



SPARTAN

ENTERPRISE PARK



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Multiple building
configurations



±113,000 SF -
1.52 MSF Available



Industry Leading
Developer

Leasing team:

Garrett Scott, SIOR

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Colliers

Building 1 Fully Leased

Building 2 ±113,526 SF Remaining

Bldgs 3-5 Available for Pre-Lease

2116 Chesnee Hwy/US-221, Spartanburg, SC



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About the Developer



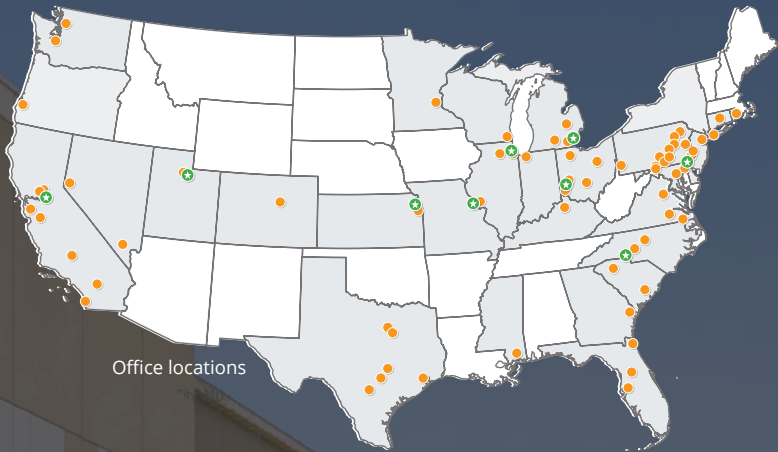
Quality design and execution from the most respected industrial developer in the U.S.

Established 2012, NorthPoint Development is a privately held real estate development firm specializing in the development of Class A industrial facilities.

The firm differentiates itself from competitors through a strong engineering and technical focus, employing numerous civil, geotech, electrical and industrial engineers.

NorthPoint also has expertise within the logistics, labor and incentive fields. Their motto, “Beyond the Contract”, embodies the concept that no contract can be written to reflect everything that will occur in a complex real estate transaction.

NorthPoint’s approach in all business relationships is to be fair and to operate by the “Golden Rule.”



150.2MSF
current industrial portfolio



\$18.8BILLION
total capital raised since 2012



28.9MSF
industrial space currently under construction



8.8MSF
industrial space leased in 2023



107k
est. jobs created from developments



\$12.8MILLION
charitable contributions since inception

Ranked **#1**
industrial developer for 5 years running
-Real Capital Analytics



Learn more at beyondthecontract.com



Access to I-85 less than 1 mile away



Heavy power available to all buildings



Flexible spec or build-to-suit options

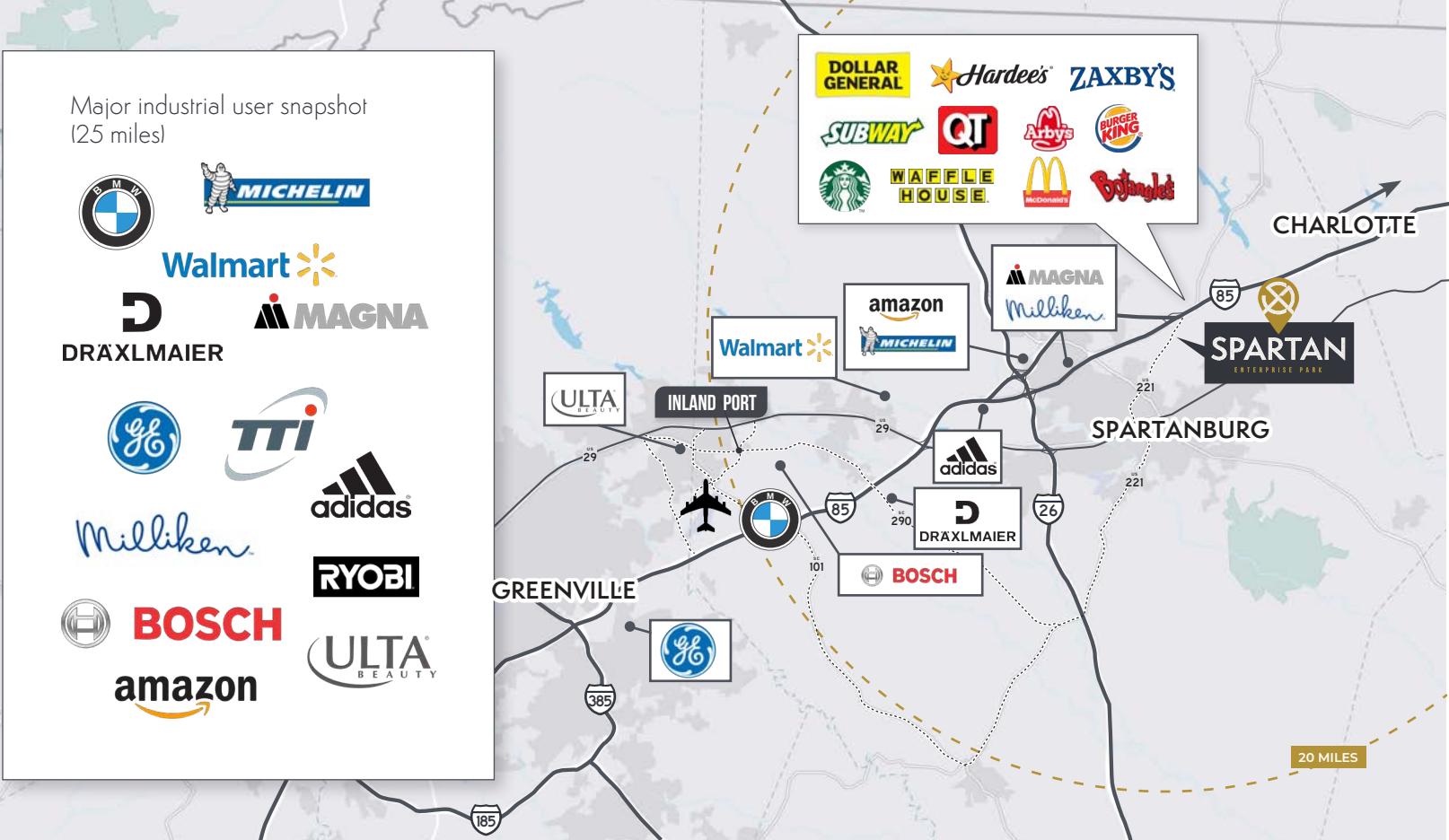
Park Overview

Spartan Enterprise Park is a 300-acre industrial park located just outside of downtown Spartanburg, SC with ±3 MSF of industrial building potential.

The park offers multiple opportunities for flexible build-to-suit or speculative speed-to-market space. Buildings **One** (fully leased) and **Two** (±113,526 SF remaining) are complete, with remaining space in Building Two for tenant occupancy.

With one of the most active inland ports in the Southeast located just ±20 miles to the west and a strategic location along I-85 in one of the nation’s fastest growing corridors for bulk distribution, Spartan Enterprise is an excellent opportunity for industrial users to expand or relocate their business.





Key Distances

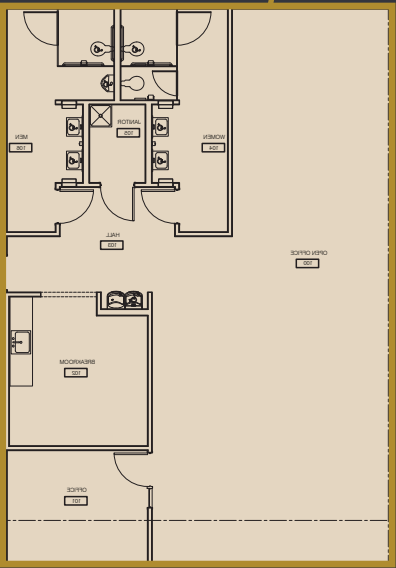
I-85 Exit 78	±0.5 miles	GSP Int'l Airport	±21 miles
I-85 Business	±2 miles	Inland Port Greer	±20 miles
I-26 Exit 2B	±8 miles	Charlotte, NC	±60 miles
Spartanburg	±4 miles	Port of Charleston	±205 miles
Greer	±21 miles	Atlanta, GA	±160 miles
Greenville	±30 miles		



Key Specifications

(of remaining space available)

Building Size	±324,633 SF	Office	Under construction
Available	±113,526 SF	Truck Court	130' (185' w/ trailer parking)
Configuration	rear-load	Construction	Interior steel frame; load bearing site cast tilt-up concrete wall panels
Clear Height	36'	Lighting	LED with motion sensors, 30 FC average; measured at 30" AFF
Column Spacing	52' x 50' (+ 60' speed bays)	HVAC	50° at -0°, 0.25 ACH
Dock Doors	11 (9 future) with full dock packages	Office	To suit tenant need
Drive-in Doors	1	LEED	"LEED volume" certified
Parking	27 trailer spaces 73 auto spaces	Fire Protection	ESFR
Power Service	600 amps (expandable upon request)		



Office Layout
(under construction)

Gateway to the Southeast



SPARTAN
ENTERPRISE PARK

**100
MILLION**

Consumers within a
one-day truck drive

**4.75%
GROWTH**

5-year projected
population growth

**6TH
FASTEST**

Growing market for
industrial users in the U.S.

