

# SPEEDWAY BUSINESS & TECHNOLOGY PARK

UP TO ±4 M SF OF PLANNED INDUSTRIAL SPACE

**RAIL SERVED**  
BUILD TO SUIT OPPORTUNITIES

3800 Calhoun Memorial Hwy  
Easley, SC 29640 

## PARK DETAILS

Available SF:	±100,000 SF to ±1,200,000 SF
Delivery Date:	Build to Suit
Lot Size:	±600 Acres
Rail:	Norfolk Southern
Zoning:	Unzoned
Utilities:	Water, Sewer, Power, Gas
Downtown Greenville:	4 Miles
I-85:	7 Miles



**REALTYLINK**

**CBRE**

# POTENTIAL SITE 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

# CURRENT TENANTS



**RAYMOND**  
**CAROLINA HANDLING**



**CAROLINA HANDLING BUILDING**  
**OPENING SPRING 2025**



**ELRING KLINGER BUILDING**  
**OPENING SPRING 2025**

# CONSTRUCTION UPDATE

## SITE PROGRESS TO DATE



# LOCATION MAP

## LOCATION DISTANCE (MILES)

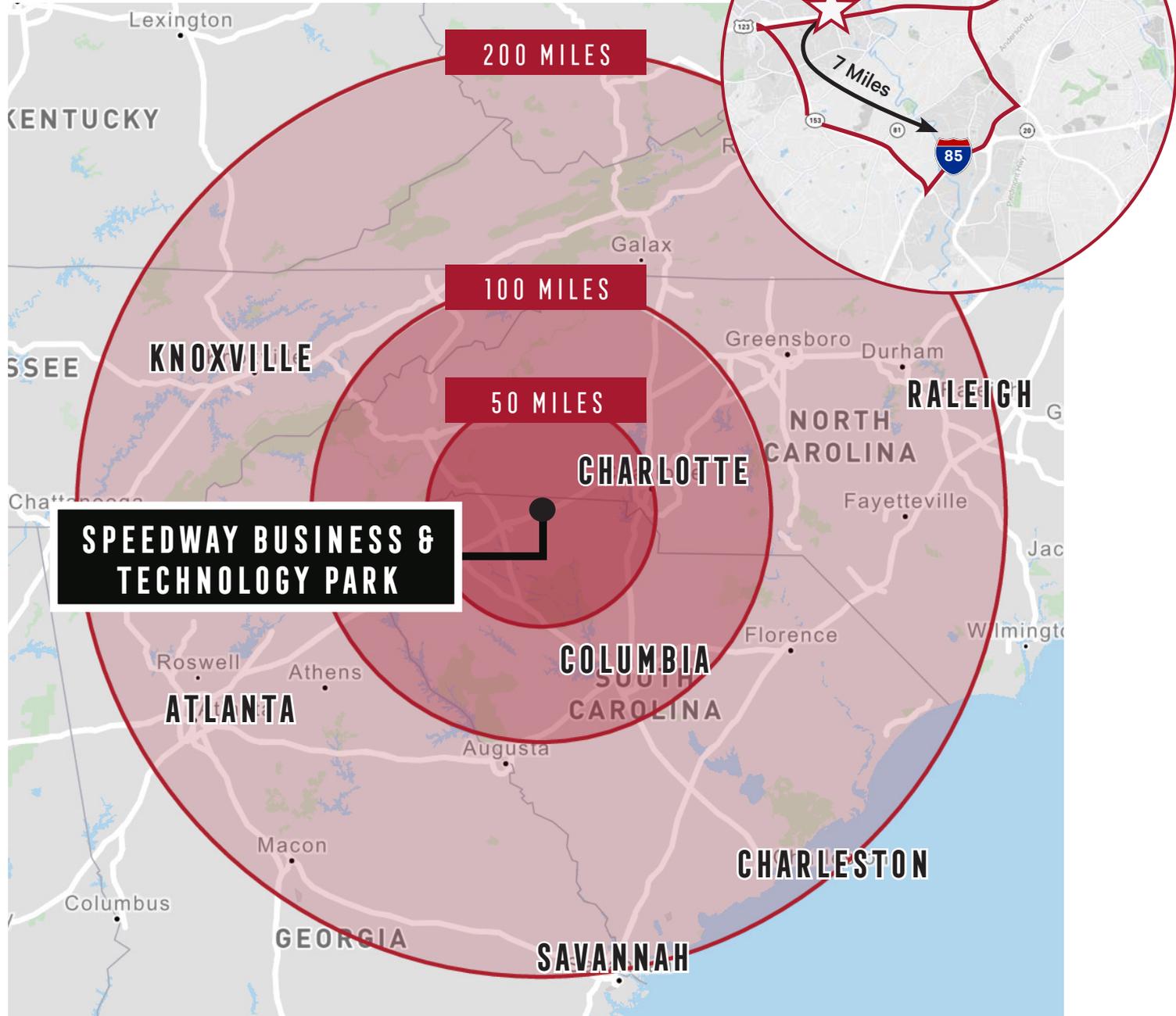
CHARLOTTE	110
COLUMBIA	111
KNOXVILLE	171
ATLANTA	146
RALEIGH	271
CHARLESTON	221
SAVANNAH	265

## LOCATION DISTANCE (MILES)

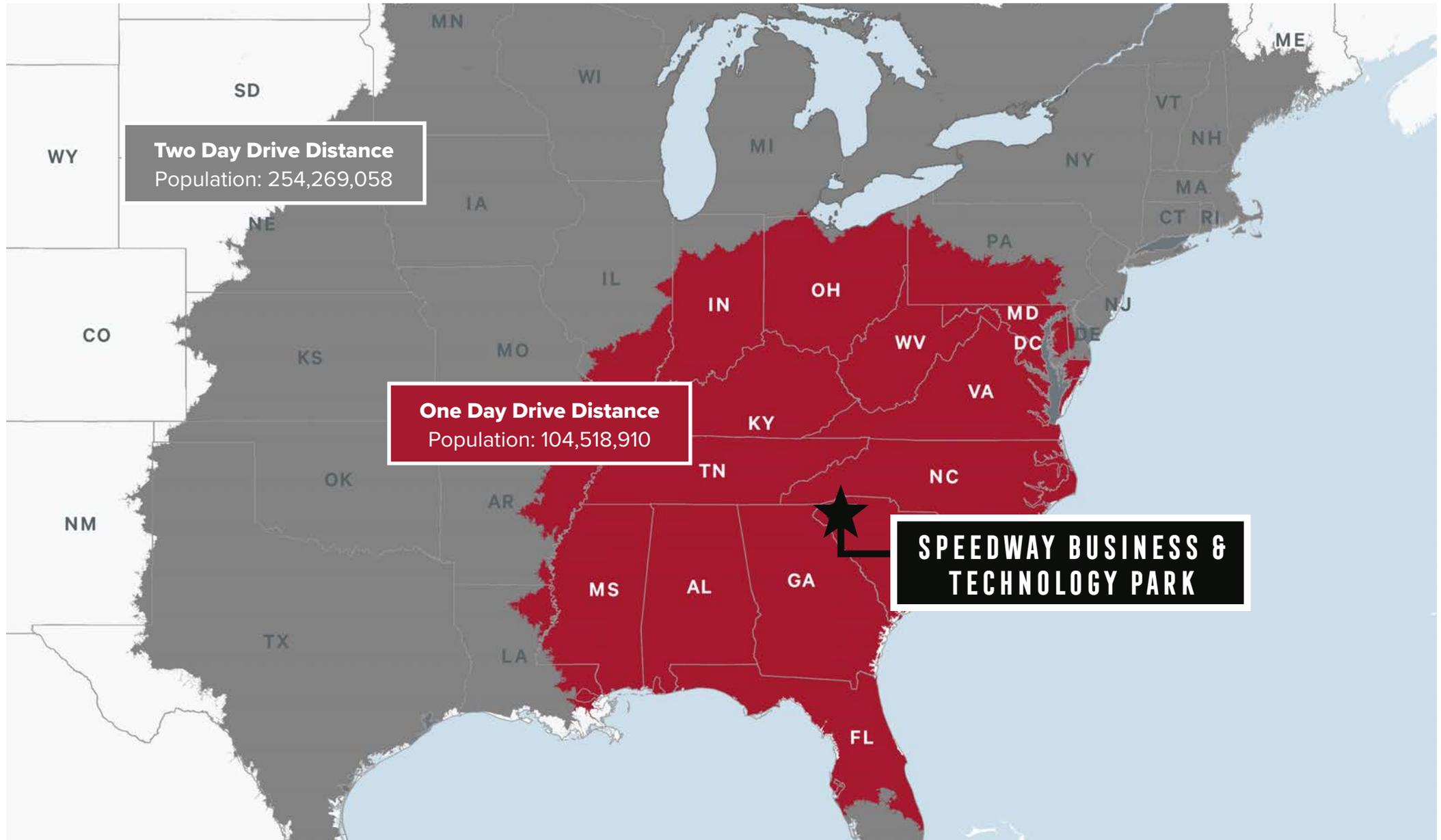
INLAND PORT OF GREER	273
PORT OF CHARLESTON	227
PORT OF SAVANNAH	264
PORT OF WILMINGTON	596

## LOCATION DISTANCE (MILES)

GSP AIRPORT	27
CHARLOTTE AIRPORT	104
ATLANTA AIRPORT	156



# DRIVE TIME MAP



**Two Day Drive Distance**  
Population: 254,269,058

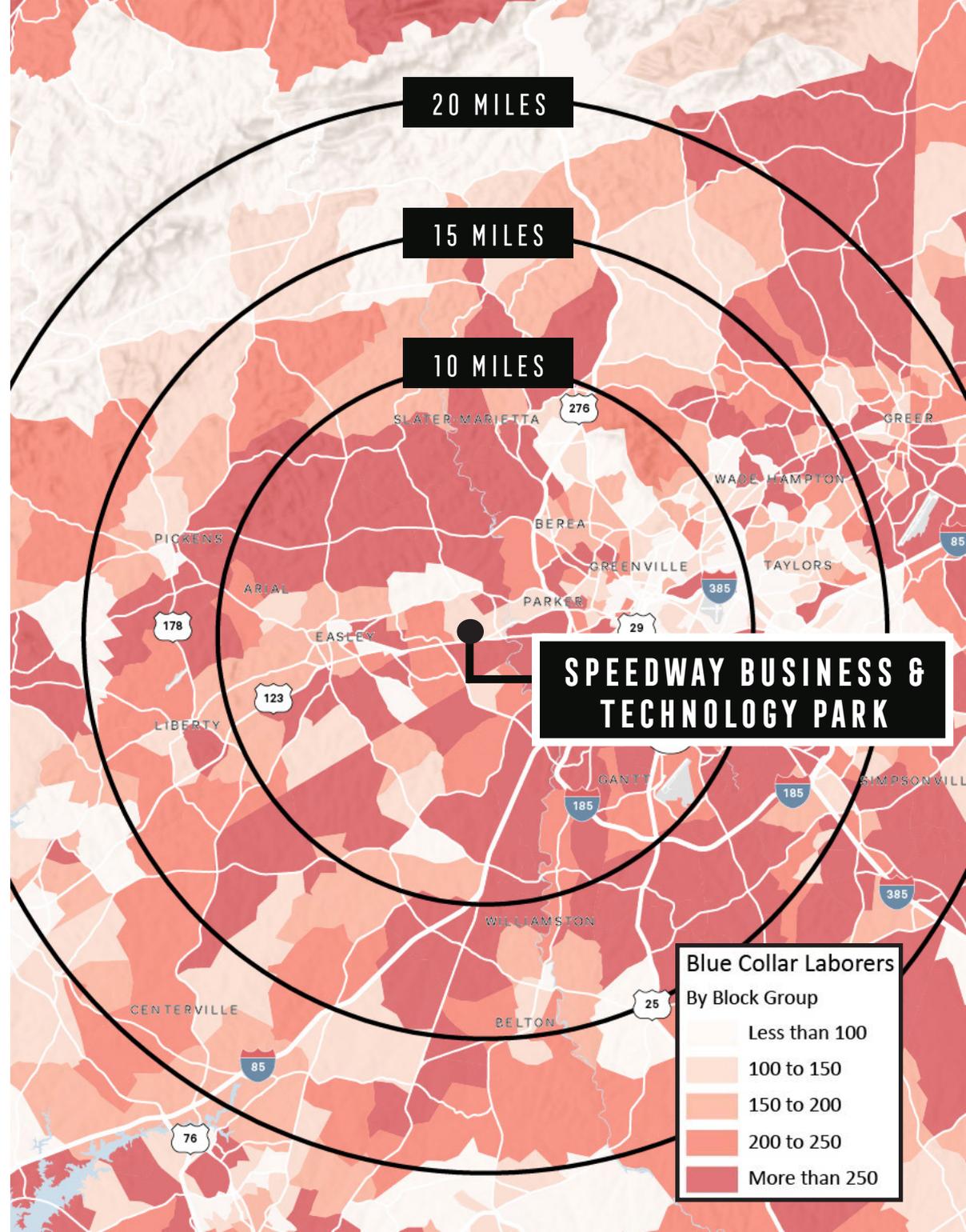
**One Day Drive Distance**  
Population: 104,518,910

**SPEEDWAY BUSINESS & TECHNOLOGY PARK**

# 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.

## CONTACT

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### BUILD TO SUIT OPPORTUNITIES

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