

UPSTATE SC MARKET – SPARTANBURG, SC

Flatwood Industrial Park Spec Building I

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



AVAILABLE: 181,334 SF to 226,694 SF cross dock; 420' x 432' - 540' building dimensions

SITE: +/- 53 acres including the rough-graded expansion pad; Available FTZ #38

CLEAR HEIGHT: 32' clear inside first column line

COLUMN SPACING: 50' x 54' with 60' speed loading bays

FLOOR: 6" Ductilcrete system, which is structurally equivalent to an 8" unreinforced slab, but with 75% fewer joints

ROOF: 45 mil, white TPO membrane system

NATURAL LIGHTING: 11 - 15 (5' x 5') clerestory windows and 14 - 18 (4' x 8') skylights

TRUCK COURT: 140' deep with 50' opposing trailer storage available

TRUCK DOORS 38 - 51 (9' x 10') dock high doors; 2 (14' x 16') drive in doors;

PARKING: 81 auto spots with significant expansion available; trailer storage available to suit

FIRE PROTECTION: ESRF with 100% coverage

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

LOCATION: 769 Flatwood Industrial Drive, 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; 1 hour drive time to Charlotte Douglas International Airport & Norfolk Southern's Charlotte regional intermodal yard

Headquarters: 100 Dunbar Street, 4th floor, Spartanburg, SC 29306 T: 864.585.2000

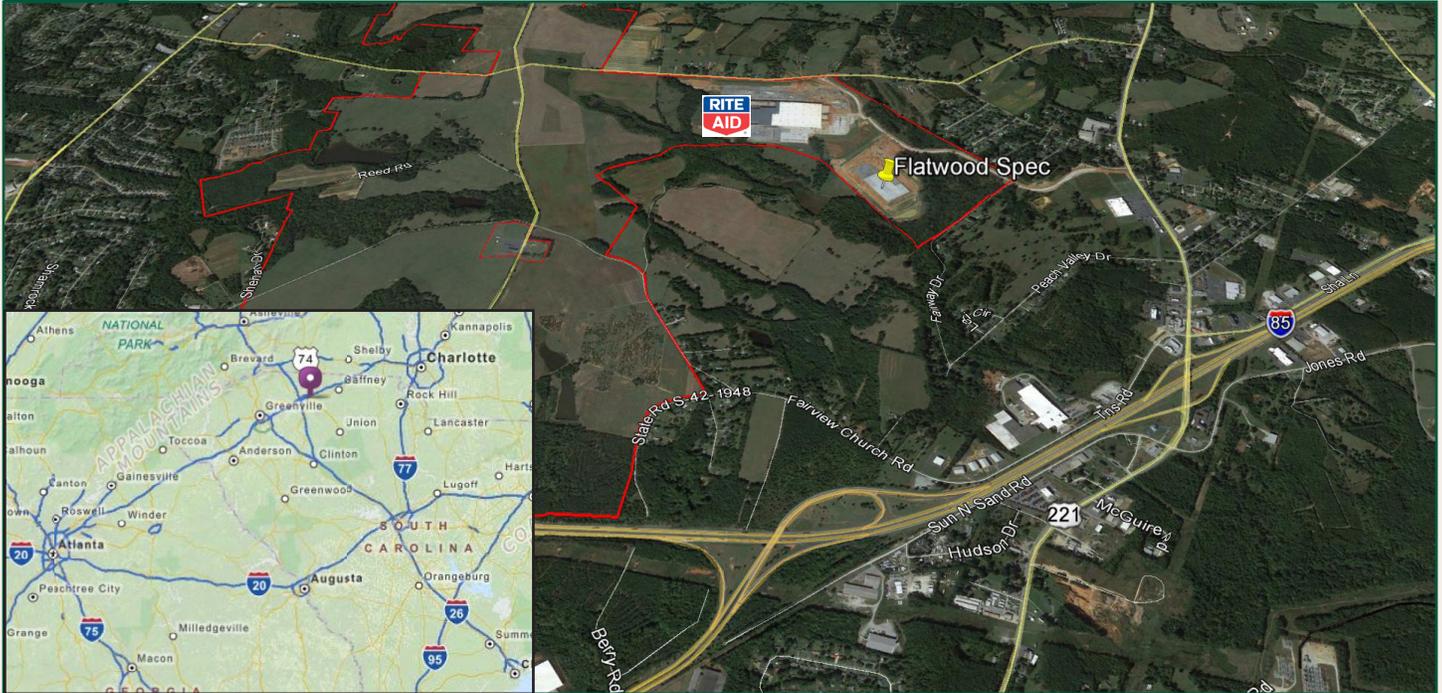
www.JohnsonDevelopment.net



UPSTATE SC MARKET – SPARTANBURG, SC

Flatwood Industrial Park Spec Building I

MAP



SITE PLAN

