

# UPSTATE SC MARKET– SPARTANBURG, SC

Flatwood Industrial Park V Build to Suit

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



**SITE:** +/- 130 acres; Available FTZ #38

**SPECS:** Expandable to 1.25 Million SF; ample auto parking and trailer storage available

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

**LOCATION:** Bryant Road, Spartanburg, SC 29303; 2.9 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





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### MAP



### SITE PLAN

