

# FORT PRINCE LOGISTICS CENTER

476,280± SF NOW AVAILABLE

1090 Fort Prince Blvd  
Wellford, South Carolina 29385



## FOR LEASE

119,070± TO 476,280± SF WITH ADDITIONAL  
PARKING AND TRAILER STORAGE

DIVISIBLE TO 119,070± SF



FOR MORE  
INFORMATION  
CONTACT

TREY PENNINGTON, SIOR  
864.527.6095  
Trey.Pennington@cbre.com

JEFF BENEDICT  
864.235.1961  
Jeff.Benedict@cbre.com

TRIPP SPEAKS  
803.669.2434  
Tripp.Speaks@cbre.com

CBRE

# FORT PRINCE LOGISTICS CENTER

476,280± SF NOW AVAILABLE

SITE PLAN

1090 Fort Prince Blvd  
Wellford, South Carolina 29385



## FORT PRINCE LOGISTICS CENTER OFFERS SUPERIOR ACCESS TO:

- TRANSPORTATION HUBS
- HIGHWAYS: I-85, I-26
- LARGE LABOR FORCE

Located within the emerging **Fort Prince industrial corridor** in Greenville-Spartanburg, SC, Fort Prince Logistics Center features industry-leading specifications necessary for manufacturing and/or distribution operations.

- ◆ Multiple routes to Inland Port - industrial epicenter of GSP
- ◆ Meets BMW's "Just-in-time, just-in-sequence" requirement
- ◆ Move-in ready with existing office - ideal for speed-to-market requirements
- ◆ Suited for manufacturing use: heavy power/water/sewer and expandable employee parking
- ◆ Transformers and switchgear to the building are energized

# FORT PRINCE LOGISTICS CENTER

476,280± SF NOW AVAILABLE

**BUILDING SPECS**  
1090 Fort Prince Blvd  
Wellford, South Carolina 29385

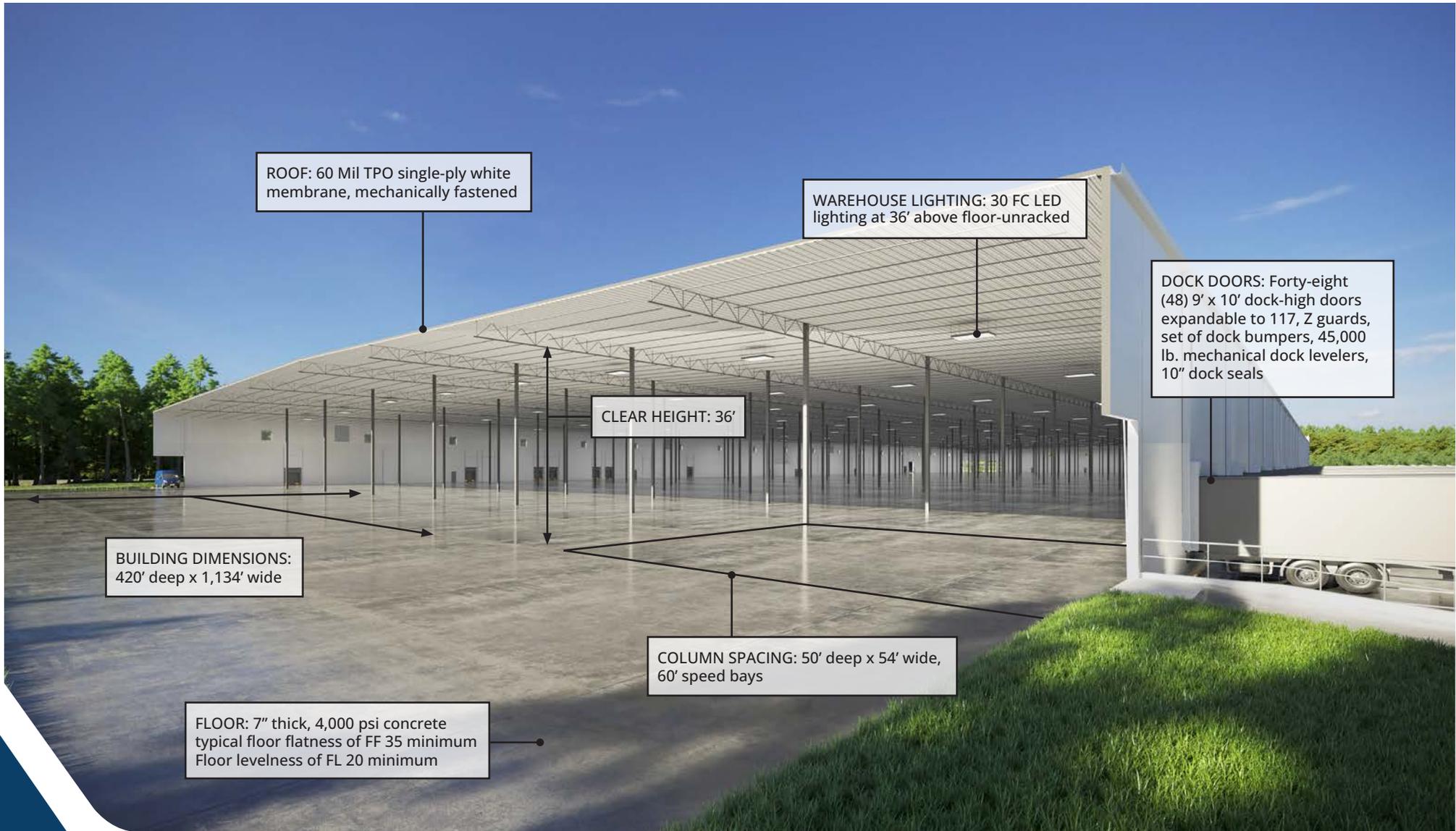


<b>BUILDING TYPE</b>	Tilt up concrete wall panels with structural steel frame and TPO roof (R-20)
<b>BUILDING SIZE</b>	476,280 SF divisible to 119,070 SF
<b>BUILDING DIMENSIONS</b>	420' deep x 1,134' wide
<b>COLUMN SPACING</b>	50' deep x 54' wide, 60' speed bays
<b>CLEAR HEIGHT</b>	36'
<b>ROOF</b>	60 Mil TPO single-ply white membrane, mechanically fastened
<b>BUILDING FLOOR SLAB</b>	7" thick, 4,000 psi concrete typical floor flatness of FF 35 minimum Floor levelness of FL 20 minimum
<b>FLOOR SEALER</b>	Ashford
<b>DRIVE-IN DOORS</b>	Four (4) 12' x 14' drive-in doors
<b>DOCK DOORS &amp; EQUIPMENT</b>	Forty-eight (48) 9' x 10' dock-high doors expandable to 117 Z guards, set of dock bumpers, 45,000 lb. mechanical dock levelers, 10" dock seals
<b>ELECTRICAL SERVICE</b>	4,000 amp, 480V
<b>WAREHOUSE LIGHTING</b>	30 FC LED lighting at 36' above floor-unracked
<b>FIRE PROTECTION SYSTEM</b>	ESFR designed for Class I-IV commodities
<b>WAREHOUSING HVAC</b>	Make up air units for freeze protection with 1 air change per hour summer ventilation
<b>TRUCK COURTS</b>	135' deep
<b>TRAILER PARKING</b>	125 future spaces
<b>CAR PARKING</b>	189 total spaces expandable to 385
<b>ENHANCED FEATURES</b>	Building interior painted white 2,500 SF spec office Remote shipping/receiving restrooms

# FORT PRINCE LOGISTICS CENTER

476,280± SF NOW AVAILABLE

BUILDING SPECS  
1090 Fort Prince Blvd  
Wellford, South Carolina 29385



FOR MORE  
INFORMATION  
CONTACT

TREY PENNINGTON, SIOR  
864.527.6095  
Trey.Pennington@cbre.com

JEFF BENEDICT  
864.235.1961  
Jeff.Benedict@cbre.com

TRIPP SPEAKS  
803.669.2434  
Tripp.Speaks@cbre.com



# FORT PRINCE LOGISTICS CENTER

476,280± SF NOW AVAILABLE

AREA MAP

1090 Fort Prince Blvd  
Wellford, South Carolina 29385



## LOCATIONAL ADVANTAGES

**Upstate South Carolina's central location** within the booming Southeastern United States provides access to major markets, supplier networks and growing industries.

Companies here have access to direct, daily rail service from the Inland Port Greer connecting to the deepest seaport on the East coast, The Port of Charleston as well as interstate and rail connecting to more than 100 million consumers (1/3 of the U.S. population) within a one-day drive.

**2.0 MILES**  
I-85 - EXIT 68  
ON/OFF RAMP

**5.0 MILES**  
I-26 - EXIT 2A  
ON/OFF RAMP

**7.0 MILES**  
SC INLAND PORT GREER

**7.5 MILES**  
BMW PLANT  
SPARTANBURG

**8.0 MILES**  
GREENVILLE-SPARTANBURG  
INTERNATIONAL AIRPORT

**9.0 MILES**  
SPARTANBURG, SC

**25 MILES**  
GREENVILLE, SC

**80 MILES**  
CHARLOTTE, NC



FOR MORE  
INFORMATION  
CONTACT

TREY PENNINGTON, SIOR  
864.527.6095  
Trey.Pennington@cbre.com

JEFF BENEDICT  
864.235.1961  
Jeff.Benedict@cbre.com

TRIPP SPEAKS  
803.669.2434  
Tripp.Speaks@cbre.com

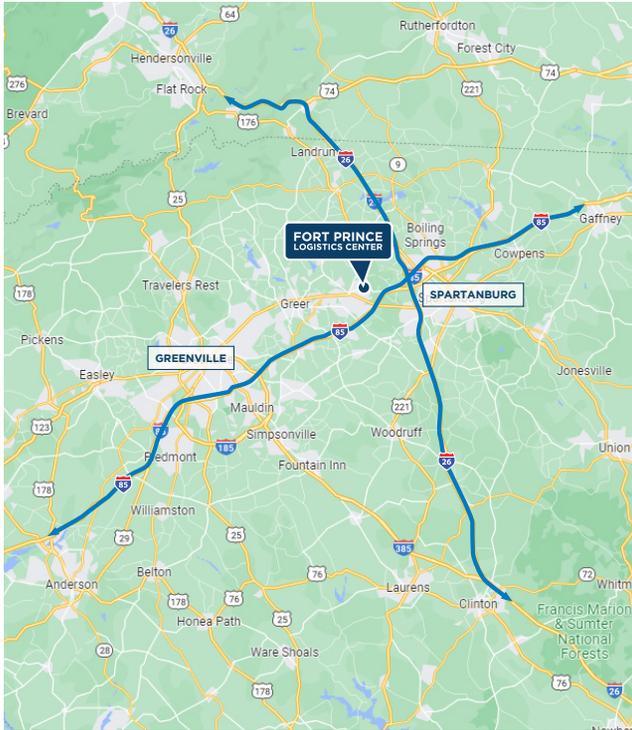


# FORT PRINCE LOGISTICS CENTER

476,280± SF NOW AVAILABLE

LOCATION MAP

1090 Fort Prince Blvd  
Wellford, South Carolina 29385



FOR MORE  
INFORMATION  
CONTACT

TREY PENNINGTON, SIOR  
864.527.6095  
Trey.Pennington@cbre.com

JEFF BENEDICT  
864.235.1961  
Jeff.Benedict@cbre.com

TRIPP SPEAKS  
803.669.2434  
Tripp.Speaks@cbre.com



# FORT PRINCE LOGISTICS CENTER

476,280± SF NOW AVAILABLE

1090 Fort Prince Blvd  
Wellford, South Carolina 29385



**1-DAY**  
SHIPPING TO  
**102M**  
CONSUMERS

**2-DAY**  
SHIPPING TO  
**250M**  
CONSUMERS



FOR MORE  
INFORMATION  
CONTACT

TREY PENNINGTON, SIOR  
864.527.6095  
Trey.Pennington@cbre.com

JEFF BENEDICT  
864.235.1961  
Jeff.Benedict@cbre.com

TRIPP SPEAKS  
803.669.2434  
Tripp.Speaks@cbre.com

