

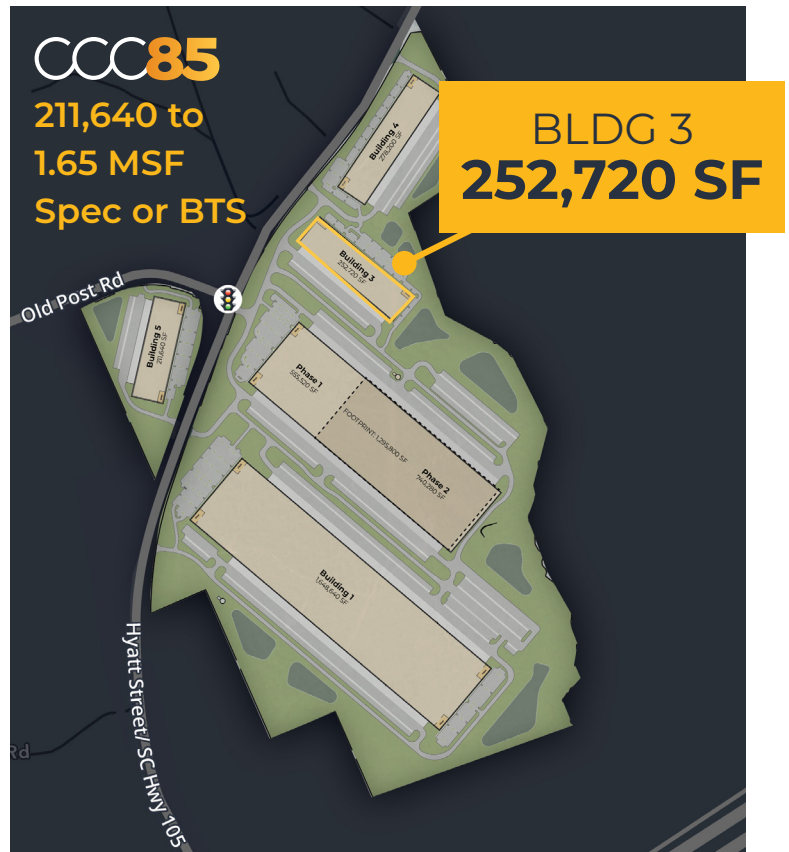
# CCC85 CHEROKEE

COMMERCE CENTER 85

## Building Three: Spec-to-Suit™ Opportunity

### Specifications

Square Footage	±252,720 SF
Configuration	Rear-load
Clear Height	36'
Dock-High Doors	56
Drive-In Doors	2
Column Spacing	54' x 50'
Auto Parking	±290
Trailer Parking	±66
Truck Court	190'
Building Depth	260'



## Park Differentiators

CCC-85 offers unique, premier facilities equipped to meet the evolving demands of businesses and pave the way for success through state-of-the-art features and a prime location.

- ±1.65 MSF of contiguous space available
- Cross-dock and rear-load layouts
- Up to 40' clear heights
- Up to 60' speed bays
- Up to 190' truck courts
- Office to suit
- Up to 260 dock doors
- ESFR fire protection
- 4,000amp power service
- 60mil TPO roof
- Super Flat floor profile
- Exceptional water and sewer capabilities
- Impressive power capacity up to 54 MW
- Optimum site flexibility allows for virtually unlimited parking
- Lowest real estate taxes in market with FILOT of approximately \$0.75
- Eligible for SC Tier-4 Jobs Tax Credit of \$25k per employee

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