



Building 2A: Spec-to-Suite™ Opportunity

ADDRESS	Logistics Drive, Gaffney, SC
COUNTY	Cherokee County
AVAILABLE SPACE	±550,520 SF
EXANDABILITY	Up to 1,295,800 SF
BUILDING TYPE	Tilt-up concrete wall panels with structural steel frame and TPO roof
BUILDING STATUS	Delivered (Jan 2025)
JOBS TAX CREDITS	Tier 4 County: \$25,000/employee
PROPERTY TAXES	\$0.76/SF (estimate)
DIMENSIONS	620' x 896'
TRUCK COURTS	Up to 190' deep
POWER	4,000amp
LIGHTING	1 high bay fixture per bay
ROOF	60 Mil TPO single-ply white membrane, mechanically fastened
SLAB	8" thick (Super Flat floor profile)
FIRE PROTECTION	ESFR
CLEAR HEIGHT	40' throughout
COLUMN SPACING	50' x 56' spacing; 60' speed bays
CONFIGURATION	Cross-docked
OFFICE	2,400-SF spec office included
WAREHOUSE HVAC	Make up air units
DOCK DOORS	Up to 232 (93 day 1)
DOCK LEVELERS	Up to 232 (56 day 1)
DRIVE-IN DOORS	Up to 4

FRONTAGE AND VISIBILITY	950 ft of frontage and 9,400 VPD (S- 61 (Old Post Rd) to I- 85)
PARKING	Up to 604 employee spaces Up to 388 trailer parking spaces <i>(Expandable to accommodate user's needs)</i>
IDEAL USE	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 100MW available to the park), water, sewer as well as ample employee and trailer parking
WORKFORCE	Business-friendly environment with affordable labor, job tax credit incentives, low unionization, and an educated and trained workforce. <ul style="list-style-type: none"> - SC Unionization Rate: 1.6% (lowest in the US) - GSP Labor Force: ±748,520 (45-min commute) - Population: 4.7% expected growth by 2027 - Cherokee County: Net negative job migration creates positive hiring dynamics
LOCATIONAL/ REGIONAL ADVANTAGES	±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)

