

# EVERGREEN 85 LOGISTICS PARK

UP TO 1.7M± SF OF BUILD-TO-SUIT SPACE AVAILABLE

Evergreen Road  
Anderson, SC 29621



**EVERGREEN 85**  
LOGISTICS PARK

1105

**BUILD-TO-SUIT**

**FLEXIBLE SITE OPTIONS**



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



# EVERGREEN 85 LOGISTICS PARK

UP TO 1.7M± SF OF BUILD-TO-SUIT SPACE AVAILABLE

## SITE PLAN - 6-BUILDING OPTION

Evergreen Road  
Anderson, SC 29621



### BUILDINGS II & III

BUILDING SIZE	505,440± SF
DIMENSIONS	520' x 972'
CAR PARKING	400+
TRAILER PARKING	123+
TRUCK COURT	200'

### BUILDING IV

BUILDING SIZE	202,800± SF
DIMENSIONS	260' x 780'
CAR PARKING	160+
TRAILER PARKING	56
TRUCK COURT	185'

### BUILDING V

BUILDING SIZE	189,280± SF
DIMENSIONS	260' x 728'
CAR PARKING	150+
TRAILER PARKING	40
TRUCK COURT	185'

### BUILDING VI

BUILDING SIZE	393,920± SF
DIMENSIONS	420' x 936'
CAR PARKING	160+
TRAILER PARKING	134
TRUCK COURT	185'



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

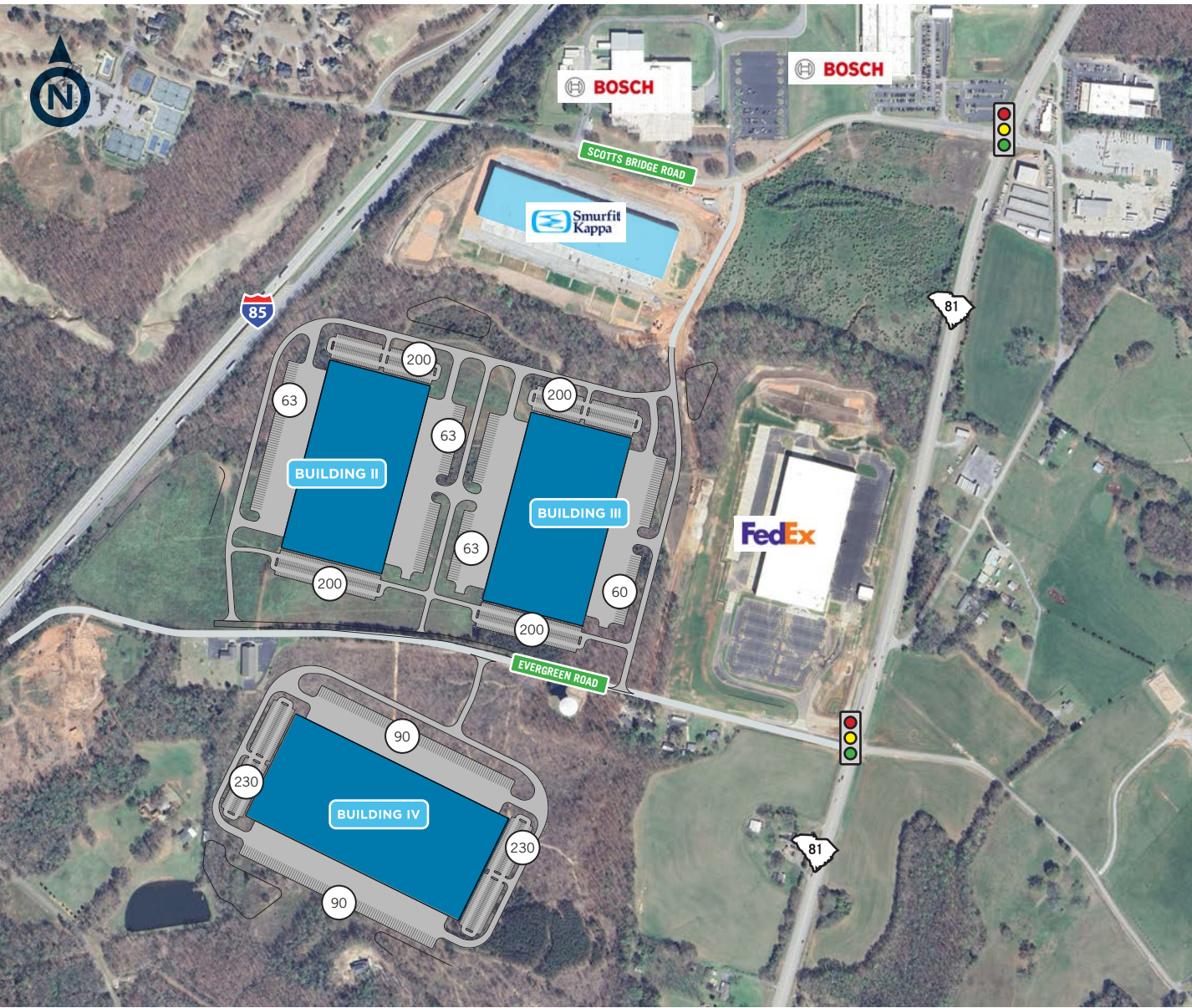


# EVERGREEN 85 LOGISTICS PARK

UP TO 1.7M± SF OF BUILD-TO-SUIT SPACE AVAILABLE

## SITE PLAN - 4-BUILDING OPTION

Evergreen Road  
Anderson, SC 29621



### BUILDING II

BUILDING SIZE	505,440± SF
DIMENSIONS	520' x 972'
CAR PARKING	400+
TRAILER PARKING	123+
TRUCK COURT	200'

### BUILDING III

BUILDING SIZE	505,440± SF
DIMENSIONS	520' x 972'
CAR PARKING	400+
TRAILER PARKING	123+
TRUCK COURT	200'

### BUILDING IV

BUILDING SIZE	677,160± SF
DIMENSIONS	570' x 1,188'
CAR PARKING	460+
TRAILER PARKING	180
TRUCK COURT	185'



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



# EVERGREEN 85 LOGISTICS PARK

UP TO 1.7M± SF OF BUILD-TO-SUIT SPACE AVAILABLE

## SITE PLAN - 3-BUILDING OPTION

Evergreen Road  
Anderson, SC 29621



### BUILDING II

BUILDING SIZE	1,036,800± SF
DIMENSIONS	600' x 1,728'
CAR PARKING	515+
TRAILER PARKING	500
TRUCK COURT	200'

### BUILDING III

BUILDING SIZE	677,160± SF
DIMENSIONS	570' x 1,188'
CAR PARKING	460+
TRAILER PARKING	180
TRUCK COURT	185'



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



# EVERGREEN 85 LOGISTICS PARK

UP TO 1.7M± SF OF BUILD-TO-SUIT SPACE AVAILABLE

**AREA MAP**  
 Evergreen Road  
 Anderson, SC 29621



## 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.

**1.2 MILES**  
 I-85 - EXIT 27 ON/OFF RAMP

**0.4 MILES**  
 SC HIGHWAY 81 INTERSECTION

**37 MILES**  
 SC INLAND PORT GREER

**78 MILES**  
 NE GEORGIA INLAND PORT

**31 MILES**  
 GREENVILLE-SPARTANBURG INTERNATIONAL AIRPORT

**21 MILES**  
 GREENVILLE, SC

**52 MILES**  
 SPARTANBURG, SC

**115 MILES**  
 NORTHEAST ATLANTA, GA

NE GEORGIA INLAND PORT  
 78 MILES



FOR MORE INFORMATION CONTACT

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

JEFF BENEDICT  
 864.235.1961  
 Jeff.Benedict@cbre.com

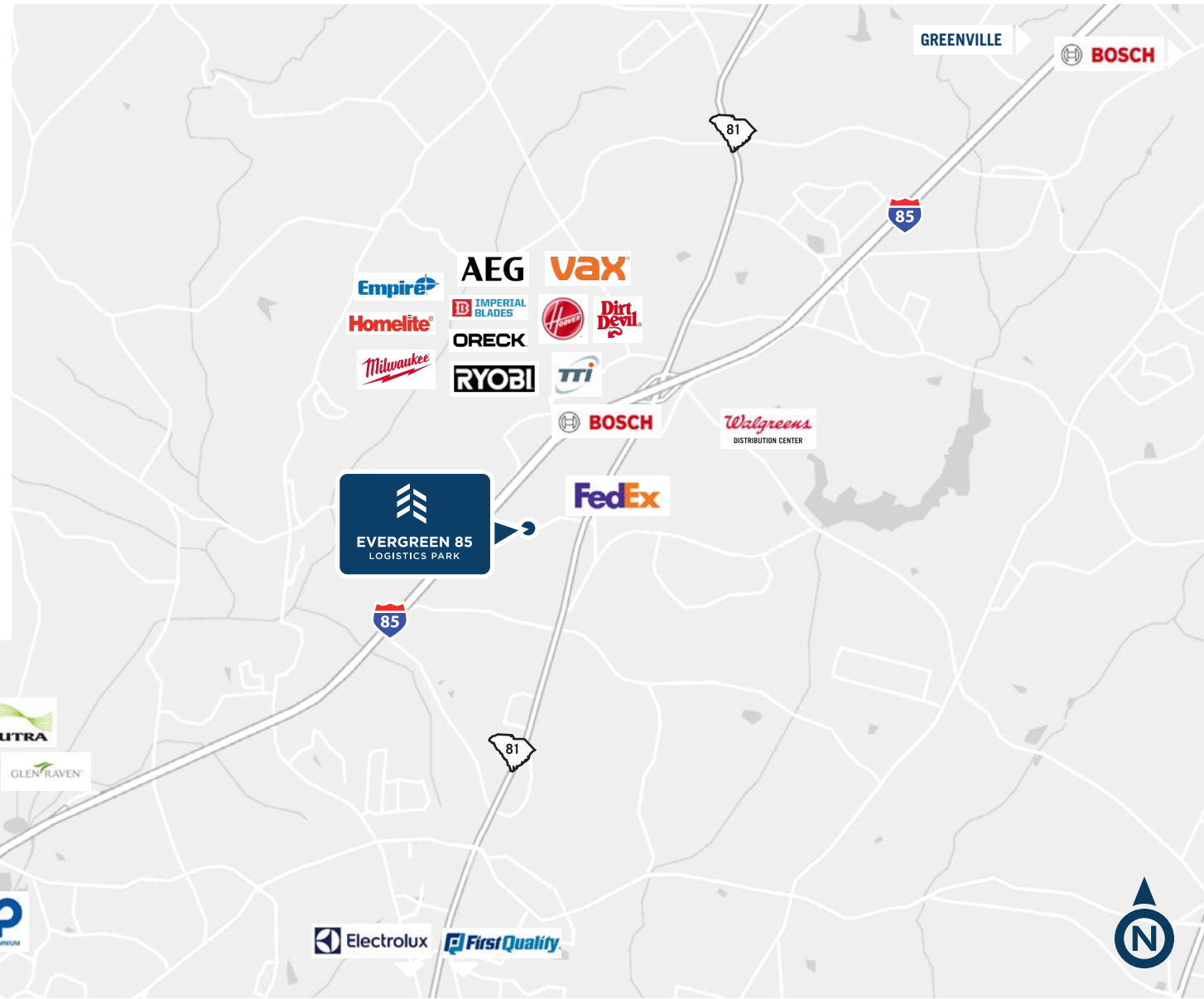
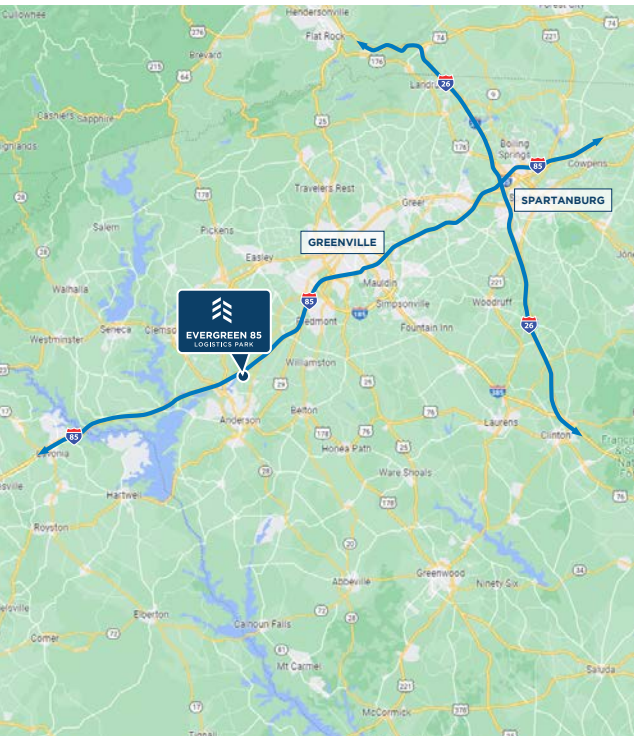
TRIPP SPEAKS  
 803.669.2434  
 Tripp.Speaks@cbre.com



# EVERGREEN 85 LOGISTICS PARK

## UP TO 1.7M± SF OF BUILD-TO-SUIT SPACE AVAILABLE

**LOCATION MAP**  
 Evergreen Road  
 Anderson, SC 29621



FOR MORE  
 INFORMATION  
 CONTACT

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

JEFF BENEDICT  
 864.235.1961  
 Jeff.Benedict@cbre.com

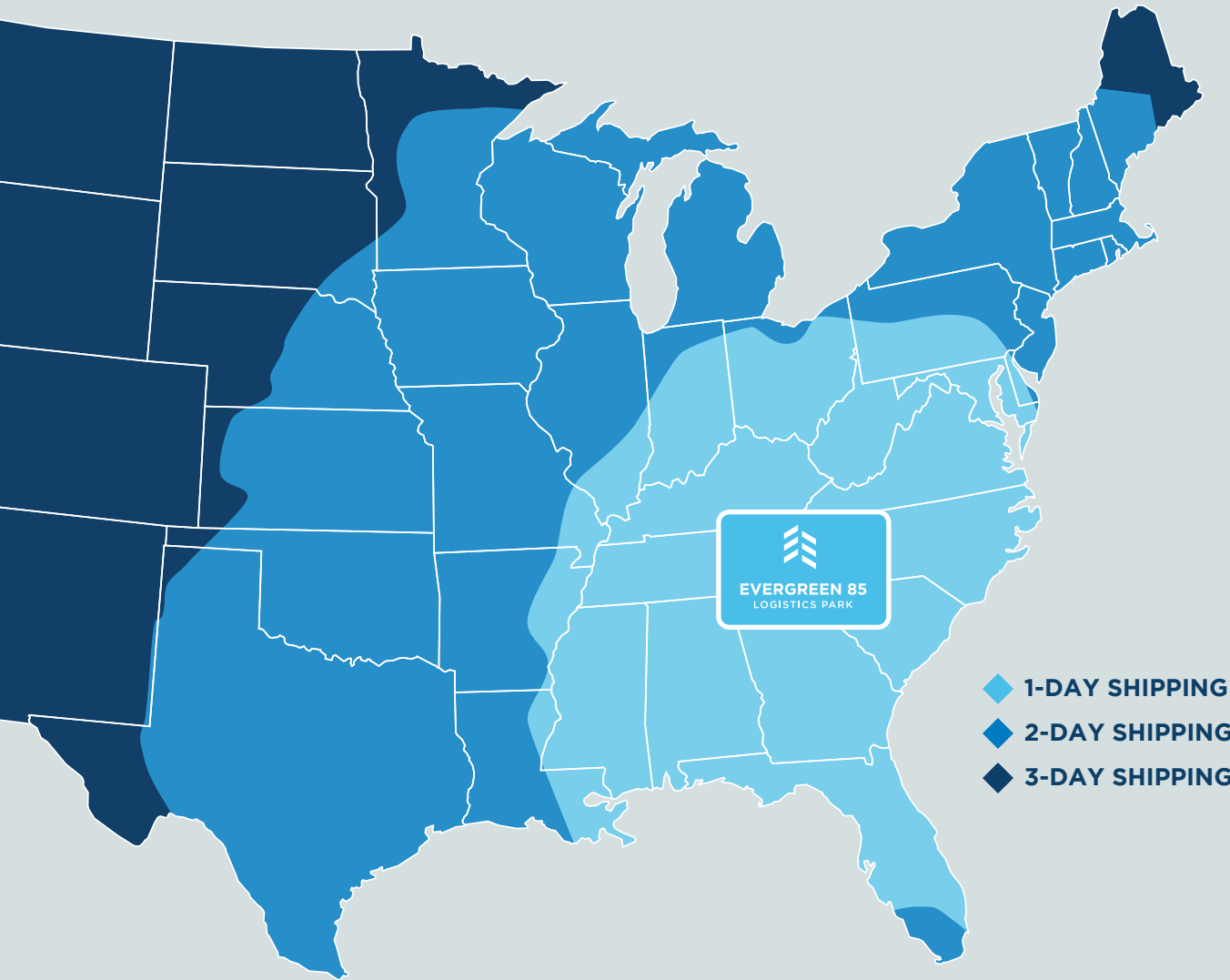
TRIPP SPEAKS  
 803.669.2434  
 Tripp.Speaks@cbre.com



# EVERGREEN 85 LOGISTICS PARK

UP TO 1.7M± SF OF BUILD-TO-SUIT SPACE AVAILABLE

Evergreen Road  
Anderson, SC 29621



**1-DAY**  
SHIPPING TO  
**102M**  
CONSUMERS  
(31% OF THE U.S.)

**2-DAY**  
SHIPPING TO  
**250M**  
CONSUMERS  
(75% OF THE U.S.)



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

