



ACCESS POINT

DELIVERING Q4 2020
NOW PRE-LEASING



360 OLD LAURENS RD | SIMPSONVILLE, SC

- Great visibility and exposure from I-385
- Conveniently located directly off I-385 at the Old Stage Road Inter-change and 3.5 miles from I-85 & CU-ICAR
- Class-A, multi-tenant industrial park with brick and pre-cast concrete exterior facade
- Park will accommodate three industrial buildings totaling approximately 600,000 SF
- Phase I to include Buildings I & II constructed simultaneously
- Building II to be 158,760 SF with 210' depth
- Monument signage

CLASS A MULTI-TENANT INDUSTRIAL PARK

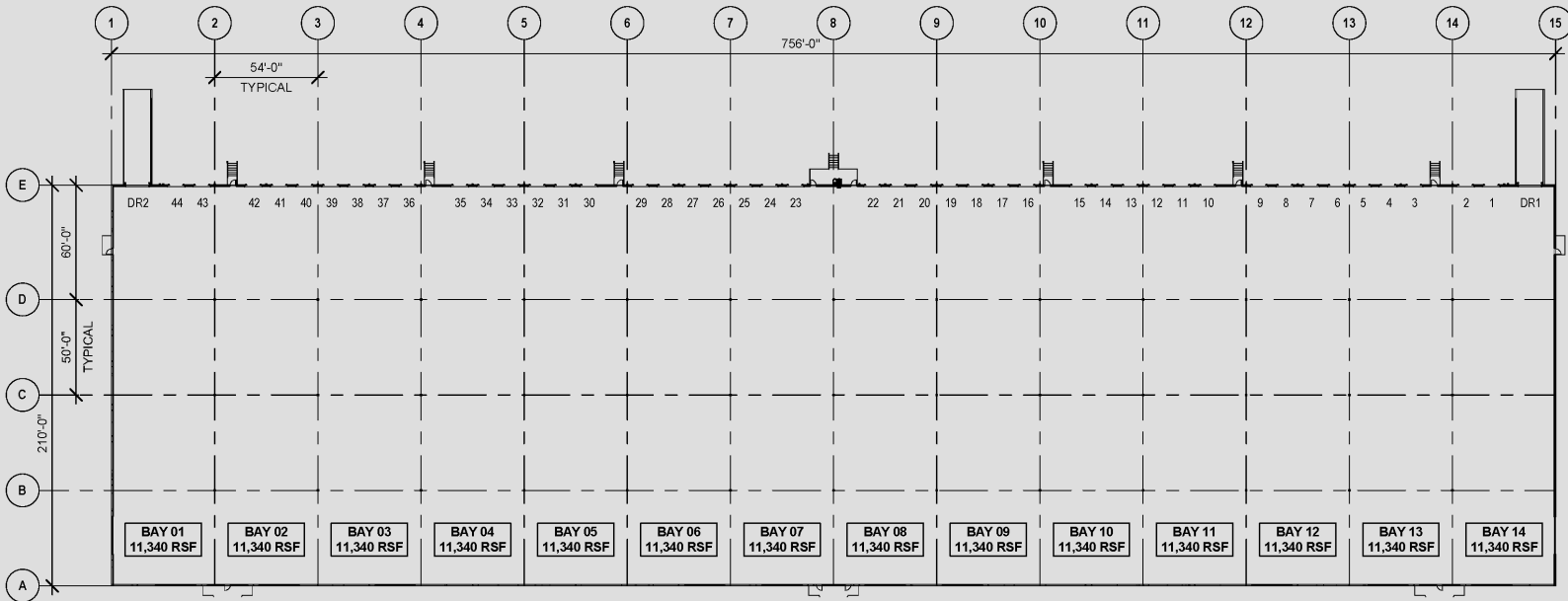
BUILDING II
158,760 SF





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LOCATION OVERVIEW

The ±49 acre development site is well situated on I-385 and I-185 at the Old Stage Rd interchange in Simpsonville, SC. This rare site is among one of Greenville County's most coveted locations with great visibility from the highways and centrally located with easy interstate access in any direction desired. This site is ideal for serving a tenant's customer base in the Upstate of South Carolina as well as the rest of the Nation.

BUILDING DETAILS

> TOTAL BUILDING SIZE 158,760 SF	> SPRINKLER SYSTEM 100% ESFR	> TRAILER PARKING Available
> EXTERIOR Concrete tilt-up	> ROOF 45 mil; R20 White TPO	> TRAILER DOLLY PAD 60' deep w/ concrete apron
> CEILING HEIGHT 32' clear	> BUILDING DIMENSIONS 210' depth	> TRUCK COURT 135' common
> DOORS 2 Docks per bay / KO's 2 Drive-in doors	> BAY SIZE 54' x 50'	> PARKING Ample parking, 0.96/1000 Expandable for trailer spaces



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