

PATRIOT'S CAMPGROUND LOGISTICS CENTER



**FOR LEASE
COMING SOON**

BUILDING FEATURES

Size:	+/- 308,880 SF
Clear Height:	36'
Column Spacing:	+/- 50' x 50'
Speed Bay:	60'
Power:	277/480 volt
Fire Protection:	ESFR
Floors:	7" Slab
Office:	1,500 SF
Car Parking:	430 spaces
Trailer Parking:	116 spaces
Truck Court:	200' deep
Access:	Multiple points of ingress/egress

LOADING

Dock Doors:	+/- 44
Drive in Doors:	2 (12'x14')
Speed Bay:	60'

CONSTRUCTION

Type:	Tilt-Up Construction Panels
Roof:	45mm TPO

RATE

Contact broker



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LOCATION OVERVIEW



Prime location along I-85/I-26 corridor



Immediate access to I-85



Multiple points of ingress/egress



One turn access onto site from I-85

KEY DISTANCES

I-85 | 0.6 miles

I-26 | 16 miles

Charlotte | 68 miles

Charleston | 219 miles

Atlanta | 182 miles

I-85 IMPROVEMENT PROJECT

Improvements to the I-85 interstate at Exit 83 are currently underway.

This project includes the widening and rehabilitation of the existing interstate infrastructure beginning at mile marker 77 and continues to the North Carolina state line.

When complete, the interstate will include an additional travel lane in both directions and interchange reconstruction for exits at mile markers 83, 87, 95, and 96. (SCDOT)

For more details, visit www.85widening.com.

ABOUT UPSTATE SOUTH CAROLINA



Upstate South Carolina's strategic location to major markets, access to raw materials and connections to growing industries, along with its business oriented environment, make it an ideal place for growing companies to locate.

TRANSPORTATION & INFRASTRUCTURE



LAND

I-85 AND I-26



AIR

GSP INT. AIRPORT



SEA

SC INLAND PORT



RAIL

NORFOLK SOUTHERN

WORKFORCE

1,500,000

TOTAL POPULATION

708,546

LABOR FORCE*

3.1%

UNEMPLOYMENT RATE*

20,000+

GRADUATES EACH YEAR

*as of September 2021

