AXIAL CROSSPOINT | BY CRESCENT COMMUNITIES



301 Piedmont Grove Park
Greenville, SC 29611

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Site Plan



Axial Crosspoint consists of three rear-load buildings totaling over 558,000 square feet with ample employee parking and trailer parking. The three buildings measure 286,464, 73,271 and 201,634 square feet and provide the flexibility to accommodate multiple tenants. These features, along with modern clear heights, satisfy both local and regional distribution tenants in addition to light manufacturing and assembly users.



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Ready for Occupancy June 2024



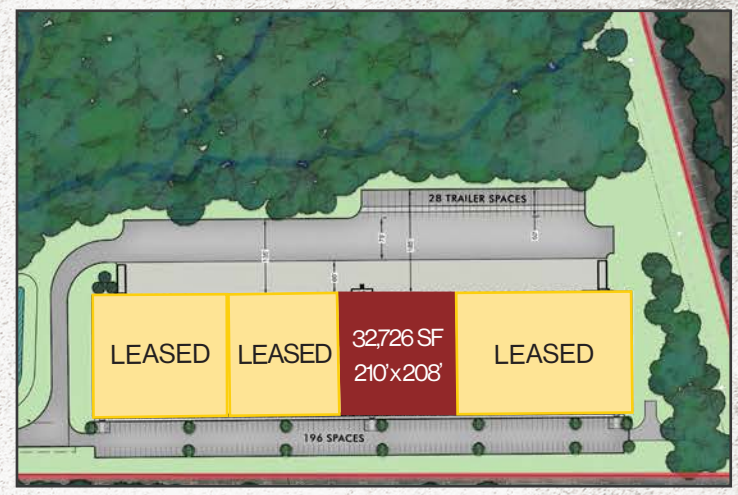




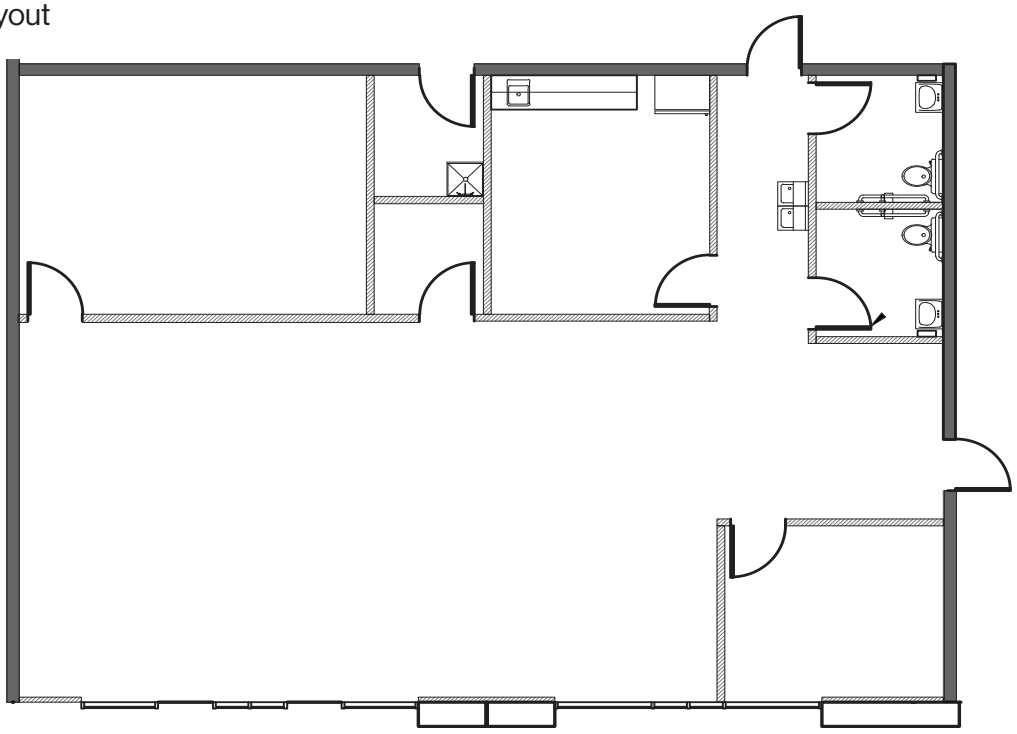
Property Details

Building 3 - 301 Piedmont Grove Park

Available Space: 32,726 SF
Minimum Divisibility: 32,726 SF
Building Size: 201,634 SF
Spec Office Space: 2,000 SF
Dimensions: 210' x 950'
Clear Height: 36'
Dock Doors: 6 Available
Dock Packages: 1, with 35K lb levelers
Drive-In Doors: 0 Available (1 Knock-Out, ramp can be added in upfit)
Column Spacing: 52' x 50' (60' speed bay)
Slab Thickness: 7"
Sprinkler: ESFR
Lighting: LED
Auto Parking: 34 Spaces
Trailer Parking: 5 Spaces
Concrete tilt wall
Rear-load configuration



Proposed Office Layout



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Midpoint of the East Coast between Miami and New York

Located along the I-85 corridor between Charlotte and Atlanta

More than 520 international companies with a presence in Greenville-Spartanburg

Market has averaged roughly 5 million square feet of positive net absorption during the past five years

Industrial market measures approximately 201 million square feet

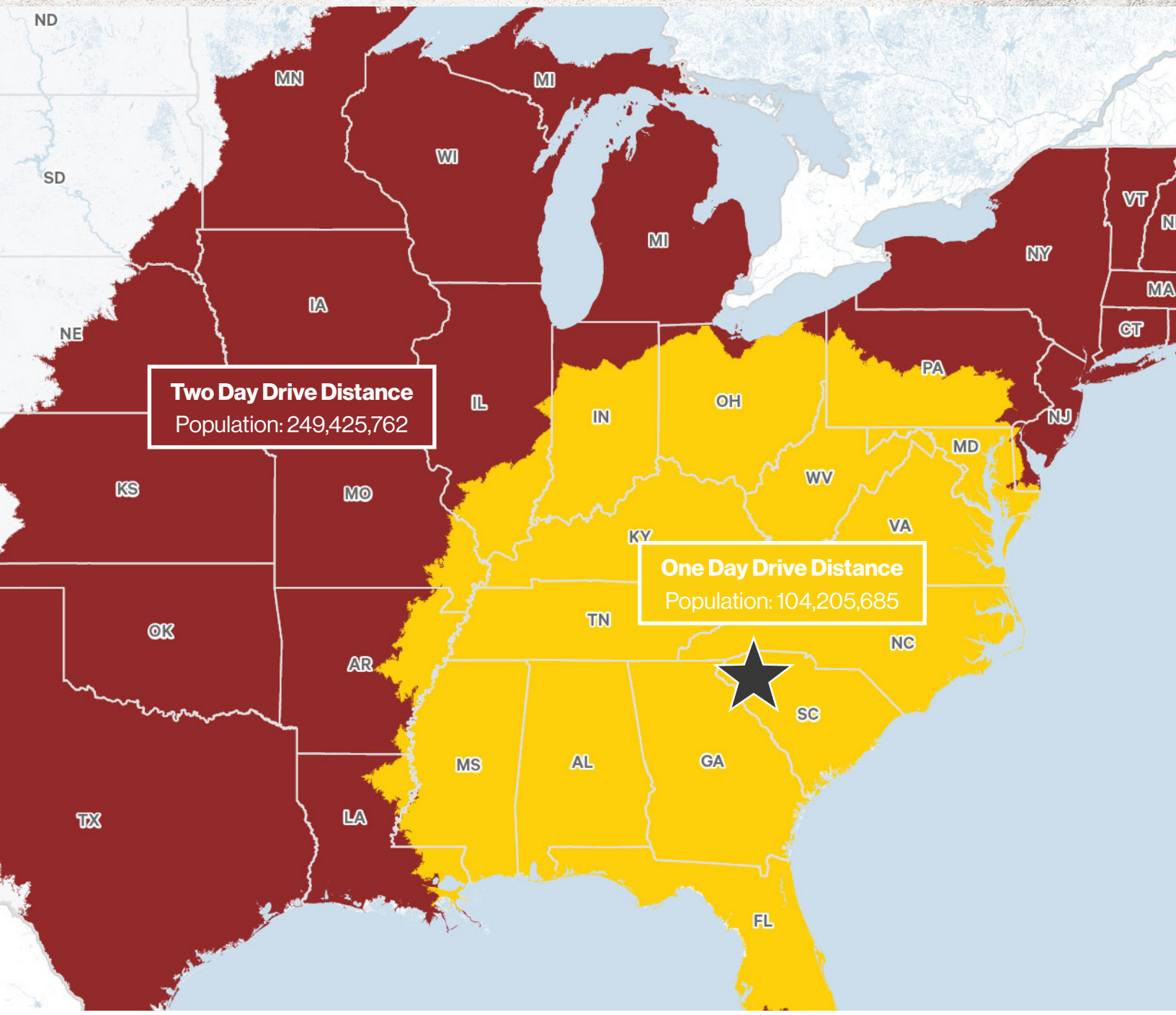
Excellent last mile location only 4.9 miles from Downtown Greenville

www.axialindustrial.com

CBRE

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Drive Time Map



I-85	Greenville	UPS Freight	GSP Airport	FedEx Freight	Inland Port
1.1 Miles	4.5 Miles	14.0 Miles	15.4 Miles	20.5 Miles	21.7 Miles

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