



STERLING GROVE LOGISTICS CENTER

PANATTONI'S CENTRAL GREENVILLE SC INDUSTRIAL DEVELOPMENT



PANATTONI®

7 Sterling Grove Rd, Greenville South Carolina (Greenville-Spartanburg MSA)



PROPERTY HIGHLIGHTS



Conceptual building 673,920 SF at 520' x 1,296'



Dock Doors and Drive-Ins to suit tenant needs



Ample trailer and employee parking capacity



Central Location in the Greenville MSA in the Donaldson Center Corridor



Proximity to GSP International Airport, BMW and the Inland Port



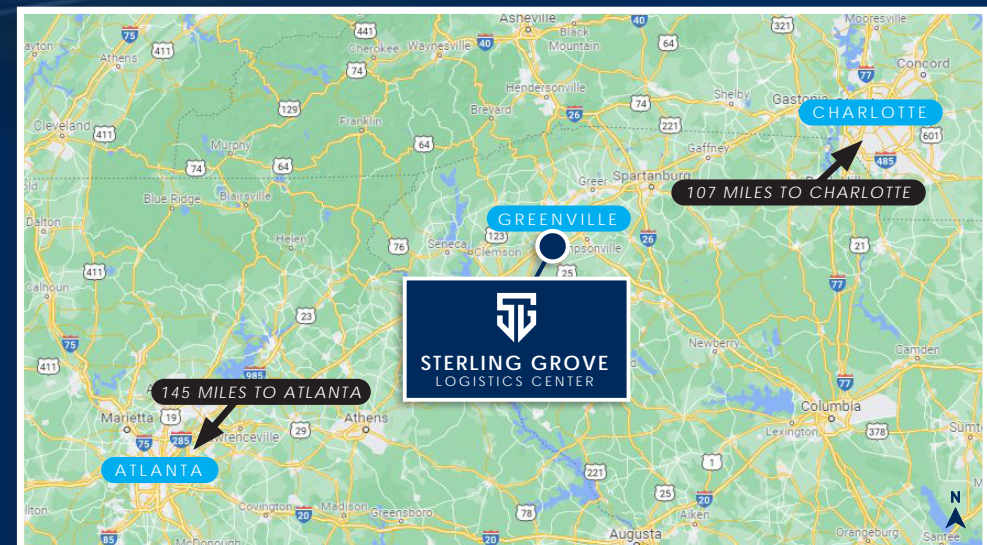
Excellent Ingress / Egress to I-85 via Augusta Rd (Hwy 25) and I-385 via I-185



Ability to provide a campus-like environment with tenant controlled auto and trailer parking



Site is available for immediate Build to Suit



SITE PLAN



Sewer:
Metro



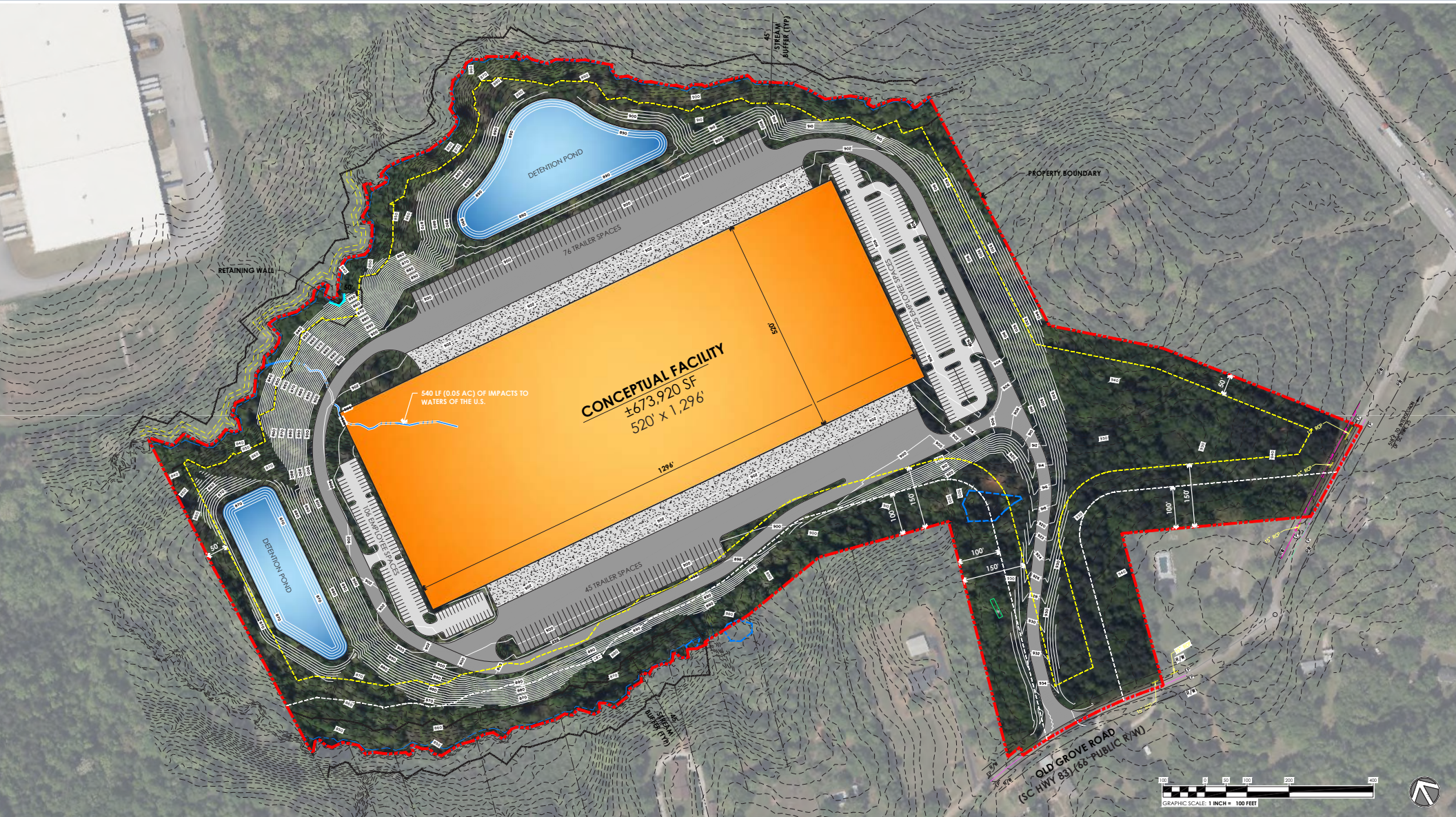
Water:
Greenville Water



Power:
Duke Energy



Natural Gas:
Piedmont Natural Gas



Marcus Cornelius, SIOR
Senior Vice President | CBRE
+1 864 527 6081
marcus.corneliusiv@cbre.com

Campbell Lewis, SIOR
Senior Vice President | CBRE
+1 864 527 6041
campbell.lewis@cbre.com

Ryan Koop, SIOR
Partner | Panattoni Development
+1 864 200 6527
rkoop@panattoni.com



PANATTONI®

SITE PLAN



Sewer:
Metro



Water:
Greenville Water



Power:
Duke Energy



Natural Gas:
Piedmont Natural Gas



Marcus Cornelius, SIOR
Senior Vice President | CBRE
+1 864 527 6081
marcus.corneliusiv@cbre.com

Campbell Lewis, SIOR
Senior Vice President | CBRE
+1 864 527 6041
campbell.lewis@cbre.com

Ryan Koop, SIOR
Partner | Panattoni Development
+1 864 200 6527
rkoop@panattoni.com



PANATTONI®

LOCATION OVERVIEW



Marcus Cornelius, SIOR
Senior Vice President | CBRE
+1 864 527 6081
marcus.corneliusiv@cbre.com

Campbell Lewis, SIOR
Senior Vice President | CBRE
+1 864 527 6041
campbell.lewis@cbre.com

Ryan Koop, SIOR
Partner | Panattoni Development
+1 864 200 6527
rkoop@panattoni.com

WHY UPSTATE, 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

Total
Population

0.6%

Projected Annual
Population Increase

23%

of Population
are Millennials

732k

Labor
Force

4.1%

Unemployment
Rate

8.9MM SF

Industrial Development
Under Construction

RECENT MAJOR CORPORATE RELOCATIONS & EXPANSIONS



\$24.8MM Investment
227 Jobs



JIDA INDUSTRIAL SOLUTIONS

\$4.5MM Investment
78 Jobs (Relocation)

fitesa

\$100MM Investment
40 Jobs (Expanding)



\$150MM Investment
1,000 Jobs



\$31MM Investment
300 Jobs

NOTABLE UPSTATE HQs & CORPORATIONS



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:

- 107MM of the US Population
- Charlotte, Atlanta, Charleston, Washington D.C., Nashville, Baltimore, Louisville, Indianapolis and Pittsburgh

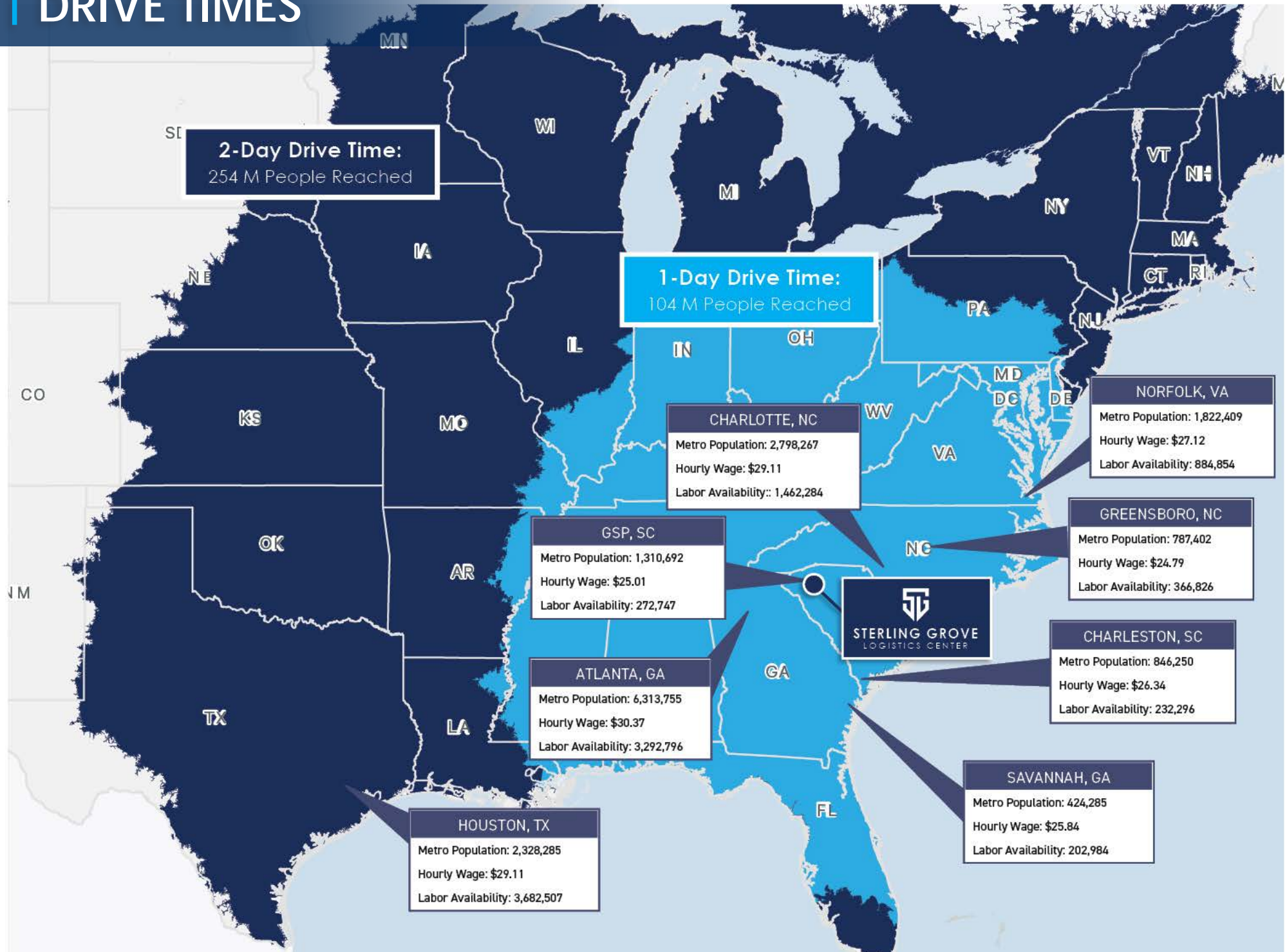
RAIL

Two Major Commercial Railroads:

- Norfolk Southern &
- CSX Corporation

Amtrak Passenger Rail to Many Major Cities

DRIVE TIMES





WHY PANATTONI?

37 Years | 65 Offices | 625 Million SF Developed | 2,500 Clients

Marcus Cornelius, SIOR
Senior Vice President | CBRE
+1 864 527 6081
marcus.corneliusiv@cbre.com

Campbell Lewis, SIOR
Senior Vice President | CBRE
+1 864 527 6041
campbell.lewis@cbre.com

Ryan Koop, SIOR
Partner | Panattoni Development
+1 864 200 6527
rkoop@panattoni.com



PANATTONI®