



Summit
Real Estate Group

CBRE

248,000 SF
Immediately Available

166,000 SF Lease
82,000 SF Sublease

For Sale or Lease



Gateway 29

370 OLD SPARTANBURG ROAD
WELLFORD, SC 29385
SITE #2507

CONTACT BROKER FOR PRICING

Property Details

BUILDING FEATURES

- Available Space: ±248,000 SF
 - Direct Lease: ±166,000 SF
 - Sublease: ±82,000 SF
- Spec Office Space: ±2,500 SF
- Building Dimensions: 310' x 800'
- Column Spacing: 50' x 53'
- Clear Height: 32'
- Dock Doors: 33 (8 w/ pit levelers)
- Drive-In Doors: 1 (12' x 14')
- Speed Bay: 60'

SITE FEATURES

- Lighting: 30 FC
- Fire Protection: ESFR
- Warehouse Ventilation: 1.5 Air changes per hour
- Power: 3000 amp, 480 volt
- Auto Parking: 110 (Expandable to 158)
- Trailer Parking: 34
- Truck Court: 135'
- Outdoor Storage: ±1.75 acres



Site Plan



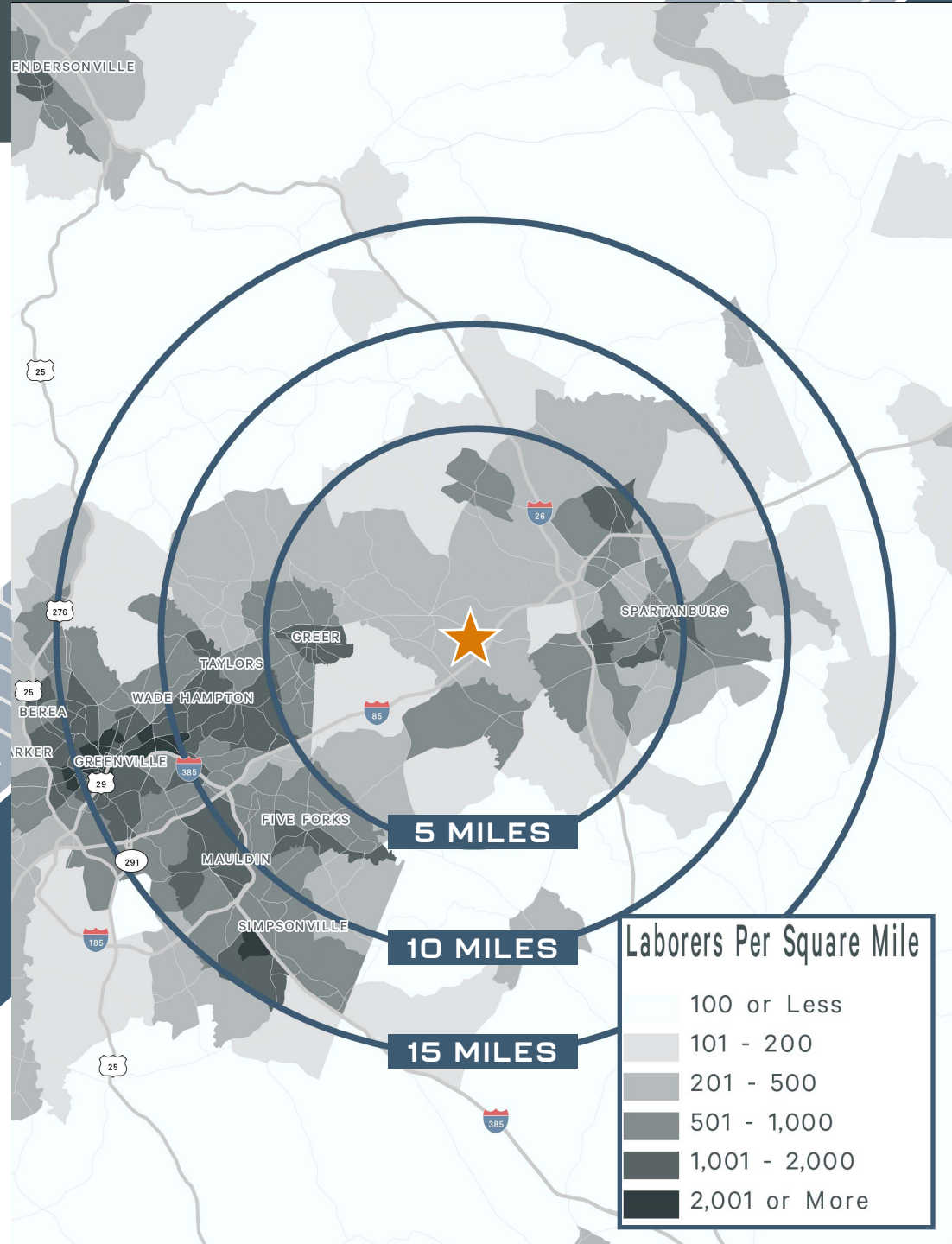
Regional Map



Labor Heat Map

LOCATION	DRIVE TIME
Highway 29	0.5 Miles
I-85	0.9 Miles
I-26 (Via Highway 29)	5.4 Miles
Inland Port Greer	7.5 Miles
BMW	9.6 Miles
Gsp International Airport	10.9 Miles
Downtown Spartanburg	12.6 Miles
Downtown Greenville	21.9 Miles

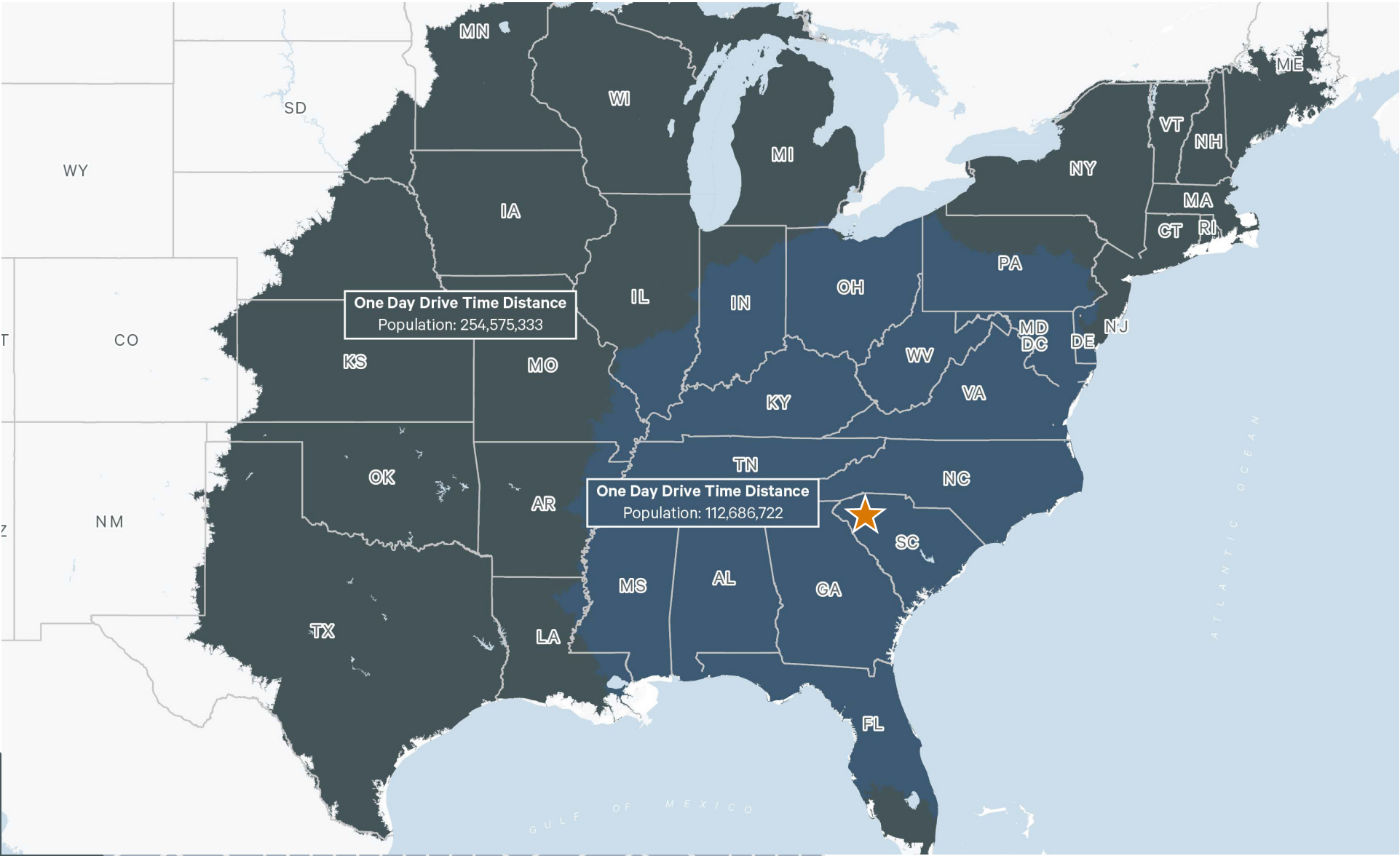
	10 MILES	15 MILES	20 MILES
POPULATION	254,989	515,900	793,325
PROJECTED POP. GROWTH RATE	1.38%	1.20%	1.16%
BACHELOR'S DEGREE OR HIGHER	31,122	82,824	129,761
LABOR FORCE	121,779	251,606	392,471
AVERAGE HH INCOME	\$87,960	\$99,033	\$99,426
DAYTIME POPULATION	282,632	533,030	830,311
BUSINESSES	8,622	16,628	28,331



Laborers Per Square Mile

- 100 or Less
- 101 - 200
- 201 - 500
- 501 - 1,000
- 1,001 - 2,000
- 2,001 or More

Drive-Time Map



Property Photos



Property Photos



248,000 SF AVAILABLE FOR SALE OR LEASE

Gateway 29

370 OLD SPARTANBURG HIGHWAY
WELLFORD, SC 29385

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