



Cherokee Ridge

AT SUNNY SLOPE INDUSTRIAL PARK

±485,460 SF | Class A Industrial
Pre-leasing now



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Property Overview

Cherokee Ridge is a 485,460-SF planned spec industrial development by Pacific Acquisitions at Sunny Slope Industrial Park in Cherokee County, SC.

The building is located in the fast-growing Sunny Slope Industrial Park, just over the Cherokee County border.

The facility will feature industry-leading specifications necessary for manufacturing or distribution operations with to-suit options to meet a wide range of tenant needs.



Key Specifications

Available space	±485,460 SF
Status	Pre-leasing/available for build-to-suit
Subdivisible	Yes - based on tenant need
Frontage/access	Webber Rd.

Orientation	Cross-dock
Office	To-suit
Column spacing	54' x 50' (60' speed bay)
Clear height	36'
Auto parking	339

Trailer parking	100
Dock doors	90
Drive-in doors	2
Fire protection	ESFR
Lighting	LED



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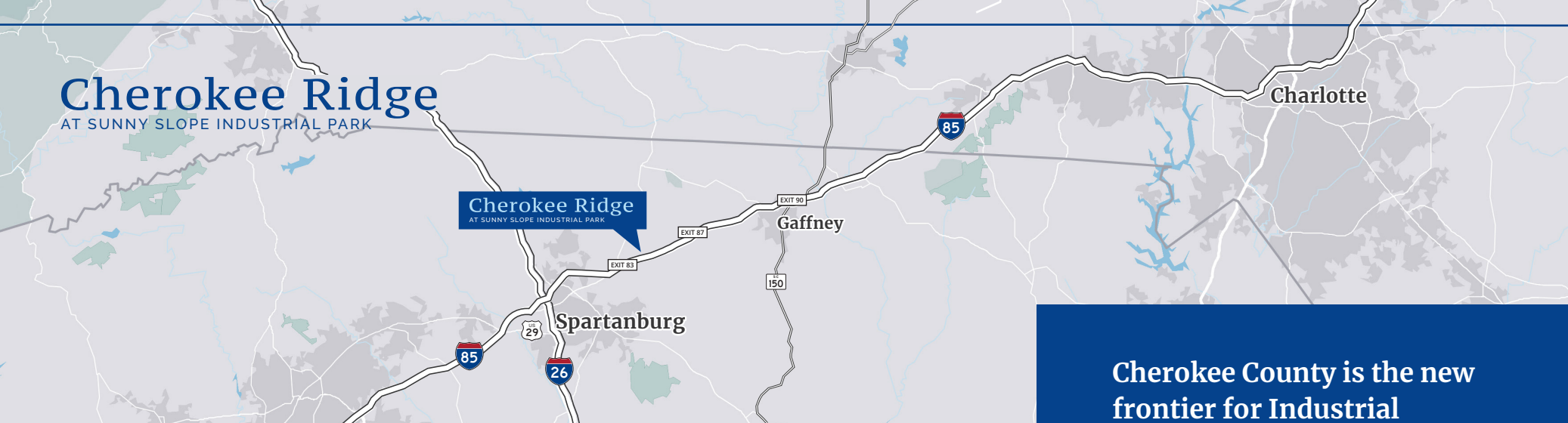
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About Sunny Slope Industrial Park

This industrial park offers easy access to the region's strong logistics and transportation infrastructure. The Inland Port in Greer, GSP International Airport, major interstates, freight and rail services all contribute to this location's viability.

The park offers unmatched frontage/visibility and access to I-85, connecting Greenville-Spartanburg to Atlanta, GA and Charlotte, NC. Neighboring Class A industrial users include Dollar Tree's ± 1.5 -million-square-foot regional distribution center and DHL/Mann+ Hummel's new ± 1.4 -million-square-foot facility at the front of the park.

Recent Developments



DHL/Mann+Hummel
 ± 1.4 -MSF distribution facility
spec-to-suit



Dollar Tree DC
 ± 1.5 -MSF distribution facility
build-to-suit



Adams Products/Sakrete
 ± 42 acre mix/bagging plant
New Investment

Cherokee County is the new frontier for Industrial



\$90 million is slated for infrastructure improvements in Cherokee County



± 4.8 MSF net industrial absorption in the Upstate (Q2 2022)



$\pm 14,911$ people travel outside of Cherokee County for work daily (available workforce potential)



Cherokee County's total labor force is $\pm 27,267$

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Locational Advantages

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.

Key Distances

3 miles
to I-85 on-ramp

17 miles
to I-26 on-ramp

29 miles
SC Inland
Port Greer

28 miles
BMW Plant
Spartanburg

32 miles
GSP International
Airport

14 miles
Spartanburg, SC

42 miles
Greenville, SC

60 miles
Charlotte, NC

Inland Port Greer

24/7 gates, one-day rail to the Port of Charleston, ±160,000 rail moves/year, 70-85% reduction in emissions vs. trucking



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Charlotte
Gaffney

Greenville

85

Atlanta

Columbia

26

Charleston



Inland Port Dillon

Less than 60-minute truck turn and one-day rail to Greer; ±29,000 moves/year via CSX rail



Norfolk Southern Rail Service

Quick turns connecting key logistics points including the Inland Port and Port of Charleston



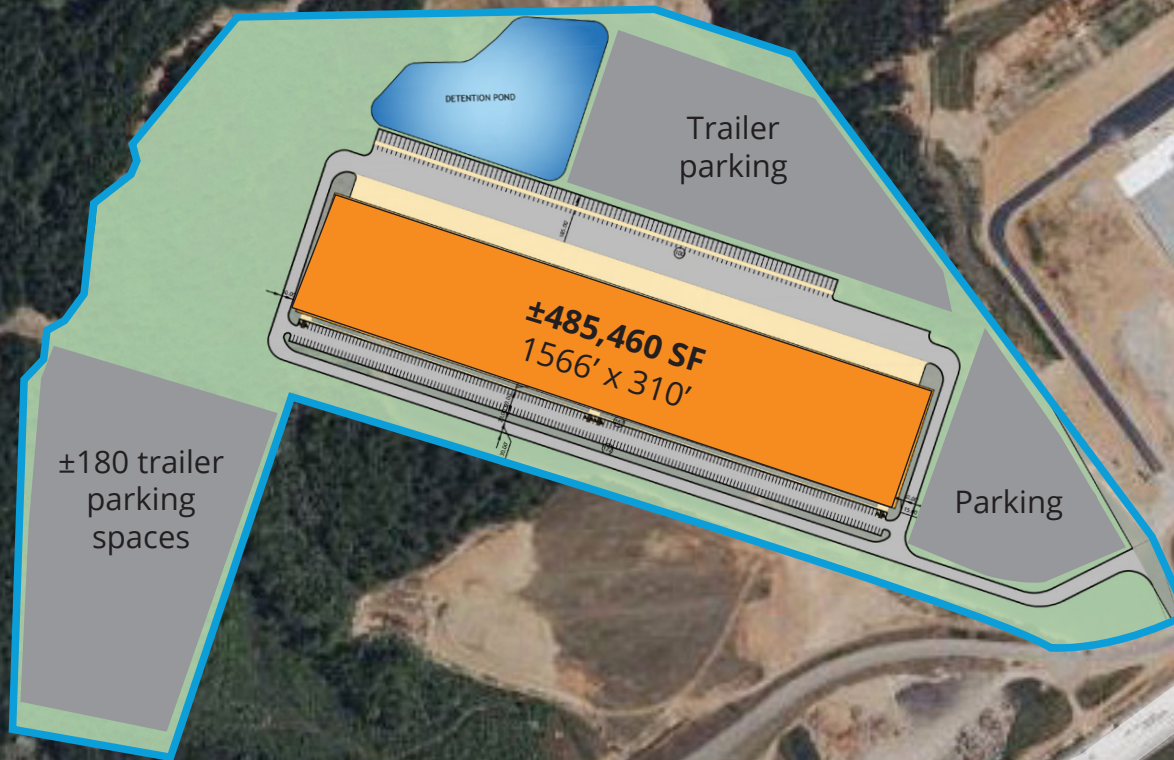
Port of Charleston

Deepest seaport on the east coast; 6th largest seaport in the US by cargo value; 2.75 million TEUs handled in 2021

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