



Summit  
Real Estate Group

**CBRE**

166,000 SF  
Available  
For Lease



# Gateway 29

370 OLD SPARTANBURG ROAD  
WELLFORD, SC 29385  
SITE #2507

CONTACT BROKER FOR PRICING

# Property Details

## BUILDING FEATURES

- ▷ Available Space:  $\pm 166,000$  SF
- ▷ Minimum Divisibility:  $\pm 62,000$  SF
- ▷ Building Size:  $\pm 248,000$  SF
- ▷ Spec Office Space:  $\pm 2,500$  SF
- ▷ Building Dimensions: 310' x 800'
- ▷ Column Spacing: 50' x 53'
- ▷ Clear Height: 32'

## LOADING FEATURES

- ▷ Dock Doors: 33 (8 w/ pit levelers)
- ▷ Drive-In Doors: 1 (12' x 14')
- ▷ Speed Bay: 60'

## SITE FEATURES

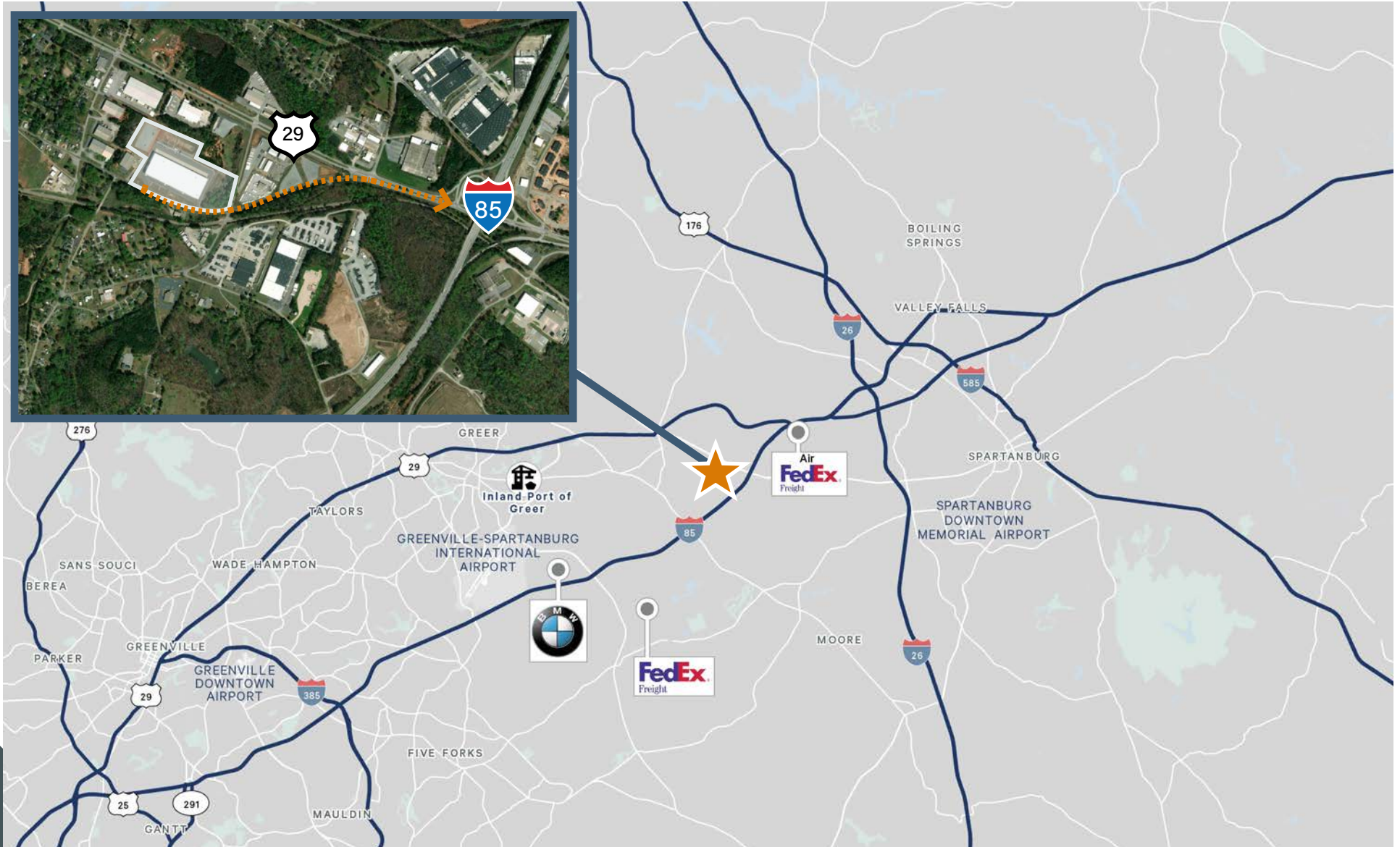
- ▷ Lighting: 30 FC
- ▷ Fire Protection: ESFR
- ▷ Warehouse Ventilation: 1.5 Air changes per hour
- ▷ Power: 3000 amp, 480 volt
- ▷ Auto Parking: 110 (Expandable to 158)
- ▷ Trailer Parking: 34
- ▷ Truck Court: 135'



# Site Plan



# Regional Map



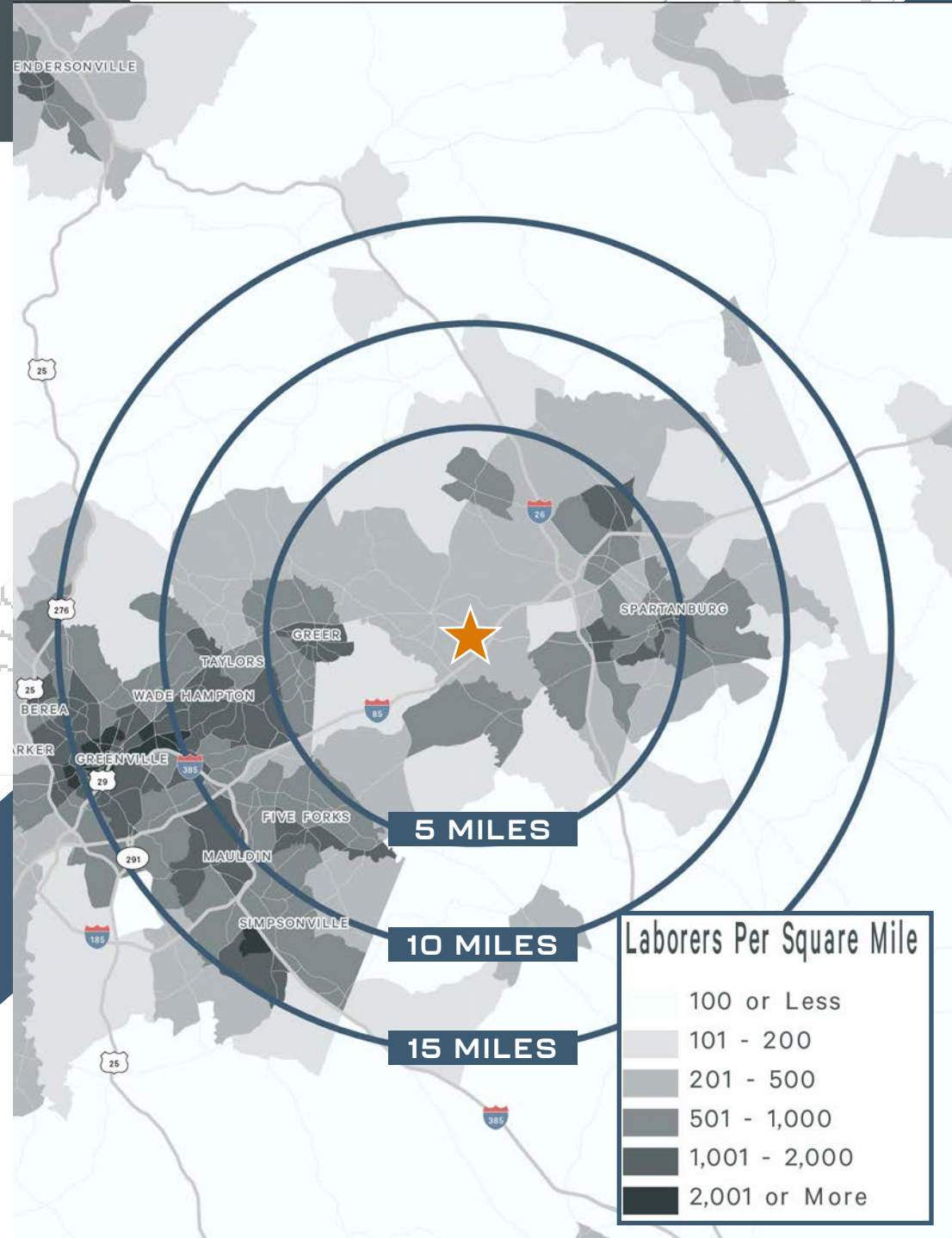
# Labor Heat Map

## LOCATION

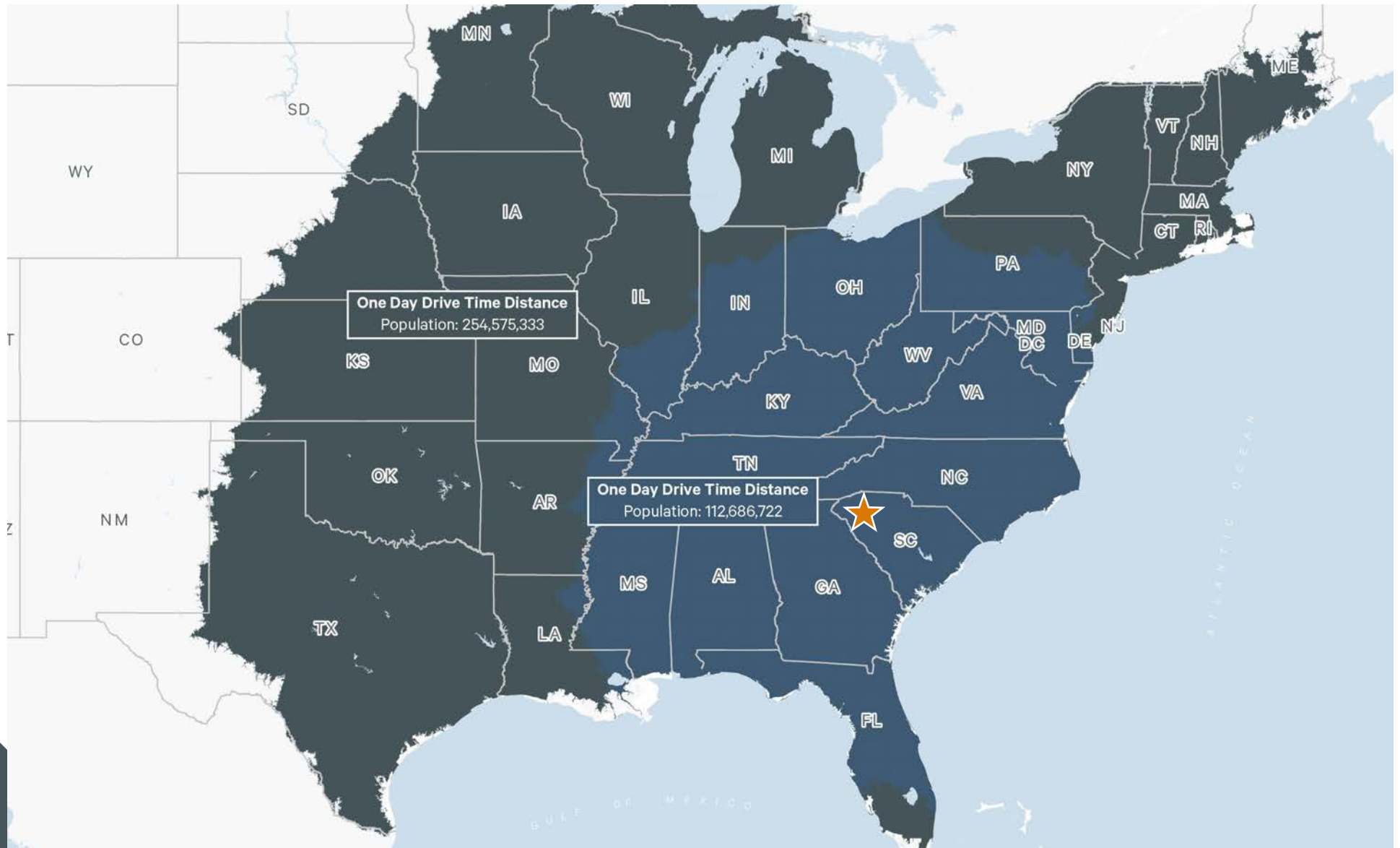
## DRIVE TIME

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



# Drive-Time Map



# Property Photos



# Property Photos



An aerial photograph of a large, modern industrial building with a grey roof and blue accents. The building is situated in a wooded area with a parking lot in front. The sky is blue with scattered clouds.

166,000 SF AVAILABLE FOR LEASE

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WELLFORD, SC 29385

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