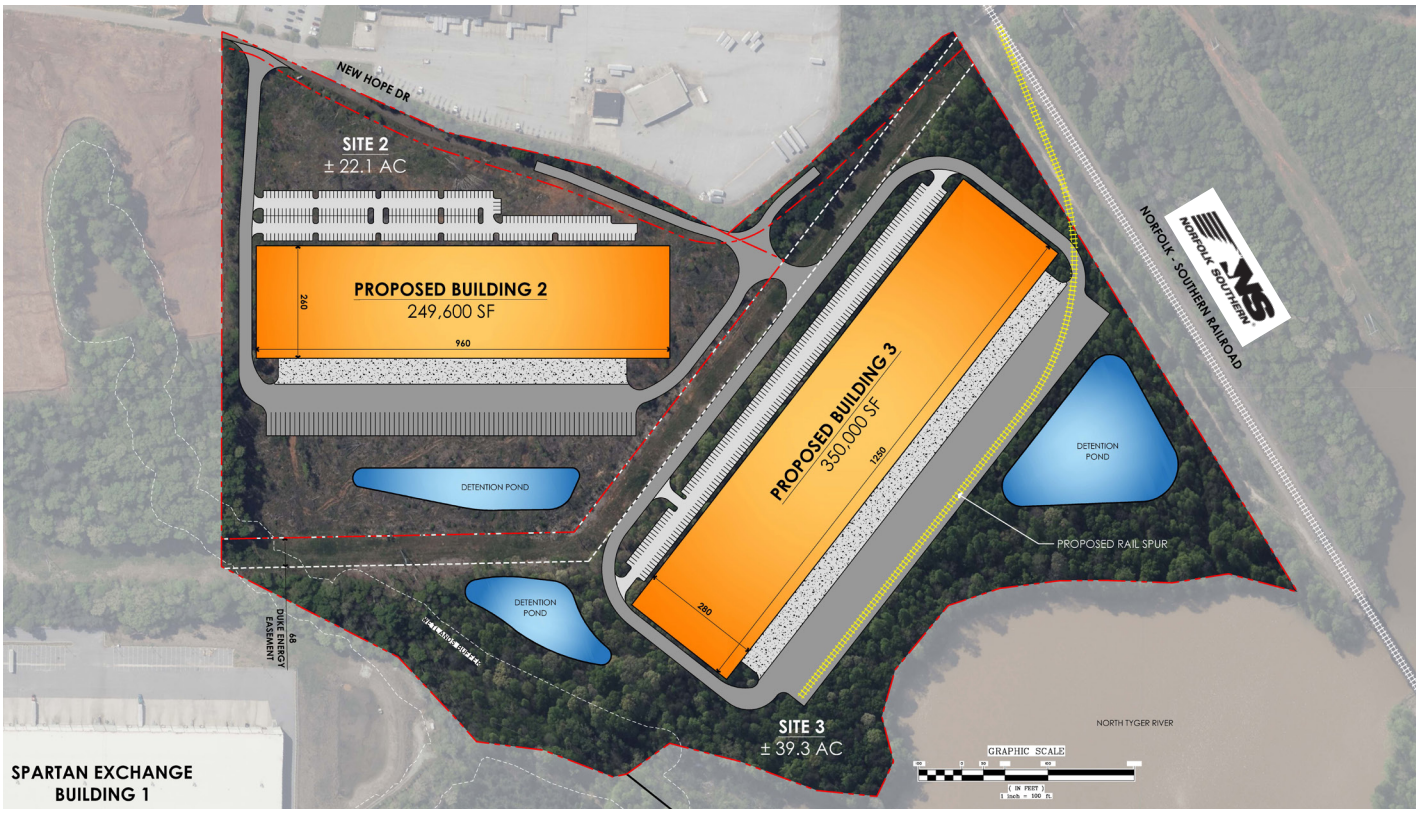
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SPARTAN EXCHANGE PHASE II

Industrial Build-to-Suit Development Sites

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Industrial Build-to-Suit Development Sites



BUILDING 2

SF Potential	±249,600 SF
Acreage	±22.1 ac
Building Dimensions	950’ x 260’
Configuration	Rear-Load
Clear Height	32’ clear
Column Spacing	50’ x 52’
Speed Bay	52’ x 60’ bays
Dock Doors	±30 docks
Auto Parking	±294 spaces
Trailer Parking	±73 spaces

BUILDING 3

SF Potential	±350,000 SF
Acreage	±39.3 ac
Building Dimensions	1196’ x 260’
Configuration	Rear-Load
Clear Height	36’ clear
Column Spacing	50’ x 52’
Speed Bay	52’ x 60’ bays
Dock Doors	±40 docks
Auto Parking	±246 spaces
Trailer Parking	±96 spaces

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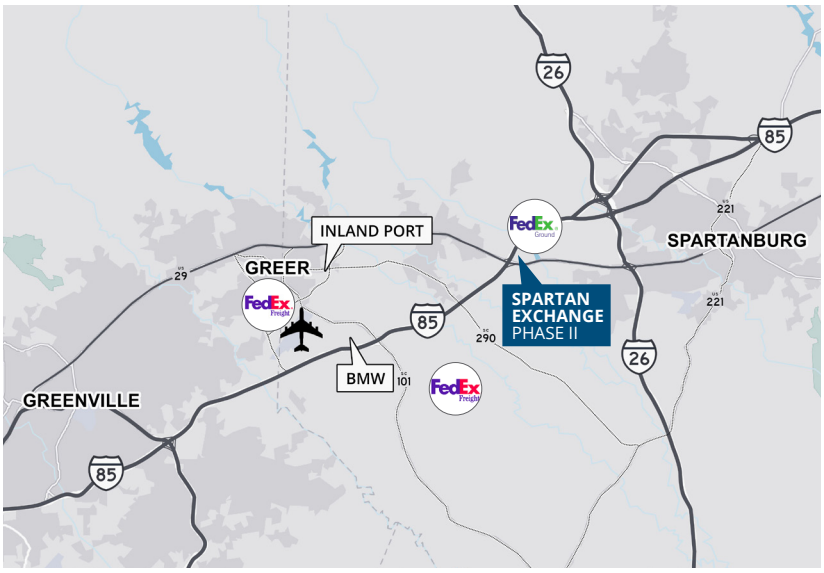
Industrial Build-to-Suit Development Sites

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KEY DISTANCES

I-85	.25 miles
FedEx Ground	±2.5 miles
I-26	±4 miles
BMW	±7 miles
Inland Port (Greer)	±7.6 miles
FedEx Freight	±9 miles
GSP Airport	±7.5 miles
UPS Freight	±14 miles
CUICAR	±19 miles



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Contact for Development and Leasing Details

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SPARTAN EXCHANGE

PHASE II

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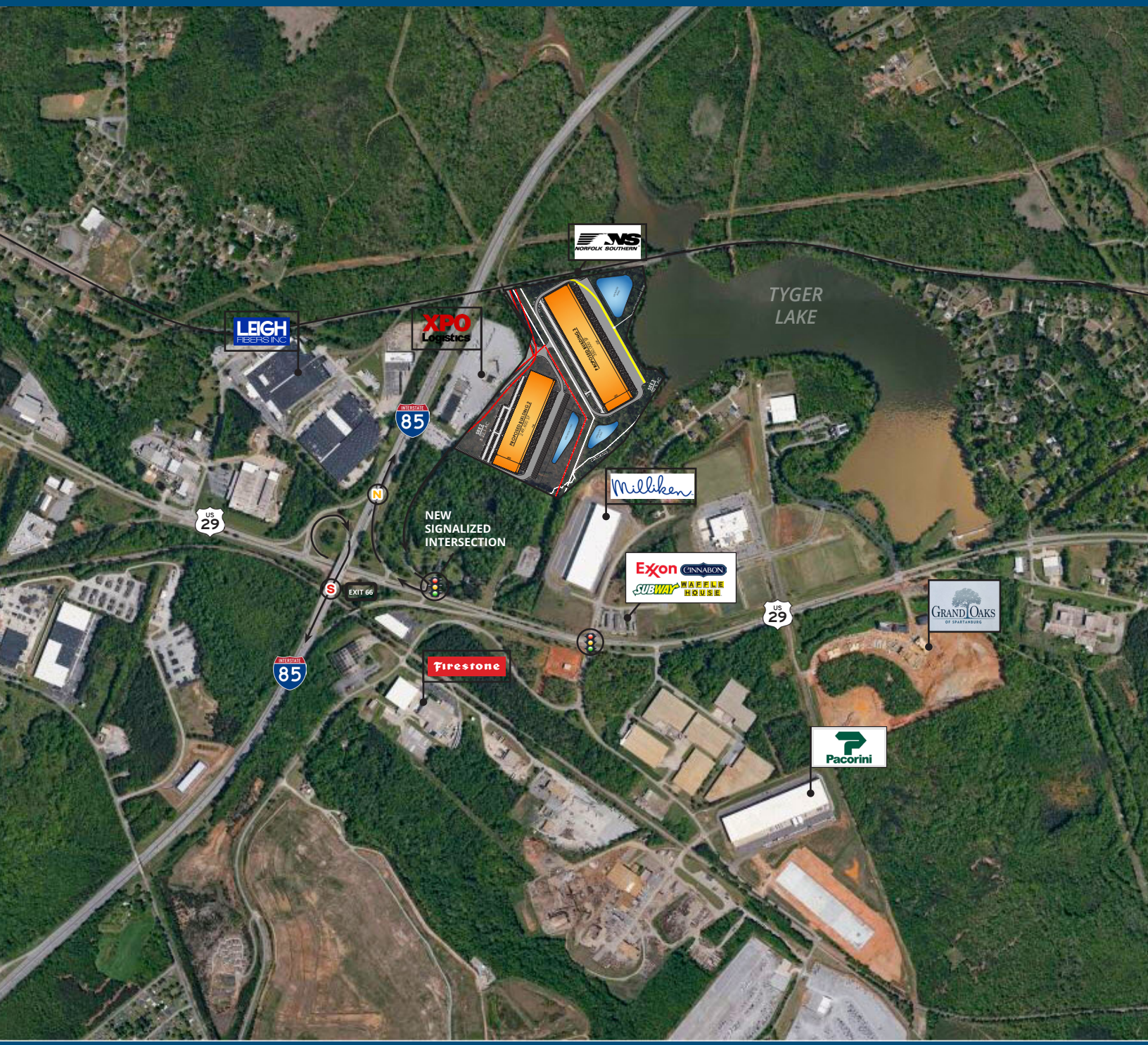
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SPARTAN EXCHANGE PHASE 2

Industrial Build-to-Suit Development Sites

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