



ABNER CREEK LOGISTICS CENTER

PANATTONI'S HWY 101 CORRIDOR INDUSTRIAL DEVELOPMENT



PANATTONI®

891 Deyoung Rd, Greer South Carolina (Greenville-Spartanburg MSA)

PROPERTY HIGHLIGHTS



±97,993 SF Immediately Available



Central Location in Greenville – Spartanburg MSA in Hwy 101 Corridor



Proximity to GSP International Airport, BMW, BMW's Private Flyover Bridge (Under Construction) and the Inland Port



Excellent Ingress / Egress to I-85 via Hwy 101 & Brockman McClimn Rd



Ability to provide a campus-like environment with tenant controlled auto and trailer parking



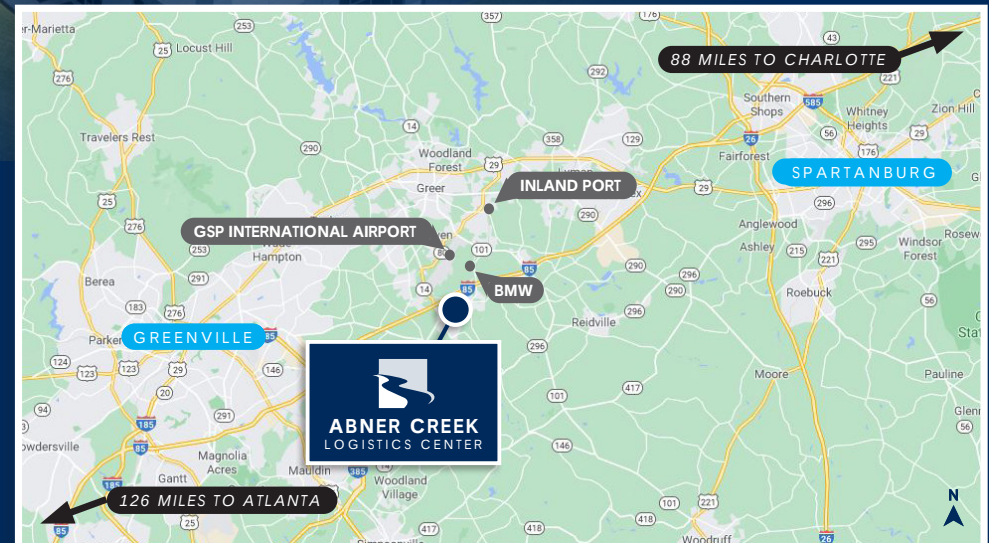
Located in Opportunity Zone



19 Docks, 1 Drive-In Doors



Base Building Delivered Move-In Ready -
1,855 SF of Office, 25' fc Lighting, 2 HVLS Fans



SITE PLAN



Sewer:
Greer Commission of
Public Works



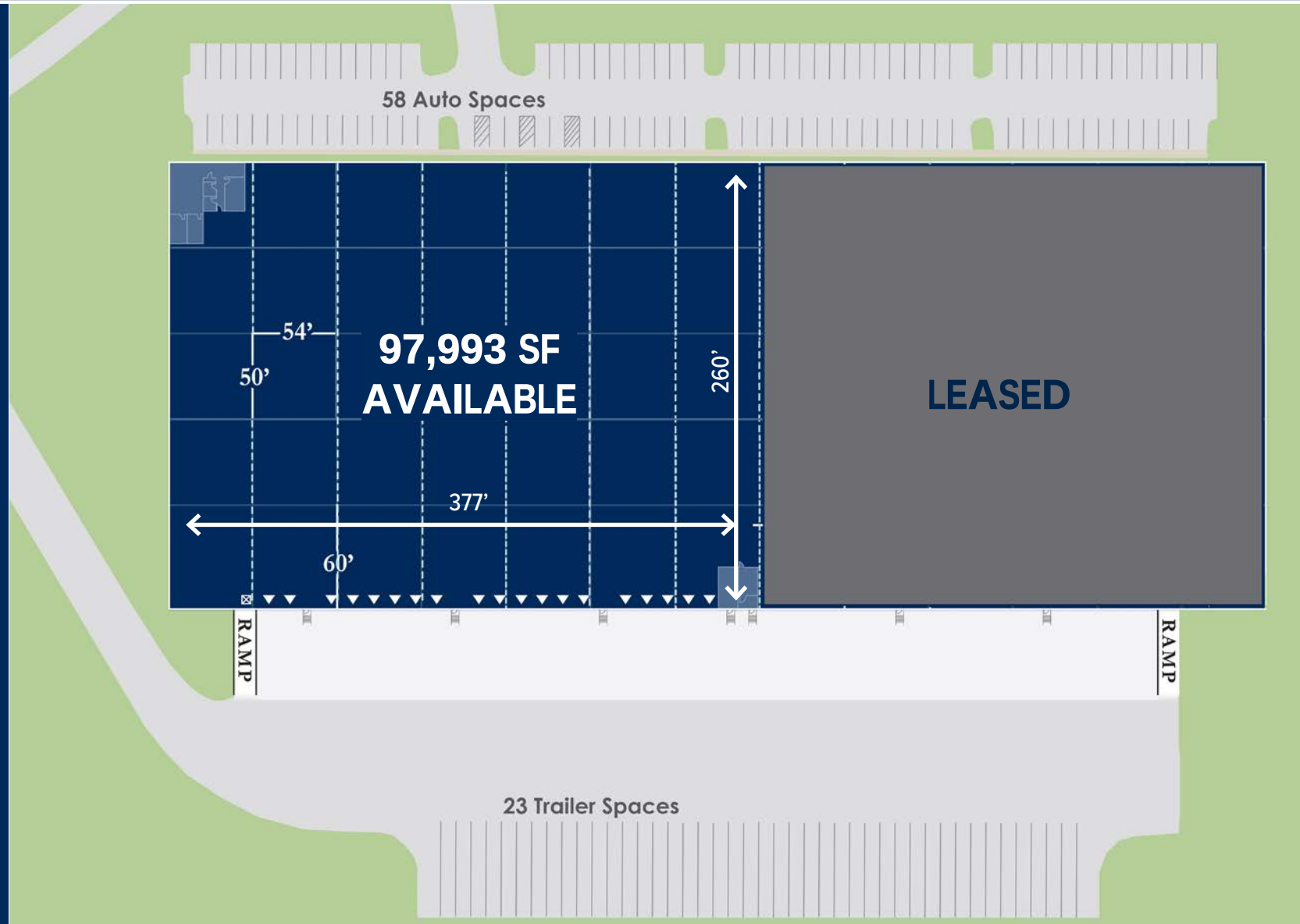
Water:
Greer Commission of
Public Works



Power:
Duke Energy



Natural Gas:
Greer Commission of
Public Works



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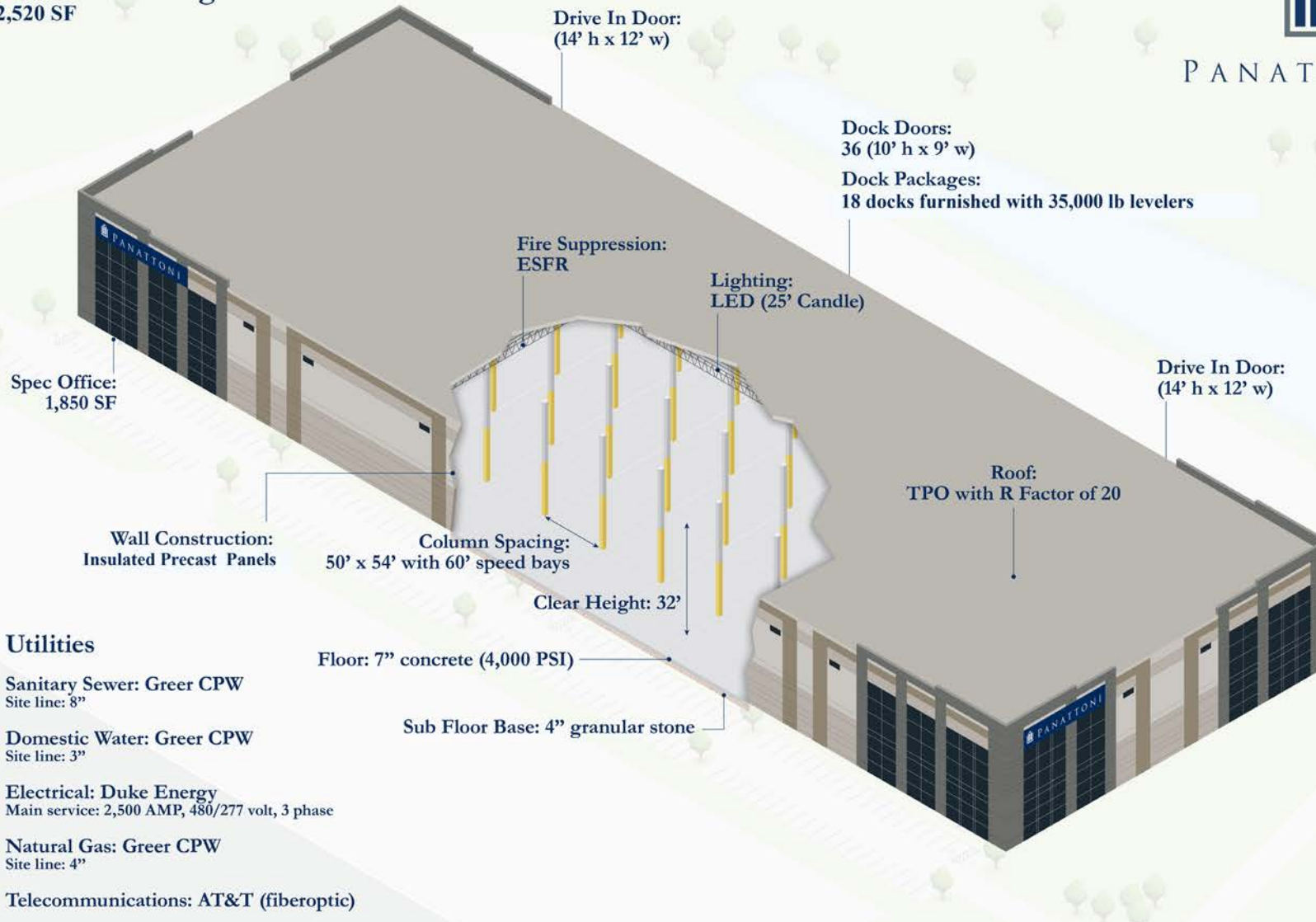
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BUILDING SPECIFICATIONS

Abner Creek Logistics Center 182,520 SF



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BUILDING PHOTOS

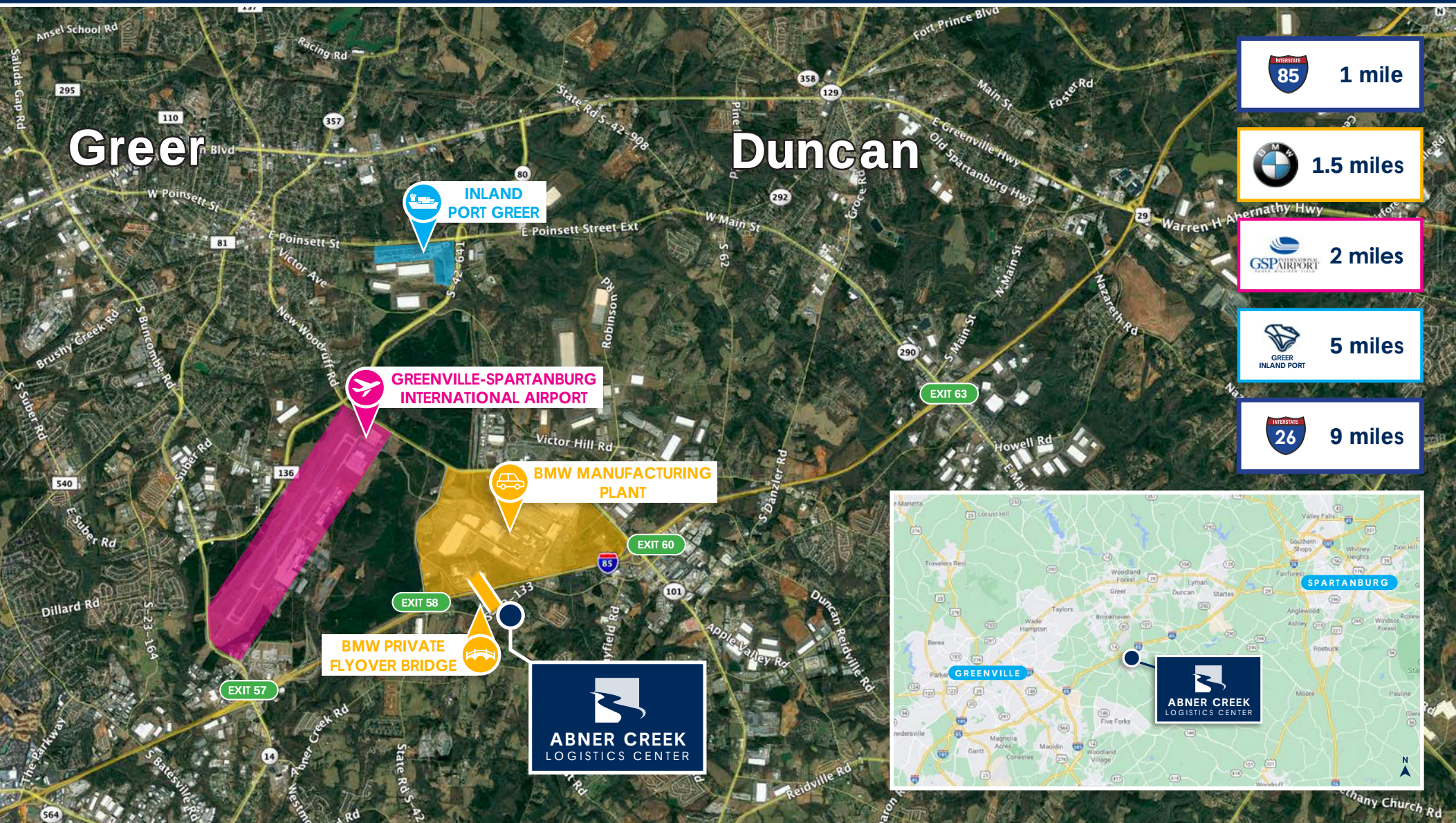


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LOCATION OVERVIEW



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WHY UPSTATE, SC?

The Greenville-Spartanburg area is the most active business district in South Carolina. With a host of businesses and central Southeast connectivity, the area is home to 1.6M People and some of the Southeast's largest companies.

UPSTATE, SOUTH CAROLINA BY THE NUMBERS

1.6MM

Total
Population

0.9%

Projected Annual
Population Increase

23%

of Population
are Millennials

792k

Labor
Force

4.2%

Unemployment
Rate

3.3MM SF

Industrial Development
Under Construction

RECENT MAJOR CORPORATE RELOCATIONS & EXPANSIONS



\$24.8MM Investment
227 Jobs



JIDA INDUSTRIAL SOLUTIONS

\$4.5MM Investment
78 Jobs (Relocation)

fitesa

\$100MM Investment
40 Jobs (Expanding)



\$150MM Investment
1,000 Jobs



\$31MM Investment
300 Jobs

NOTABLE UPSTATE HQs & CORPORATIONS



EXCELLENT INFRASTRUCTURE

PORTS

Inland Port Greer

- Overnight rail from Charleston, SC
- 13 of 15 top container lines
- <60 min average two way truck turn
- 500 ton barge crane
- 29 days from Shanghai to Atlanta
- \$2.6B in planned CAPEX

Accessibility to Port of Charleston

ROADS & INTERSTATES

Accessible via
Interstates 85, 26 and 385 &
US Hwys 25, 29, 123 and 276

In a 1-day Truck Drive:

- 111MM of the US Population
- Charlotte, Atlanta, Charleston, Washington D.C., Nashville, Baltimore, Louisville, Indianapolis and Pittsburgh

AIR

Greenville Downtown Airport (GUM)

- The busiest general aviation airport in SC
- More than 48,000 take-off and landings each year

GSP International Airport

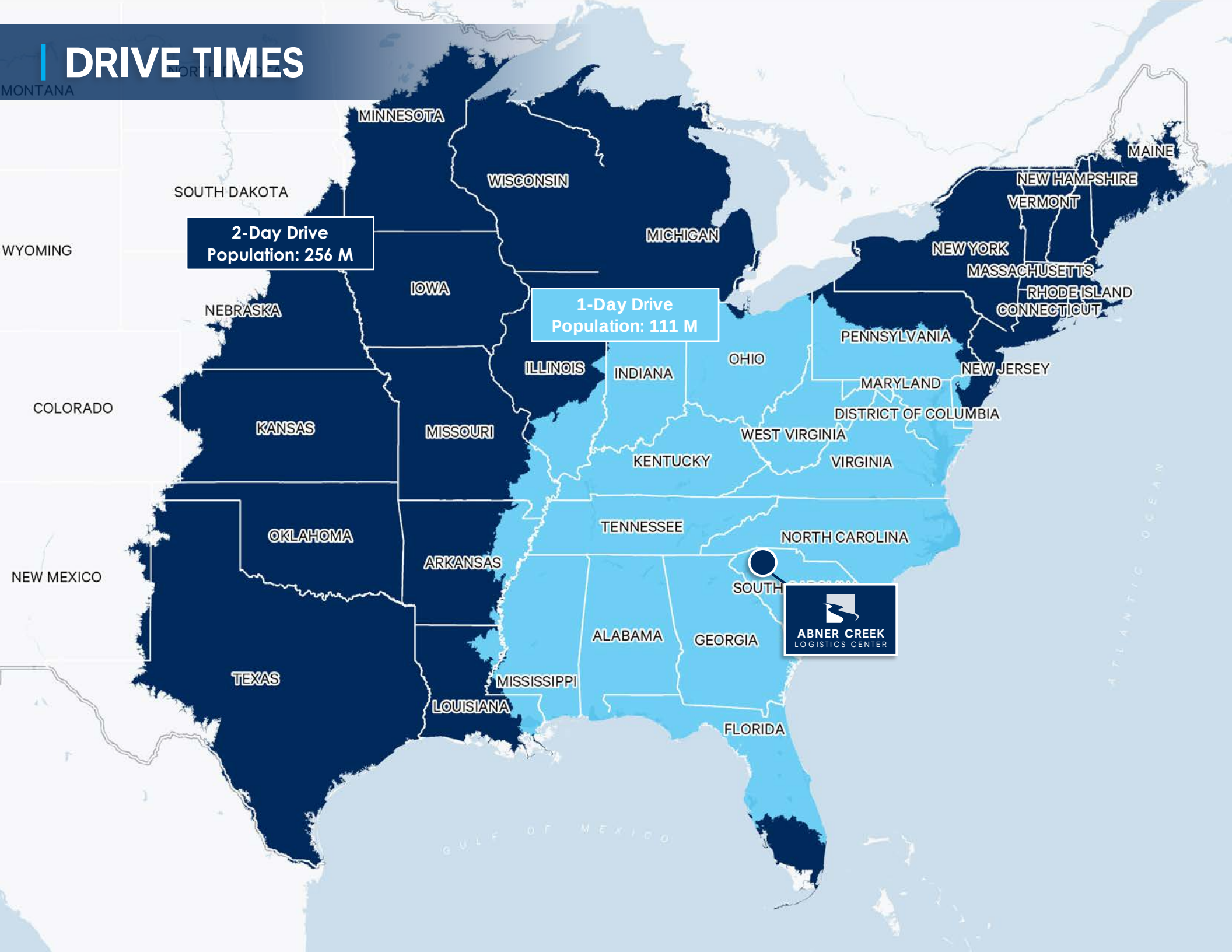
- Serves 2.3M passengers per year via 6 major airlines
- Transports nearly 60,000 tons every year
- Home to a 120,000 SF FedEx facility

RAIL

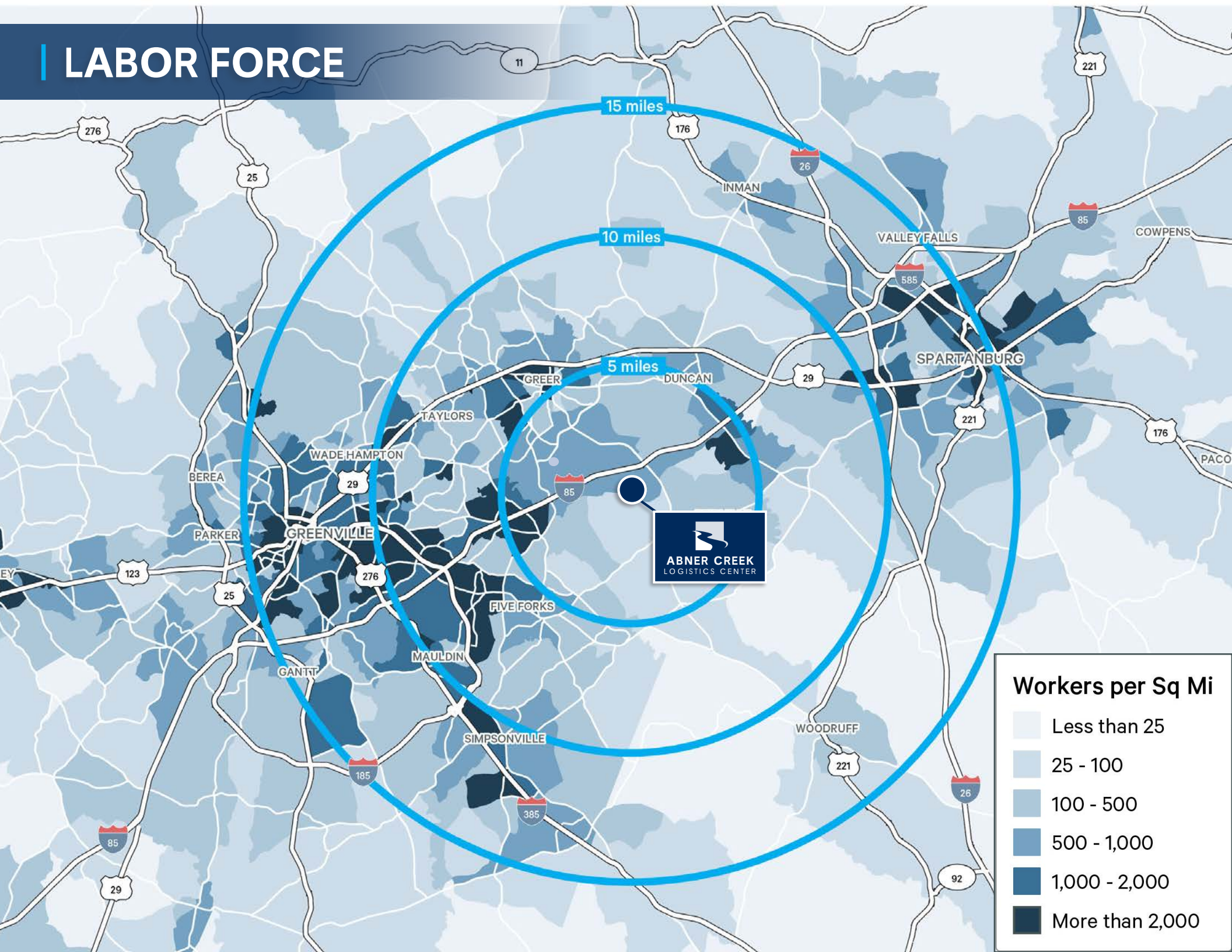
Two Major Commercial Railroads:

- Norfolk Southern &
- CSX Corporation

Amtrak Passenger Rail to Many Major Cities



LABOR FORCE





WHY PANATTONI?

40 Years | 69 Offices | 630 Million SF Developed | 2,500 Clients

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