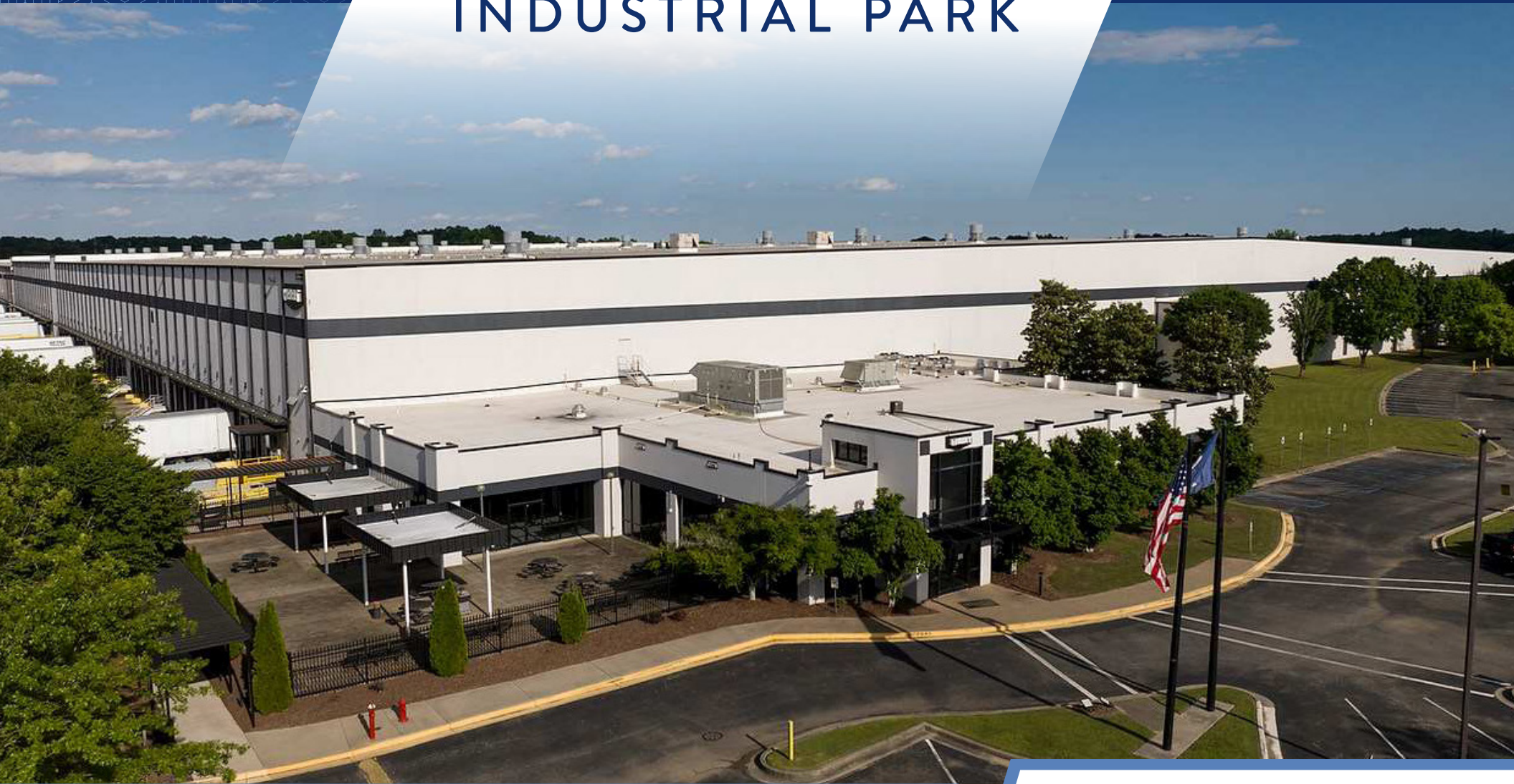


MEADOW CREEK INDUSTRIAL PARK



**34 COMMERCE DRIVE
GAFFNEY, SC 29340**



MEADOW CREEK INDUSTRIAL PARK

MOVE-IN READY

Warehouse 1 & 2:

Primary - 12470 GRDY/7000 | Transformers - (2)
1500 KVA | Secondary - 480Y/277 | Distribution - (2)
2000 AMP | Square D Panels | Generator

Warehouse 3:

Transformer - 750 KVA | Secondary - 480/277 - 3
| Phase 4 Wire Distribution | 2500 AMP Service -
Square D | Generator



AVAILABLE: ±1,033,169 SF



FIRE SUPPRESSION: ESFR Sprinkler



BUILDING CONFIGURATION: Cross-Dock Capabilities



LIGHTING: LED



OFFICE SPACE: ±25,478 SF



AUTO PARKING: 228



BUILDING DIMENSIONS: ±660' x ±1,525'



TRAILER PARKING: 310



COLUMN SPACING: 60' x 60'



YEAR BUILT: 1996 / 2021



CLEAR HEIGHT: 36' in 522,215 SF (original building)
40' in 485,178 SF (expansion)

UTILITIES



WATER: Gaffney Board of Public Works,
(2) 10' Sprinkler



DOCK DOORS: 81, All docks have mechanical
levelers, dock locks, lights, shelters



SEWER: Gaffney Board of Public Works,
8" PVC Line



DRIVE IN DOORS: 2



GAS: Piedmont Natural Gas

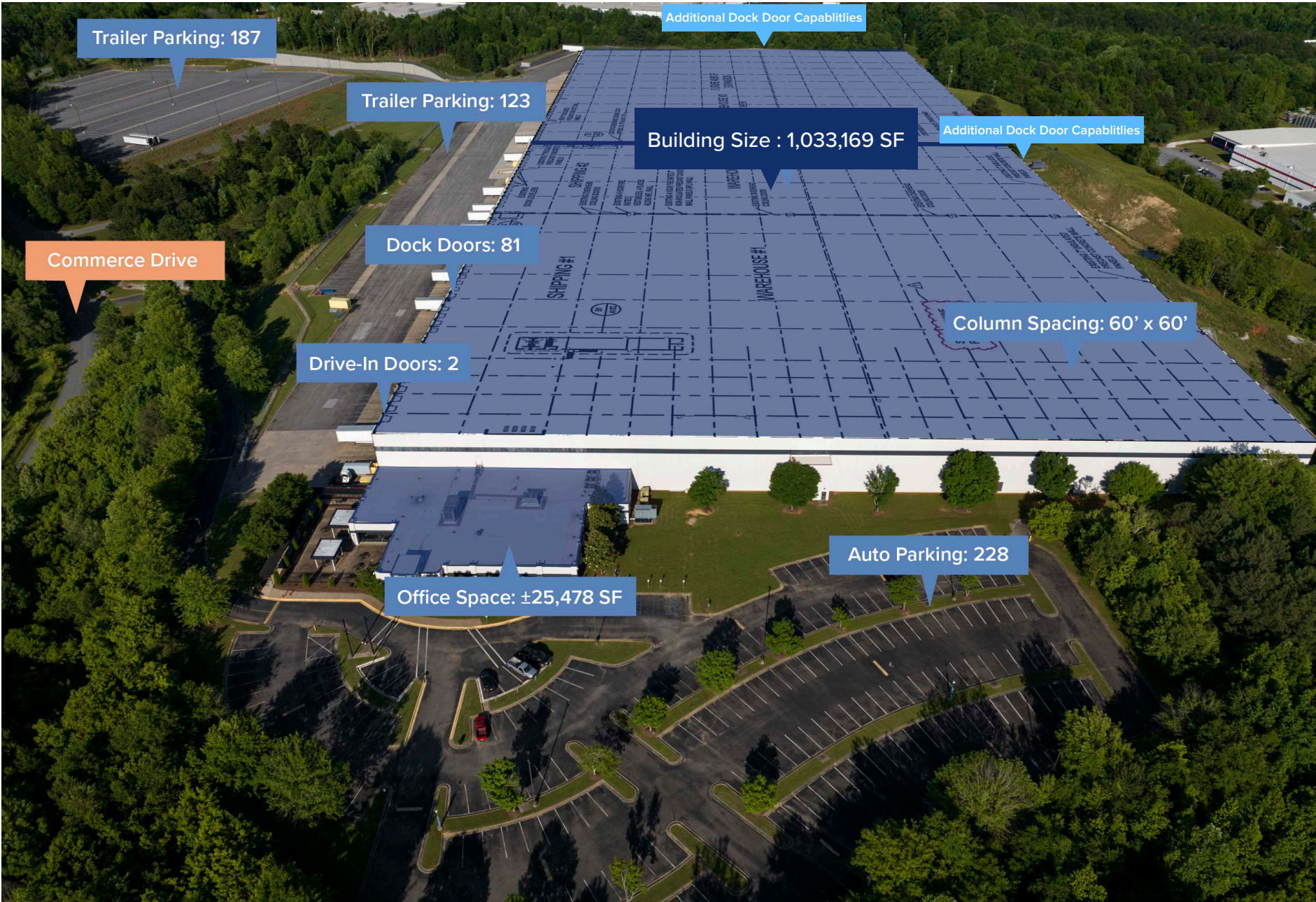


FLOOR SPECS: 6", 4000 PSI Flooring



FIBER: Redundant Fiber

SITE PLAN



Trailer Parking: 187

Additional Dock Door Capabilities

Trailer Parking: 123

Building Size : 1,033,169 SF

Additional Dock Door Capabilities

Commerce Drive

Dock Doors: 81

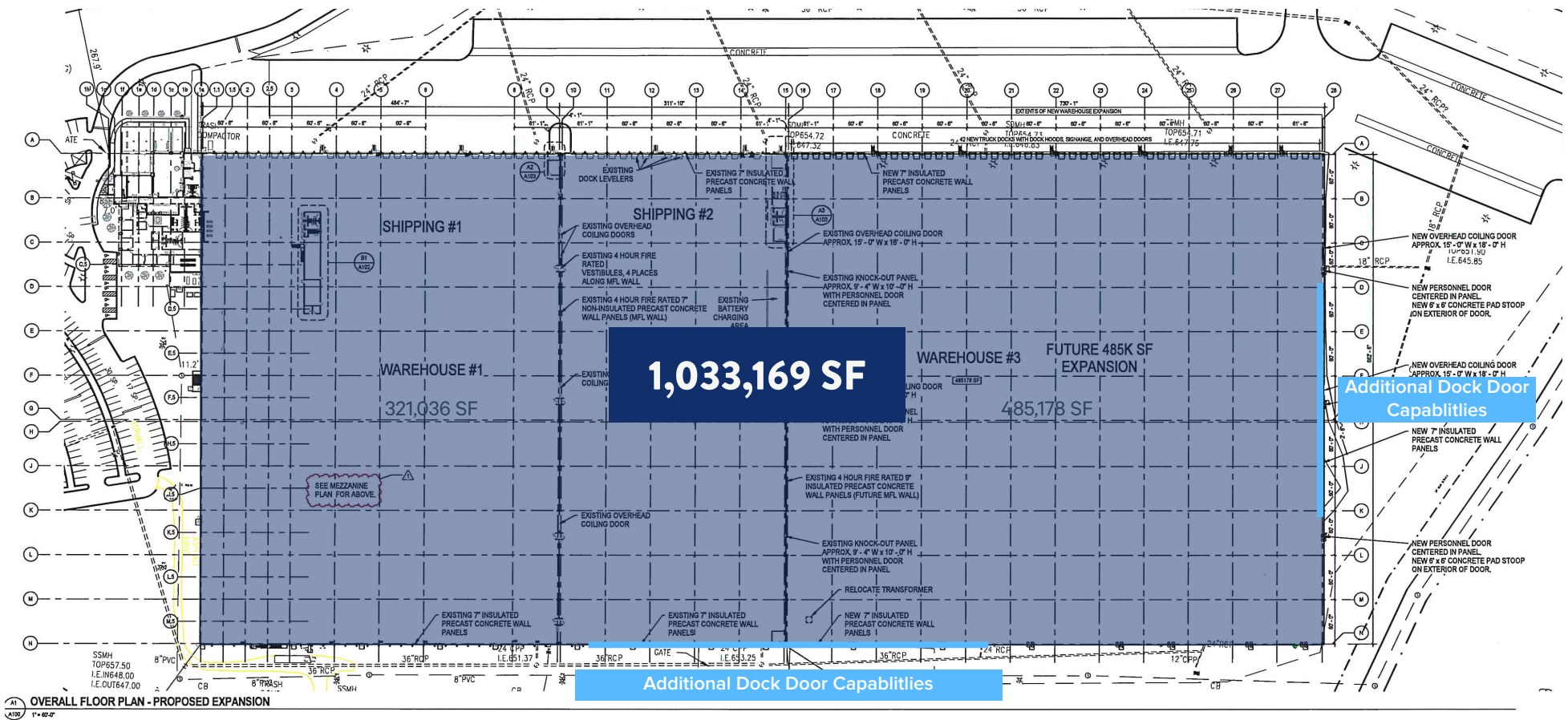
Column Spacing: 60' x 60'

Drive-In Doors: 2

Auto Parking: 228

Office Space: ±25,478 SF

BUILDING PLANS

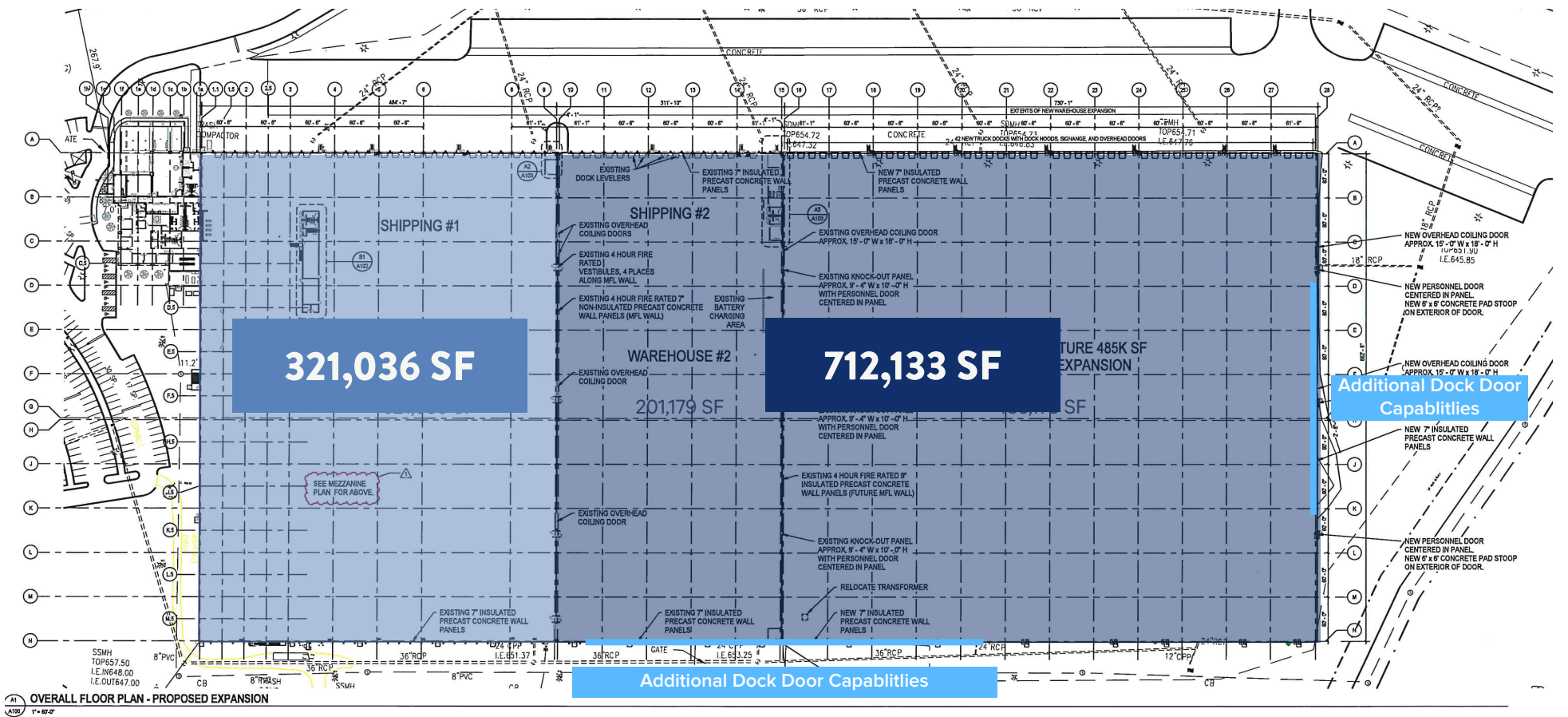


FULL BUILDING

±522,215 SF

712,133 SF

BUILDING PLANS



FULL BUILDING

±522,215 SF

712,133 SF

STRATEGIC LOCATION



ACCESS TO LABOR



ACCESS TO I-85/POPULATION



OPEX BELOW MARKET



UTILITIES

UPSTATE, SOUTH CAROLINA

- Access to I-85
 - ✓ Strategically located in one of the fastest growing industrial markets the United States.
 - ✓ The entire east coast is accessible within 24 hours.
- Labor
 - ✓ 0.6% Projected population growth through 2028
 - ✓ 15,000 residents commute out of Cherokee County everyday for work

CHEROKEE COUNTY IS A TIER IV COUNTY

Cherokee County is a Tier IV County in SC, which provides the highest level of statutory Job Tax Credit and ability to offer more aggressive discretionary incentives compared to surrounding counties in the Upstate.

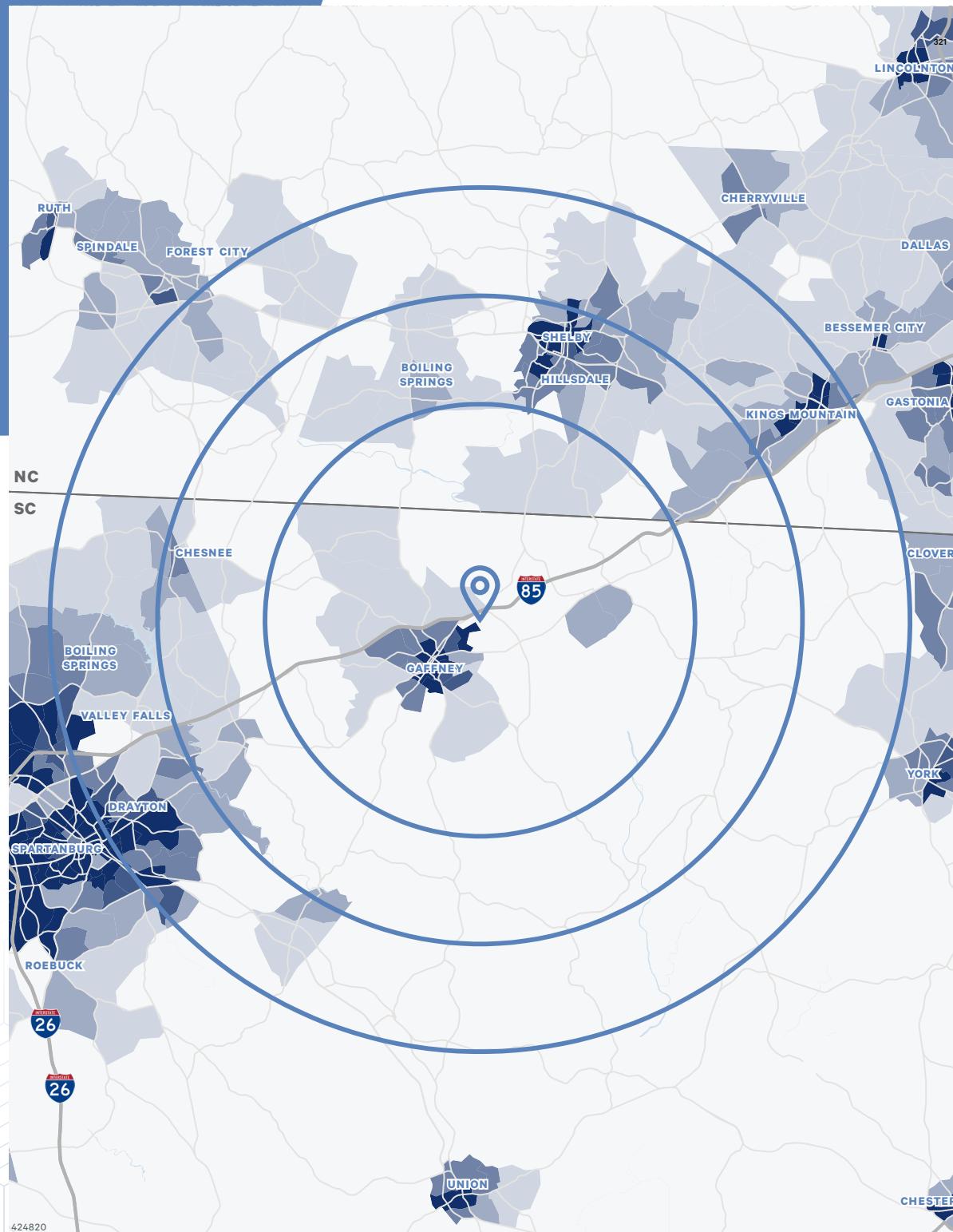


\$25,500
JOB TAX CREDIT

LABOR HEAT MAP

	10 Miles	15 Miles	20 Miles
Population	56,283	127,918	243,219
Daytime Population	54,303	125,377	225,365
Average HH Income	\$64,512.00	\$67,222.00	\$71,870.00
Bachelor's Degree or Higher	3,909	10,703	24,325
Labor Force	22,293	54,698	107,866
Businesses	1,474	3,762	6,518

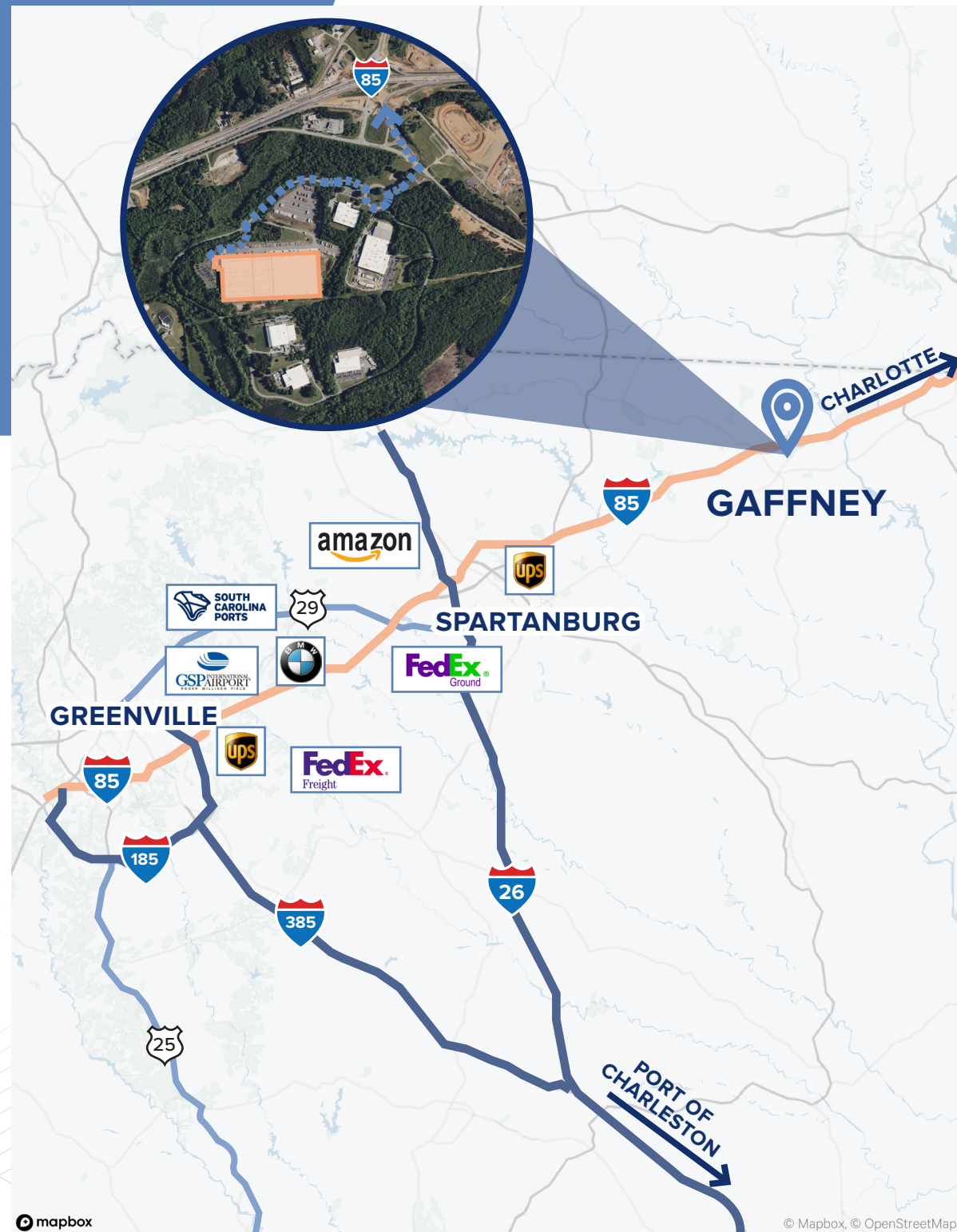
	60 Minute Drive
Manufacturing	148,956
Transportation & Warehousing	66,764
Wholesale & Retail Trade	127,914



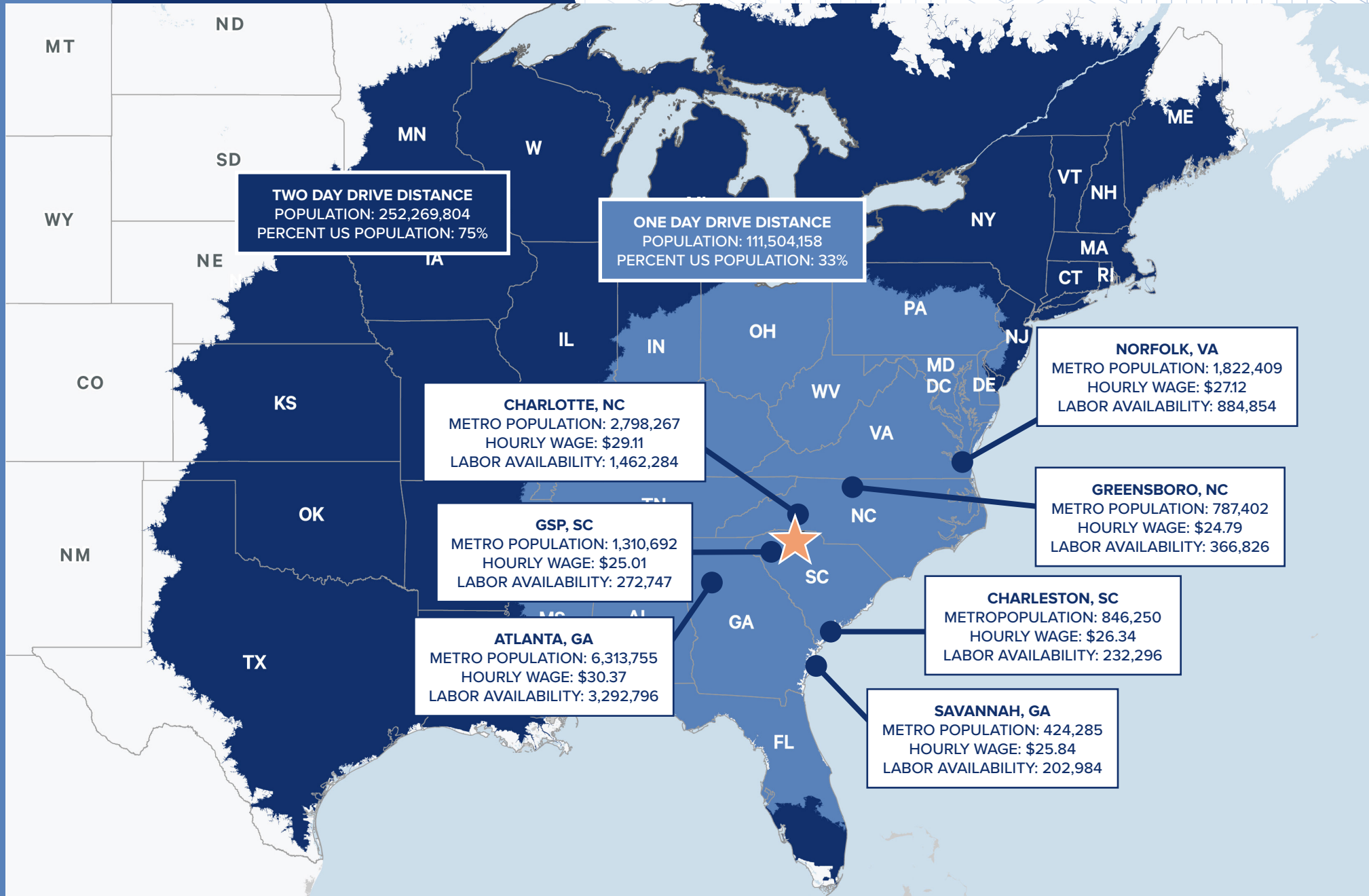
LOCATION DETAILS

Location	Distance
I-85	1.2 Miles
Downtown Gaffney	5.0 Miles
Downtown Spartanburg	25.4 Miles
BMW	39.2 Miles
SC Inland Port	40.7 Miles
GSP International Airport	41.7 Miles
Charlotte Intl Airport	44.8 Miles
Downtown Greenville	54.2 Miles
Downtown Atlanta	195.2 Miles
Port of Charleston	231.8 Miles
Port of Savannah	275.1 Miles

Location	Distance
FedEx Ground (Spartanburg)	30.4 Miles
UPS Ground (Spartanburg)	32.6 Miles
Averitt Express (Duncan)	38.3 Miles
FedEx Freight (Duncan)	40.5 Miles
FedEx Air (GSP)	41.7 Miles
UPS Freight (Pelham Rd)	45.5 Miles
FedEx Ground (Greenville)	54.0 Miles
FedEx Ground (Anderson)	71.9 Miles



DRIVE TIME







FOR MORE INFORMATION, PLEASE CONTACT:

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