



## Building 2A: Spec-to-Suite™ Opportunity

<b>ADDRESS</b>	Logistics Drive, Gaffney, SC
<b>COUNTY</b>	Cherokee County
<b>AVAILABLE SPACE</b>	±550,520 SF
<b>EXANDABILITY</b>	Up to 1,295,800 SF
<b>BUILDING TYPE</b>	Tilt-up concrete wall panels with structural steel frame and TPO roof
<b>BUILDING STATUS</b>	Under construction
<b>JOBS TAX CREDITS</b>	Tier 4 County: \$25,000/employee
<b>PROPERTY TAXES</b>	\$0.76/SF (estimate)
<b>DIMENSIONS</b>	620' x 896'
<b>TRUCK COURTS</b>	Up to 190' deep
<b>POWER</b>	4,000amp
<b>LIGHTING</b>	1 high bay fixture per bay
<b>ROOF</b>	60 Mil TPO single-ply white membrane, mechanically fastened
<b>SLAB</b>	8" thick (Super Flat floor profile)
<b>FIRE PROTECTION</b>	ESFR
<b>CLEAR HEIGHT</b>	40' throughout
<b>COLUMN SPACING</b>	50' x 56' spacing; 60' speed bays
<b>CONFIGURATION</b>	Cross-docked
<b>OFFICE</b>	2,400-SF spec office included
<b>WAREHOUSE HVAC</b>	Make up air units
<b>DOCK DOORS</b>	Up to 232 (93 day 1)
<b>DOCK LEVELERS</b>	Up to 232 (56 day 1)
<b>DRIVE-IN DOORS</b>	Up to 4

<b>FRONTAGE AND VISIBILITY</b>	950 ft of frontage and 9,400 VPD (S- 61 (Old Post Rd) to I- 85)
<b>PARKING</b>	Up to 604 employee spaces Up to 388 trailer parking spaces <i>(Expandable to accommodate user's needs)</i>
<b>IDEAL USE</b>	Access off I-85 and Class-A construction specifications are ideal for distribution, 3rd-party logistics, e-commerce, and manufacturing uses. The facility features heavy power (up to 54MW available to the park), water, sewer as well as ample employee and trailer parking
<b>WORKFORCE</b>	Business-friendly environment with affordable labor, job tax credit incentives, low unionization, and an educated and trained workforce. <ul style="list-style-type: none"> <li>- SC Unionization Rate: 1.6% (lowest in the US)</li> <li>- GSP Labor Force: ±748,520 (45-min commute)</li> <li>- Population: 4.7% expected growth by 2027</li> <li>- Cherokee County: Net negative job migration creates positive hiring dynamics</li> </ul>
<b>LOCATIONAL/ REGIONAL ADVANTAGES</b>	±100 million consumers (44% of the US population) within a one-day drive and international import/export via the Port of Charleston (24/7 rail from Inland Port Greer)

