

UPSTATE SC MARKET– SPARTANBURG, SC

Flatwood Industrial Park IV Build to Suit

CONTACT: Josh Jones – Office: 864.594.5812 • Cell: 864.415.3969



SITE: +/- 53 acres; Available FTZ #38

SPECS: Designed and permitted for 304,560 SF; ample auto parking and trailer storage available
Expandable to 456,840 SF

CLEAR HEIGHT: 36' clear inside first column line

UTILITIES: Water, sewer, electricity and gas delivered to the building; fiber capabilities present

LOCATION: Flatwood Road, Spartanburg, SC 29303; 1.65 miles direct access from US

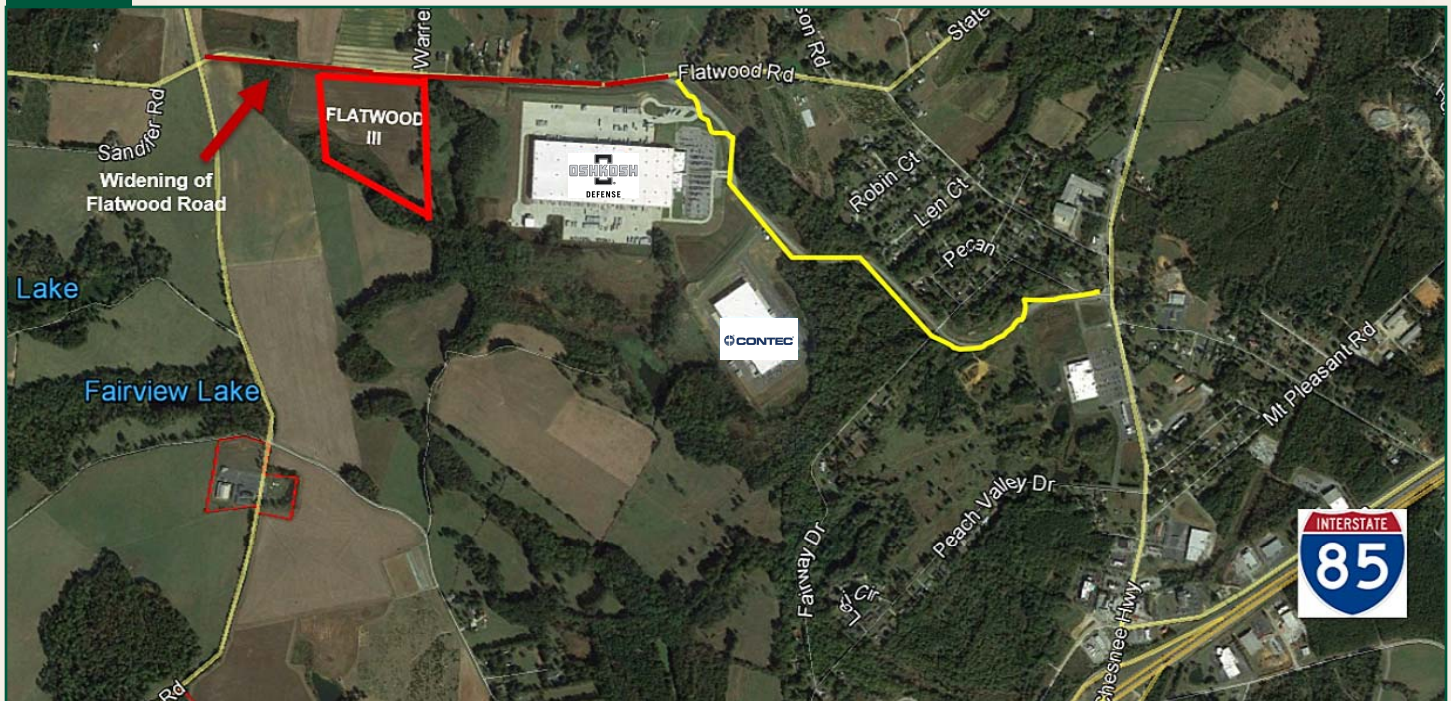
Highway 221 / I-85 intersection (I-85 Exit 78); 9 miles from I-85 / I-26 intersection; 12 mile interstate dray to the new FedEx Ground hub; 1st dray zone and 21 miles from the new SC Inland Port; 25 miles from GSP International Airport; 1 hour drive time to Charlotte Douglas International Airport & Norfolk Southern's Charlotte regional intermodal yard



UPSTATE SC MARKET- SPARTANBURG, SC

Flatwood Industrial Park IV Build to Suit

MAP



SITE PLAN

