ABNER CREEK LOGISTICS CENTER

PANATTONI'S HWY 101 CORRIDOR INDUSTRIAL DEVELOPMENT

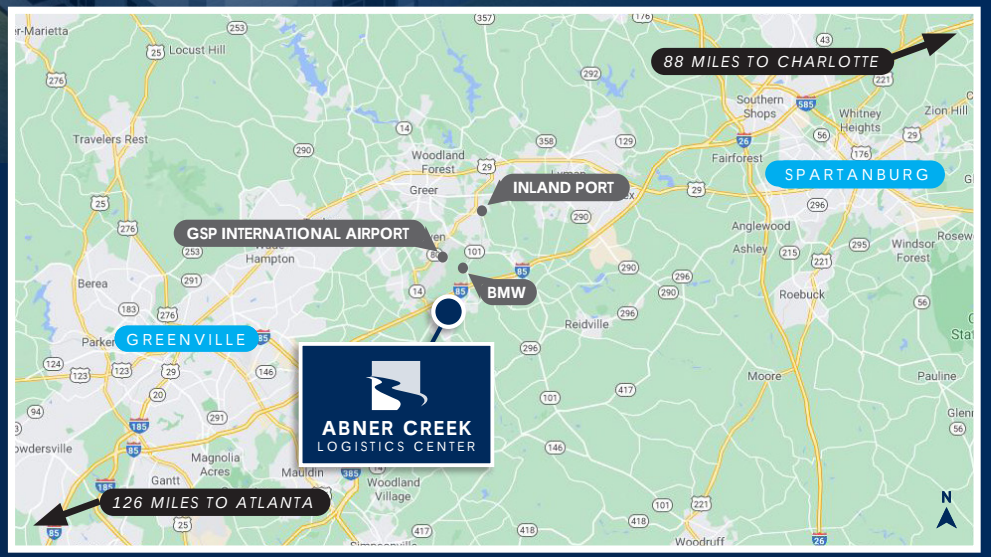
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891 Deyoung Rd, Greer South Carolina *(Greenville-Spartanburg MSA)*



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 McClimon 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**



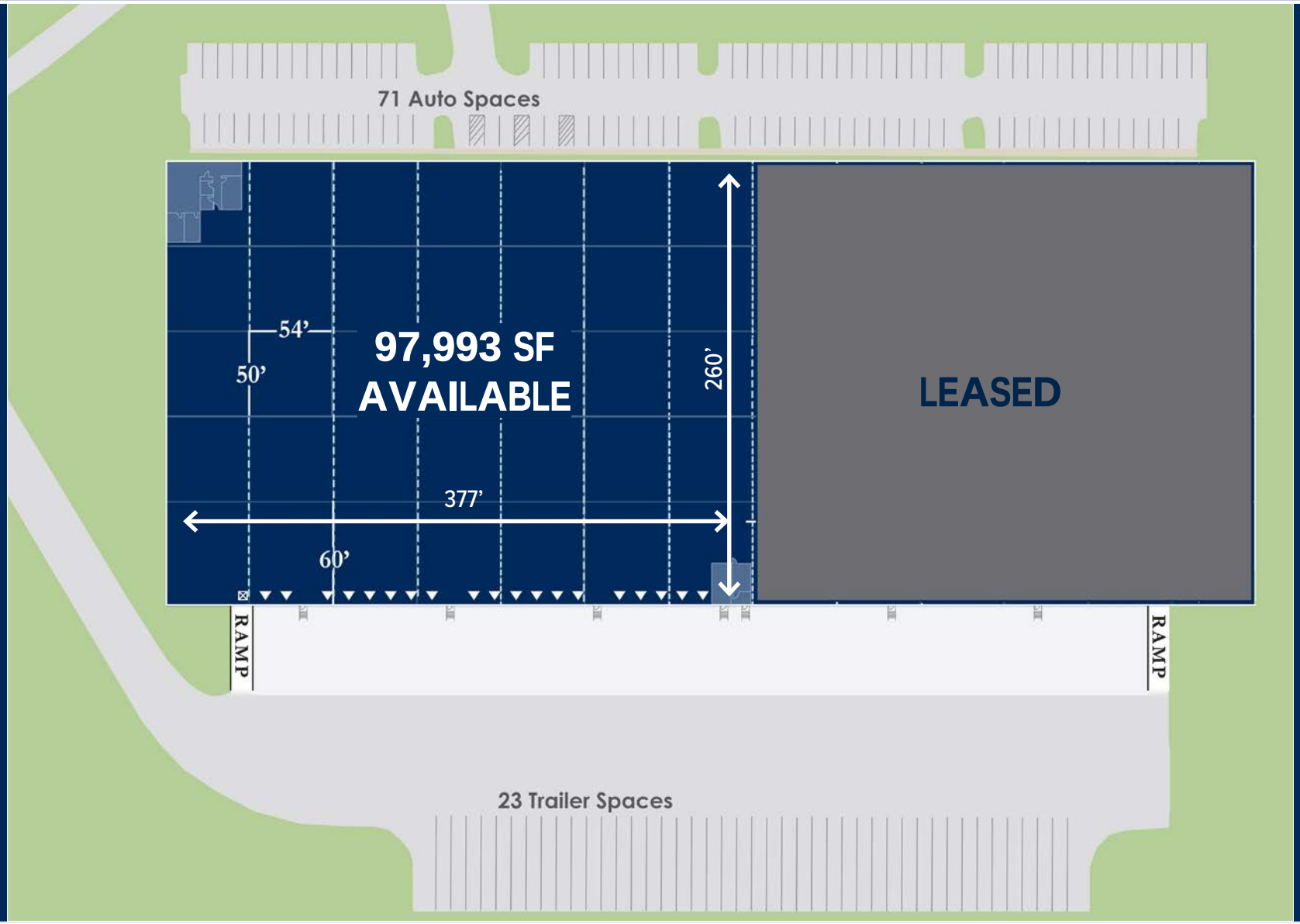
SITE PLAN

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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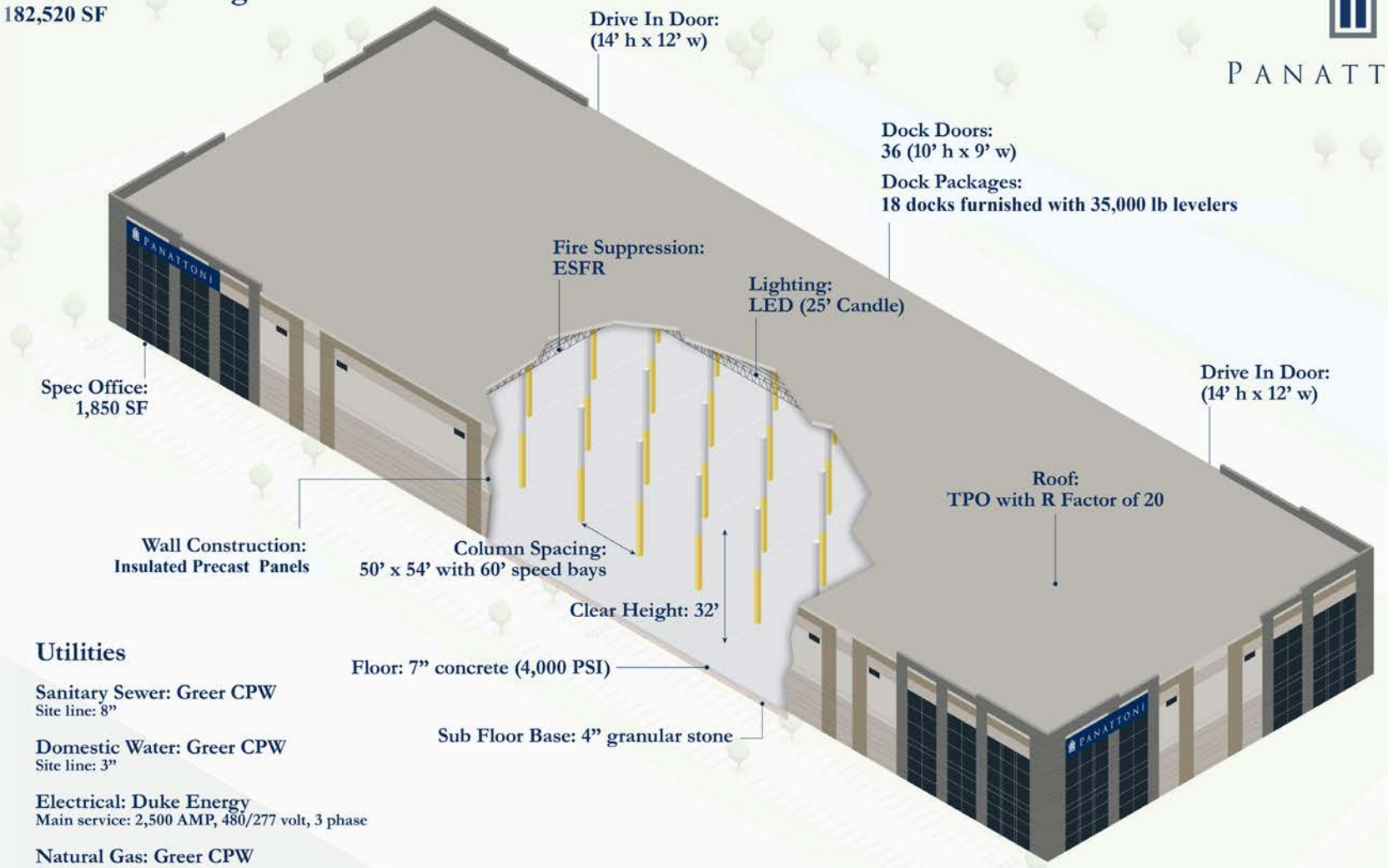
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BUILDING SPECIFICATIONS

Abner Creek Logistics Center
182,520 SF



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Utilities

Sanitary Sewer: Greer CPW
Site line: 8"

Domestic Water: Greer CPW
Site line: 3"

Electrical: Duke Energy
Main service: 2,500 AMP, 480/277 volt, 3 phase

Natural Gas: Greer CPW
Site line: 4"

Telecommunications: AT&T (fiberoptic)

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BUILDING PHOTOS









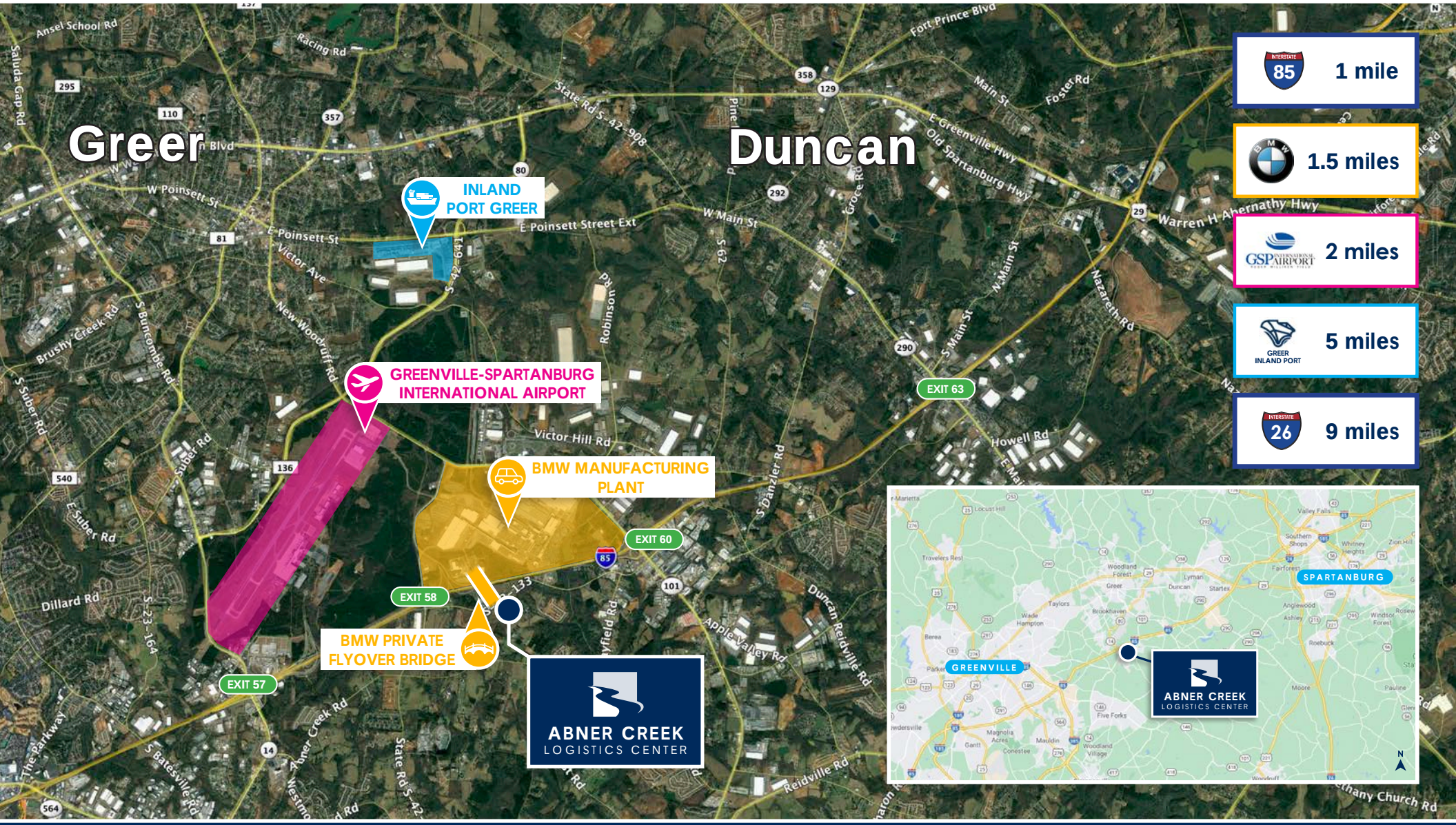
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LOCATION OVERVIEW



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WHY UPSATE, 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	0.9%	23%	792k	4.2%	3.3MM SF
Total Population	Projected Annual Population Increase	of Population are Millenials	Labor Force	Unemployment Rate	Industrial Development Under Construction

RECENT MAJOR CORPORATE RELOCATIONS & EXPANSIONS

United Community Bank
$24.8MM Investment
227 Jobs

JIDA Industrial Solutions
$4.5MM Investment
78 Jobs *(Relocation)*

fitesa
$100MM Investment
40 Jobs *(Expanding)*

Oshkosh
$150MM Investment
1,000 Jobs

Magna Mirrors
$31MM Investment
300 Jobs

NOTABLE UPSTATE HQs & CORPORATIONS

BMW, Michelin, AMECO, Spectrum, KI Logistics, GE Power, Milliken, Fluor, Nutra, JTEKT, elliott davis, Delta, Confluence, odbé, Prodoh, Prisma Health, American Services Inc, scansource, Gerber Childrenswear, SAGE Automotive Interiors, Pinnacle Employer Services, Southern Tide, Kentwool

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

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

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

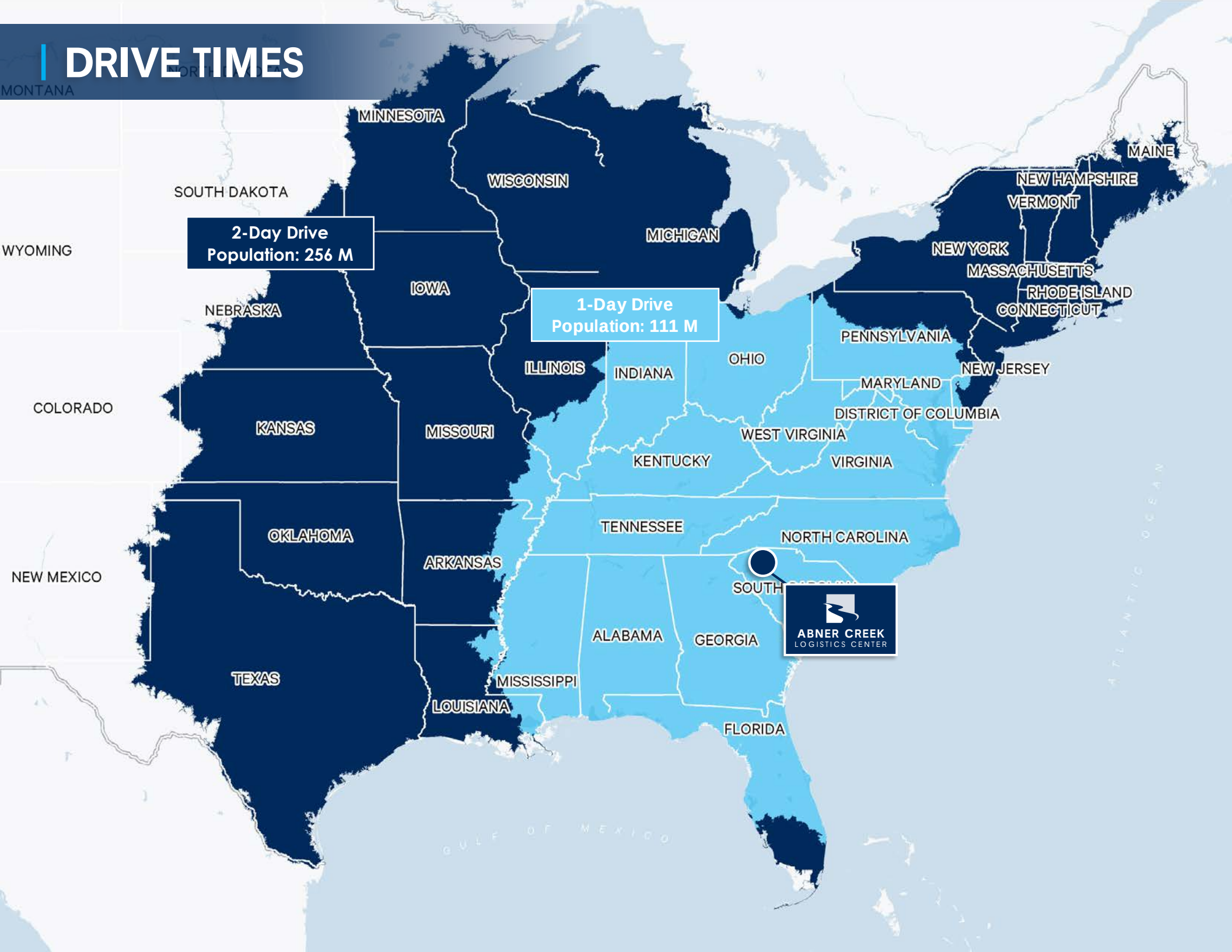
RAIL

Two Major Commercial Railroads:

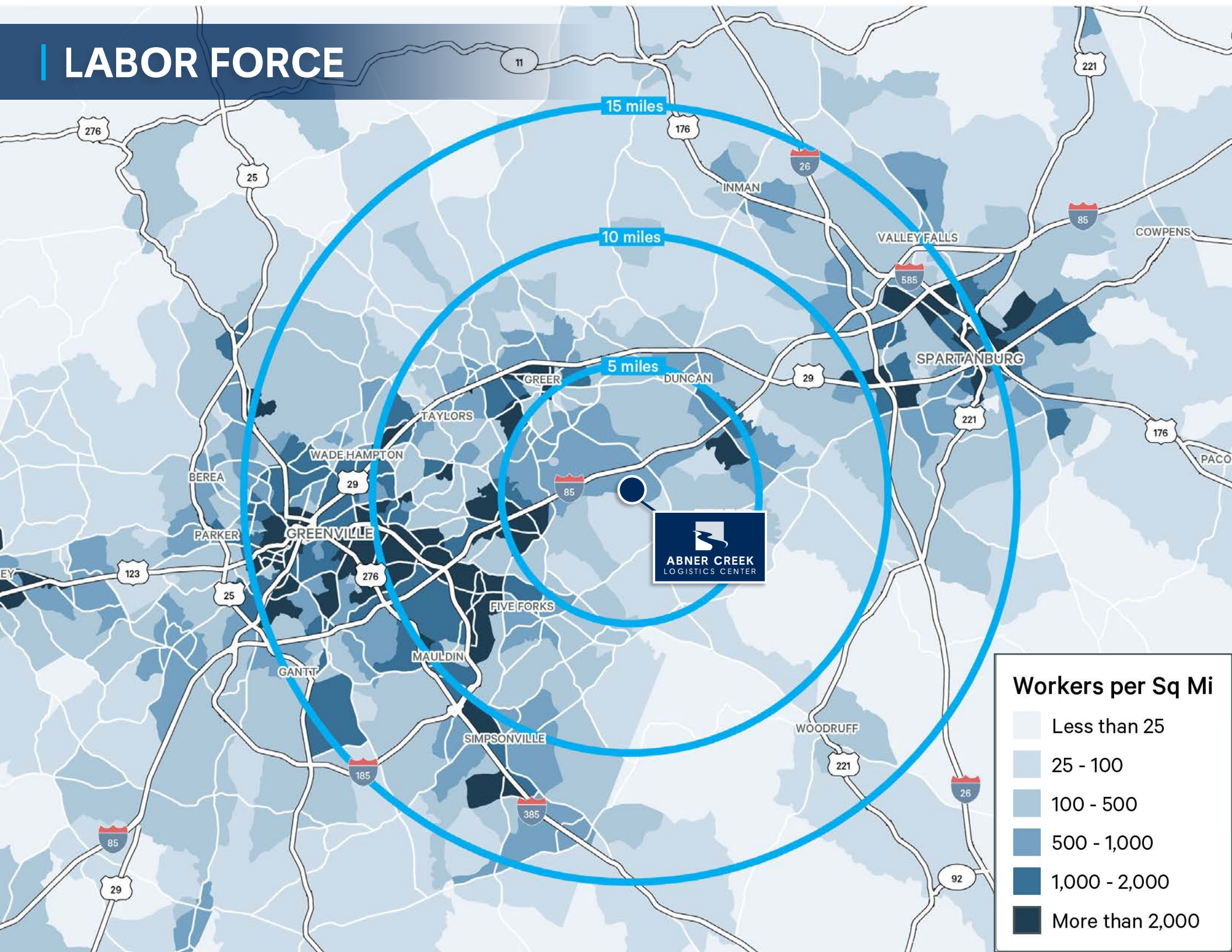
- Norfolk Southern &
- CSX Corporation

Amtrak Passenger Rail to Many Major Cities

DRIVE TIMES


MONTANA
MINNESOTA
WISCONSIN
MICHIGAN
SOUTH DAKOTA
WYOMING
2-Day Drive
Population: 256 M
IOWA
NEBRASKA
1-Day Drive
Population: 111 M
ILLINOIS
INDIANA
OHIO
PENNSYLVANIA
NEW YORK
MAINE
NEW HAMPSHIRE
VERMONT
MASSACHUSETTS
RHODE ISLAND
CONNECTICUT
NEW JERSEY
MARYLAND
DISTRICT OF COLUMBIA
COLORADO
KANSAS
MISSOURI
WEST VIRGINIA
KENTUCKY
VIRGINIA
TENNESSEE
NORTH CAROLINA
OKLAHOMA
ARKANSAS
NEW MEXICO
SOUTH
ABNER CREEK
LOGISTICS CENTER
ALABAMA
GEORGIA
TEXAS
MISSISSIPPI
LOUISIANA
FLORIDA
GULF OF MEXICO
ATLANTIC OCEAN

LABOR FORCE


15 miles
10 miles
5 miles
ABNER CREEK
LOGISTICS CENTER
INMAN
VALLEY FALLS
COWPENS
SPARTANBURG
DUNCAN
GREER
TAYLORS
WADE HAMPTON
BEREA
PARKER
GREENVILLE
FIVE FORKS
MAULDIN
GANTT
SIMPSONVILLE
WOODRUFF
PACO
Workers per Sq Mi
Less than 25
25 - 100
100 - 500
500 - 1,000
1,000 - 2,000
More than 2,000



WHY PANATTONI?

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

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