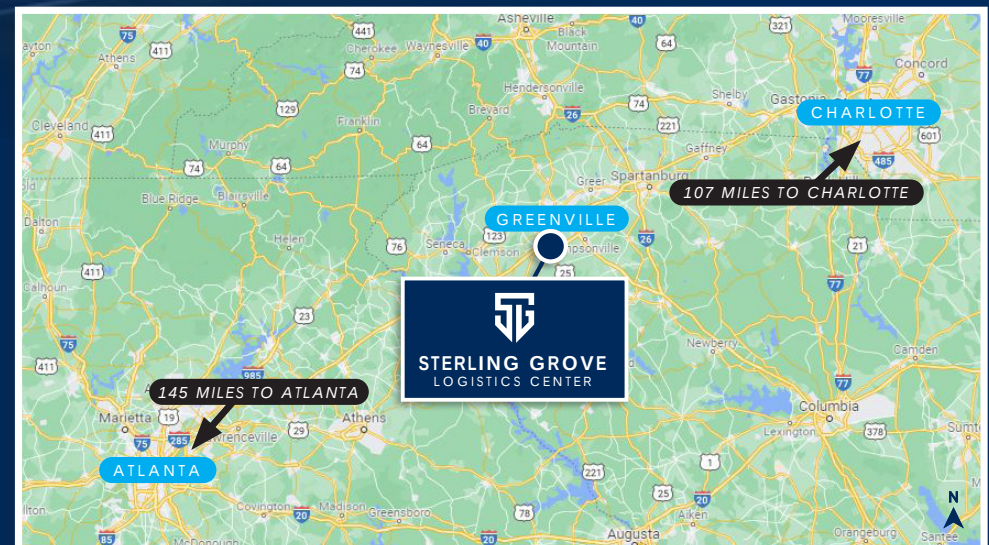




SITE PLAN



Sewer:
Metro



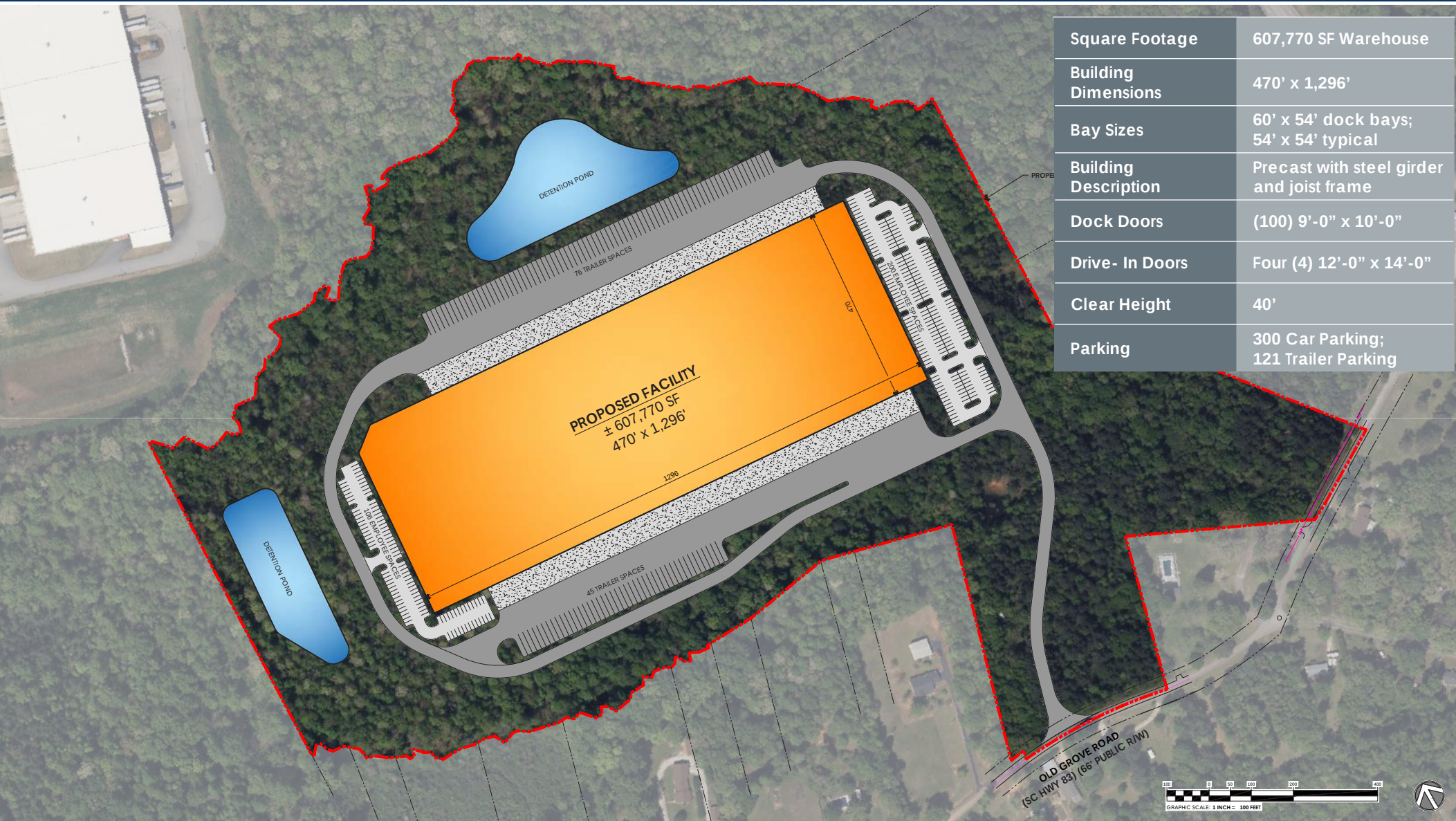
Water:
Greenville Water



Power:
Duke Energy



Natural Gas:
Piedmont Natural Gas



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PANATTONI®

LOCATION OVERVIEW



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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

1.1%

Projected Annual
Population Increase

23%

of Population
are Millennials

762k

Labor
Force

4.8%

Unemployment
Rate

2.35MM 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 3.1M passengers per year via 6 major airlines
- Transports nearly 65,000 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

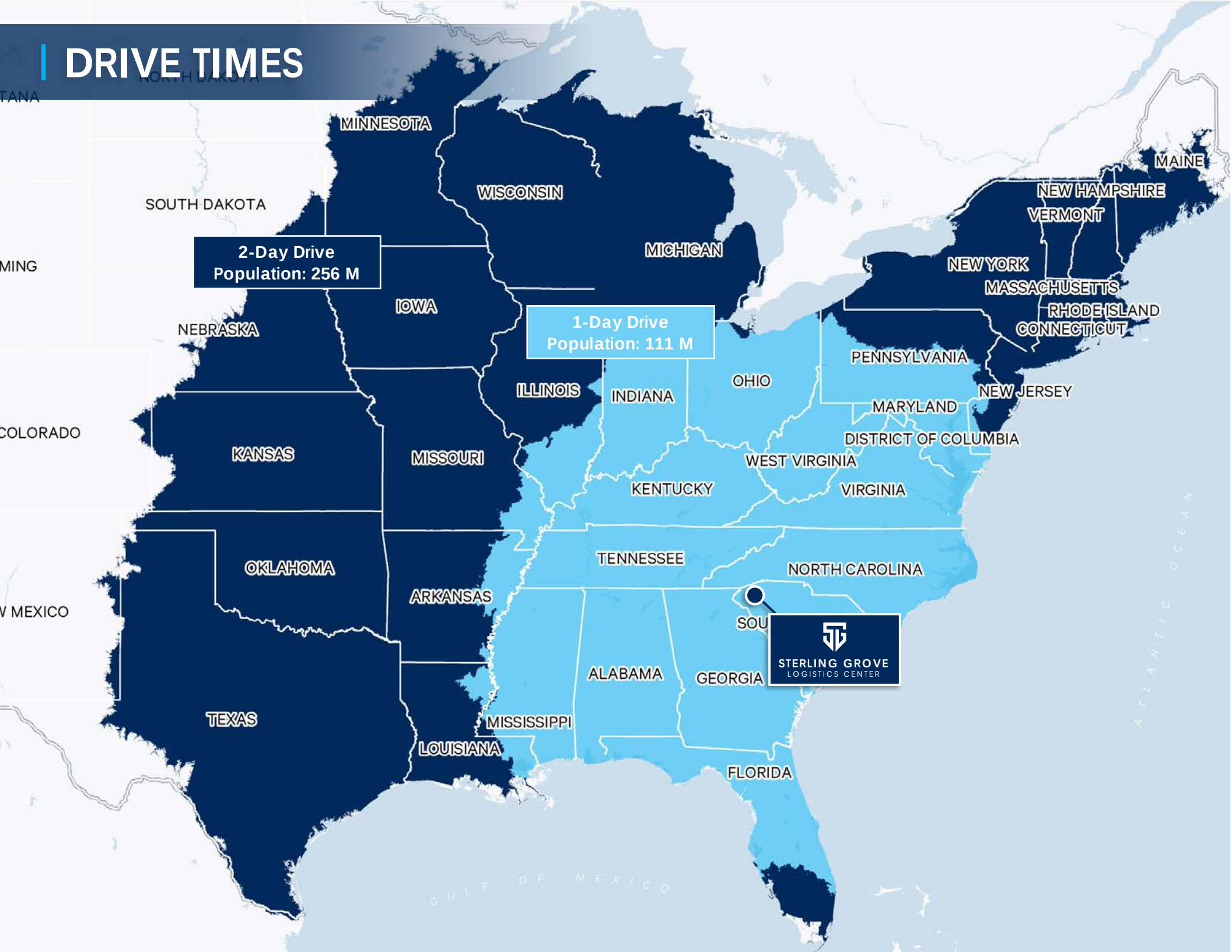
RAIL

Two Major Commercial Railroads:

- Norfolk Southern &
- CSX Corporation

Amtrak Passenger Rail to Many Major Cities

DRIVE TIMES





WHY PANATTONI?

40 Years | 69 Offices | 630 Million SF Developed | 2,500 Clients

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