

SPEEDWAY BUSINESS & TECHNOLOGY PARK

±267,840 SF AVAILABLE

Q3 2025 DELIVERY

FOR LEASE BUILDING 1
±267,840 SF

3800 Calhoun Memorial Hwy 
Easley, SC 29640



REALTYLINK

CBRE

PARK PLAN

UTILITY INFORMATION:

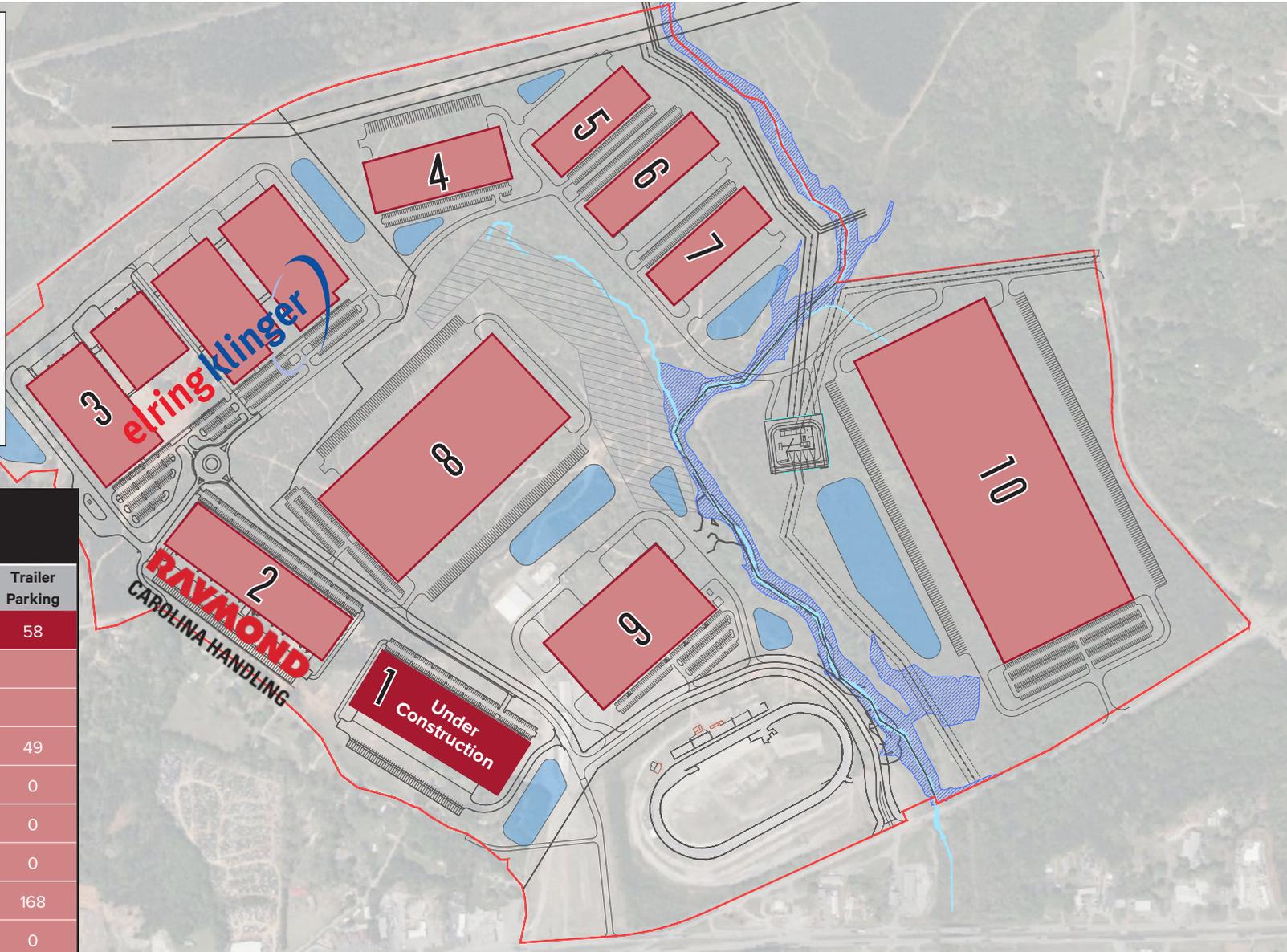
Water: Powdersville Water (1 MGD)

Sewer: Easley Combined Utilities
(250,000 GPD)

Gas: Fort Hill Natural Gas (4" High
Pressure Main – 350 psi)

Electric: Duke Energy (5 MW Now,
25+ MW By Late 2025 with onsite
substation)

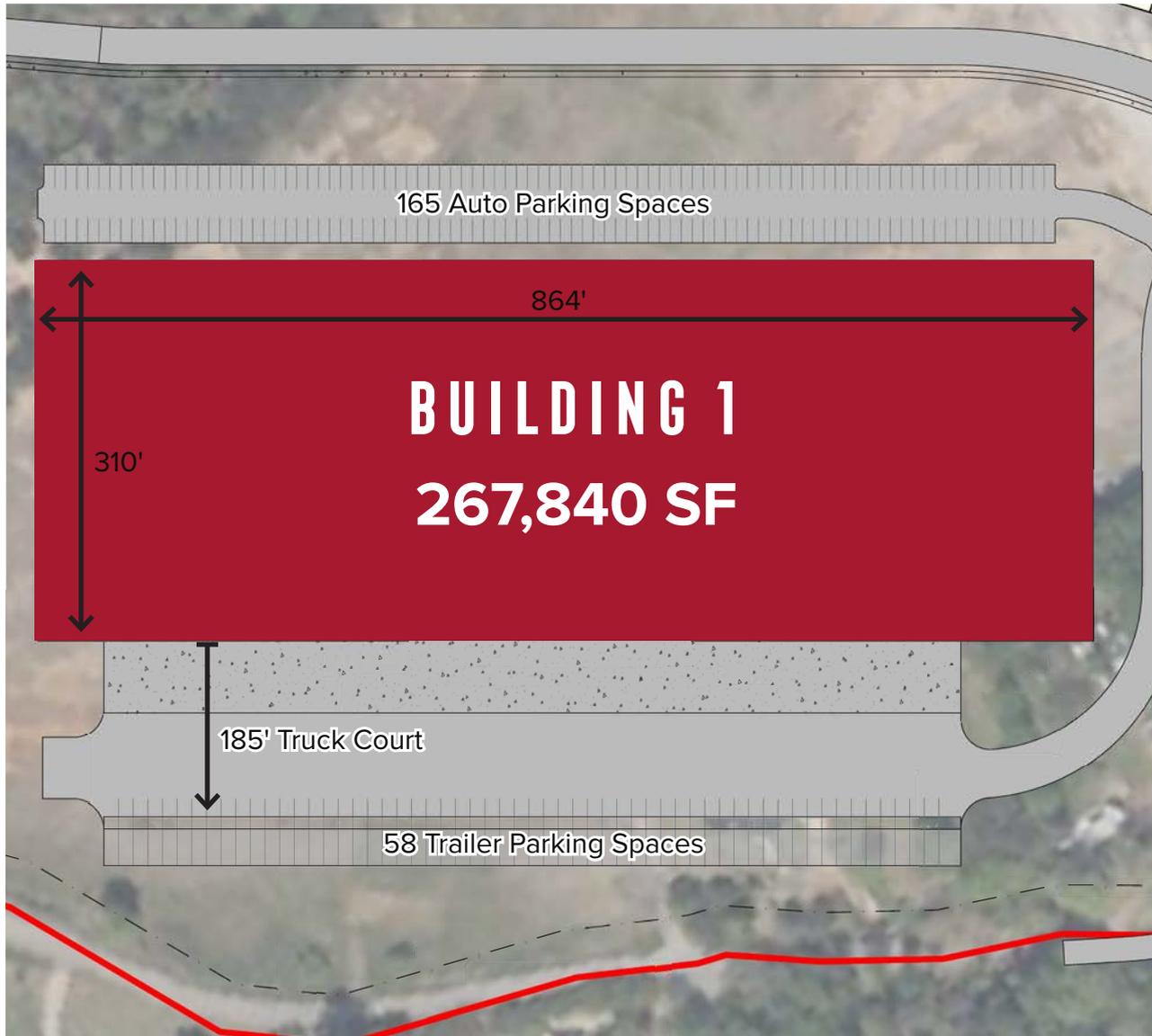
Telecommunications: AT&T (Fiber
Available, Up To 5-Gig)



BUILDING HIGHLIGHTS

	Size	Dimensions	Auto Parking	Trailer Parking
1	267,840 SF	310' x 864'	165	58
2	252,720 SF		LEASED	
3	774,500 SF		LEASED	
4	182,520 SF	260' x 702'	125	49
5	124,740 SF	210' x 594'	110	0
6	147,420 SF	210' x 702'	130	0
7	136,080 SF	210' x 648'	120	0
8	677,160 SF	570' x 1,188'	211	168
9	337,500 SF	445' x 750'	250	0
10	1,205,280 SF	720' x 1,674'	431	247

BUILDING 1 DETAILS



Building Size: 267,840 SF



Spec Office: 1,200 SF



Lot Size: ±22.7



Column Spacing: 54' X 50' (60' Speed Bay)



Clear Height: 32'



Dock Doors: 16 (8, equipped with mechanical pit levers and shelters)



Drive-In Doors: 2 (12' X 14')



Floor Slab: 6" Slab On Grade



Fire Protection: ESFR



Lighting: 30 FC Motion Sensors

CURRENT TENANTS

elringklinger

RAYMOND
CAROLINA HANDLING



CONSTRUCTION UPDATE

SITE PROGRESS TO DATE



CAROLINA HANDLING BUILDING
OPENING SPRING 2025



SPEC BUILDING 1
OPENING SUMMER 2025



ELRING KLINGER BUILDING
OPENING SPRING 2025

LOCATION MAP

LOCATION DISTANCE (MILES)

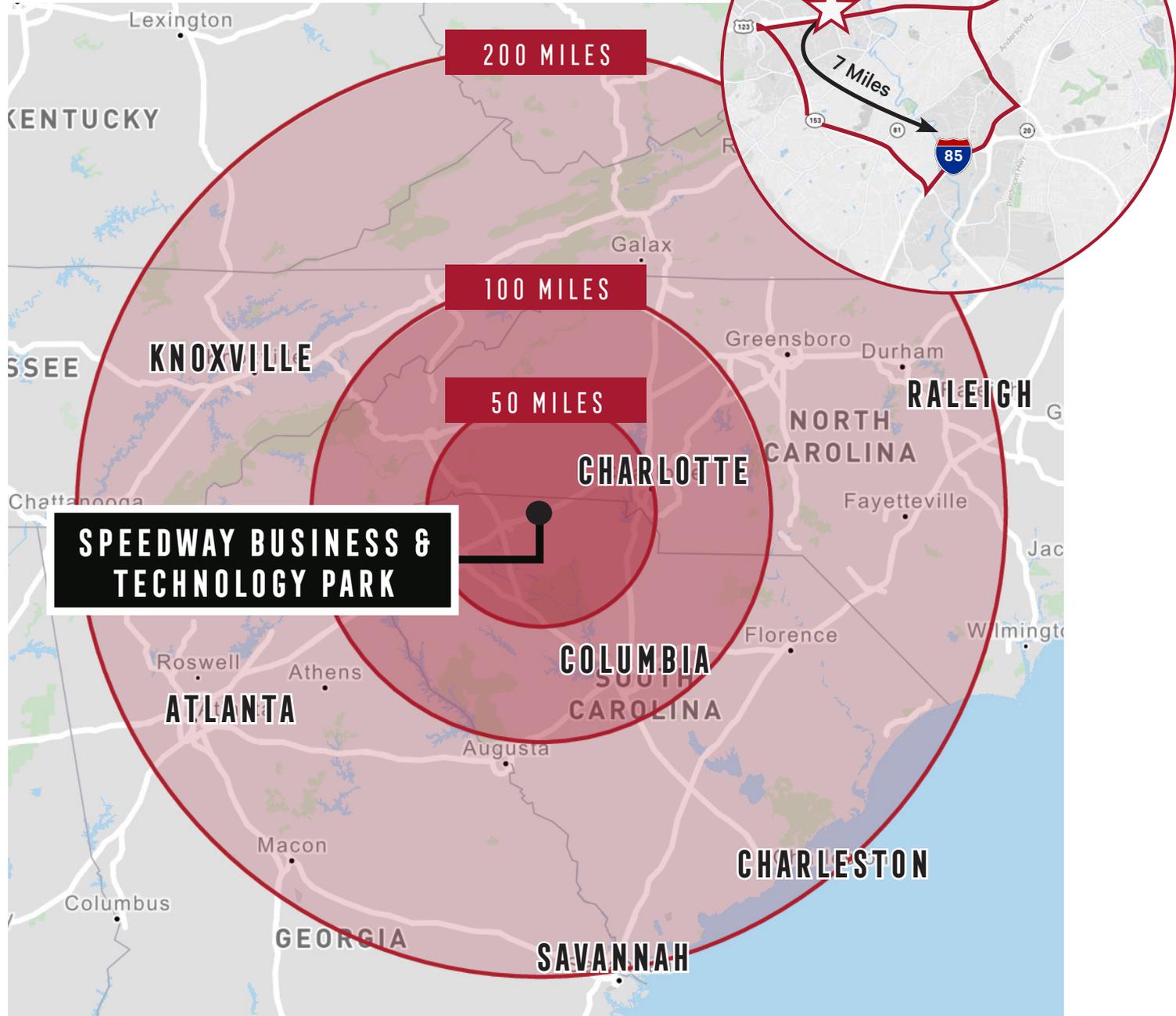
CHARLOTTE	110
COLUMBIA	111
KNOXVILLE	171
ATLANTA	146
RALEIGH	271
CHARLESTON	221
SAVANNAH	265

LOCATION DISTANCE (MILES)

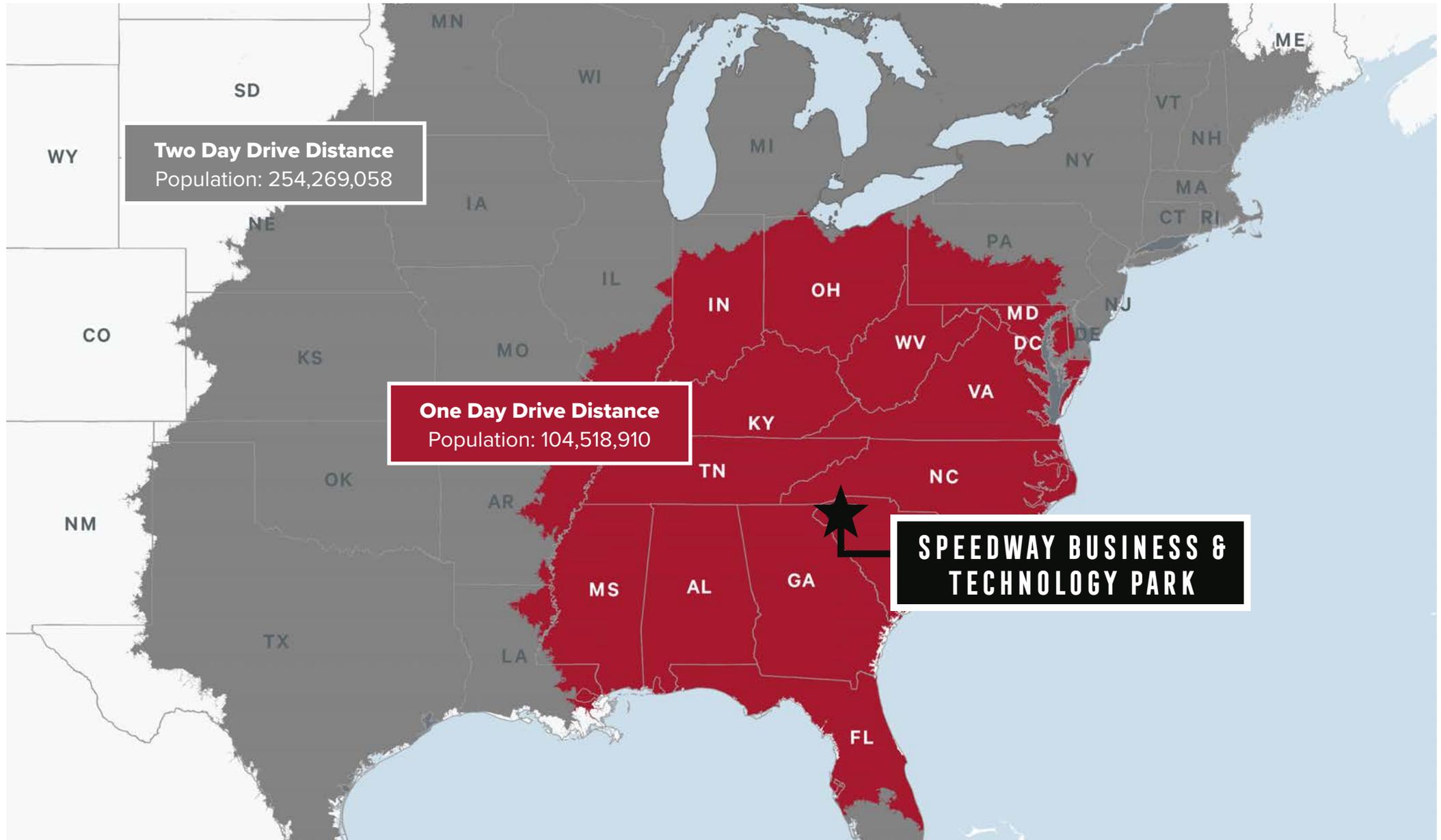
INLAND PORT OF GREER	27.3
PORT OF CHARLESTON	227
PORT OF SAVANNAH	264
PORT OF WILMINGTON	596

LOCATION DISTANCE (MILES)

GSP AIRPORT	27
CHARLOTTE AIRPORT	104
ATLANTA AIRPORT	156



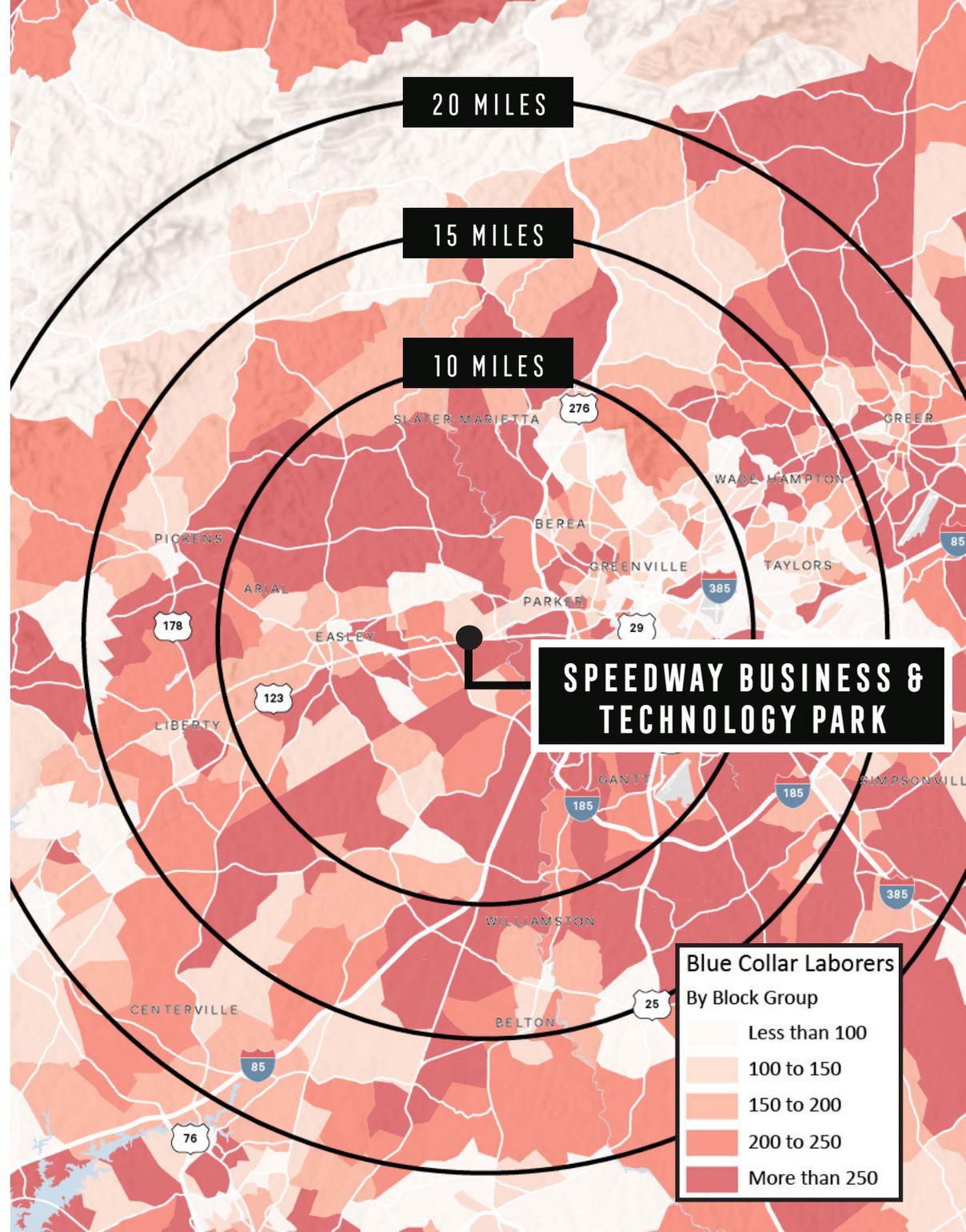
DRIVE TIME MAP



DEMOGRAPHICS

LOCATION	DISTANCE (MILES)
I-85	7
DOWNTOWN GREENVILLE	4
DOWNTOWN ANDERSON	30
GSP AIRPORT	20
INLAND PORT GREER	26
CHARLOTTE, NC	110
CHARLESTON, SC	220

	ESTIMATED POPULATION	AVAILABLE LABOR	WAREHOUSE WORKFORCE
10 MILES	283,621	183,324	3,684
15 MILES	532,391	263,760	4,652
20 MILES	736,893	365,606	6,509



ABOUT REALTYLINK

RealtyLink, LLC, founded in Greenville, South Carolina in 1998, is a full-service real estate development company. As one of the Nation's top real estate developers, RealtyLink is the partner you can trust with all your development and property management needs.

The industrial sector in America has seen continued growth in recent years. Through their analysis of markets with a strong workforce, necessary infrastructure, low vacancy rates, and an inadequate supply of Class A buildings, they have targeted specific markets to continue the expansion of this portion of their portfolio. Their strategy is to construct well-positioned and well-designed buildings available in markets with little or no vacancy.

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