



APPLE VALLEY LOGISTICS CENTER

PANATTONI'S HWY 101 CORRIDOR INDUSTRIAL DEVELOPMENT



PANATTONI

111 Apple Valley Rd, Duncan, SC (Greenville-Spartanburg MSA)



PROPERTY HIGHLIGHTS



Central Location in Greenville – Spartanburg MSA in Hwy 101 Corridor



Proximity to GSP International Airport, BMW, BMW's Private Flyover Bridge (Under Construction) and the Inland Port



Excellent Ingress / Egress to I-85 via Hwy 101



Ability to provide a campus-like environment with tenant controlled auto and trailer parking



Ability to Subdivide to +/-50,000 SF



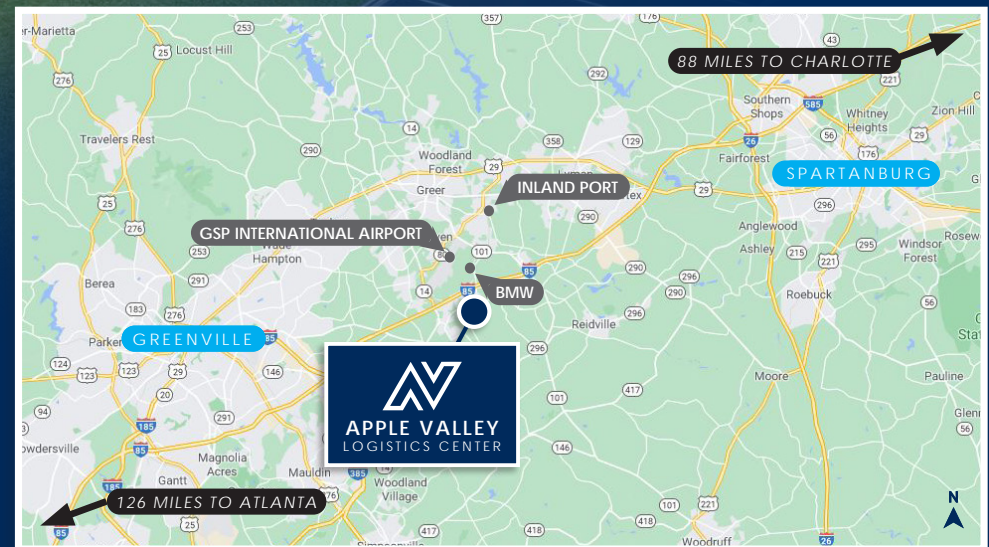
Available immediately for Q4 2023 occupancy



44 Docks, 2 Drive In Doors



Base Building to be Delivered Move-In Ready - 2,300 SF of Office, 22 of the 44 Docks w/ Levelers



SITE PLAN



Sewer:
Spartanburg Water



Water:
SJWD



Power:
Duke Energy



Natural Gas:
Greer CPW

SPECIFICS KEY

- ▲ 44 Dock Doors
- ☒ 2 Drive-In Doors
- 🚗 170 Auto Spaces
- 🚛 45 Trailer Spaces

■ Available



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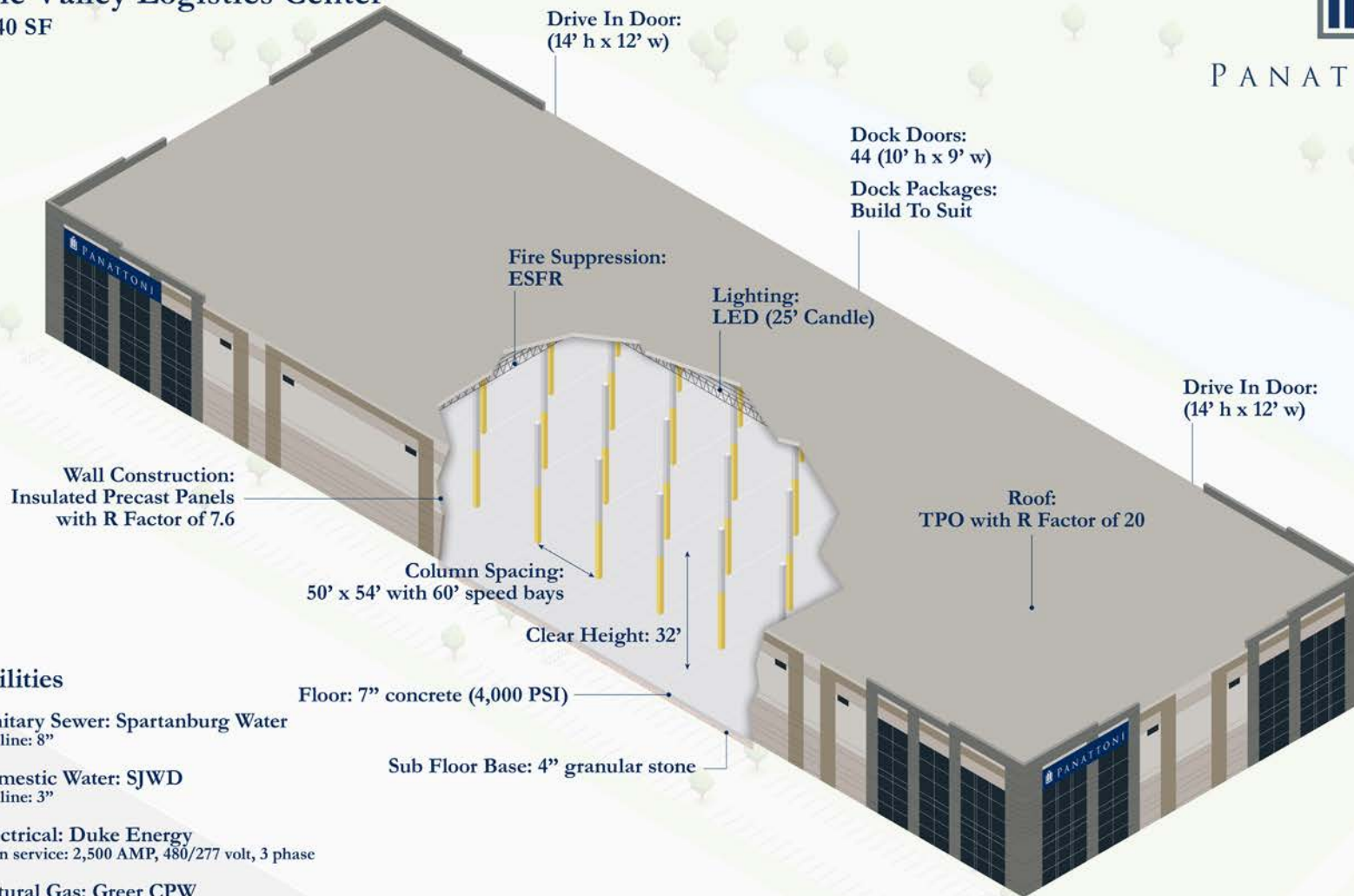
BUILDING SPECIFICATIONS

Apple Valley Logistics Center

224,640 SF



PANATTONI®



Utilities

Sanitary Sewer: Spartanburg Water
Site line: 8"

Domestic Water: SJWD
Site line: 3"

Electrical: Duke Energy
Main service: 2,500 AMP, 480/277 volt, 3 phase

Natural Gas: Greer CPW
Site line: 4"

Telecommunications: AT&T (fiberoptic)

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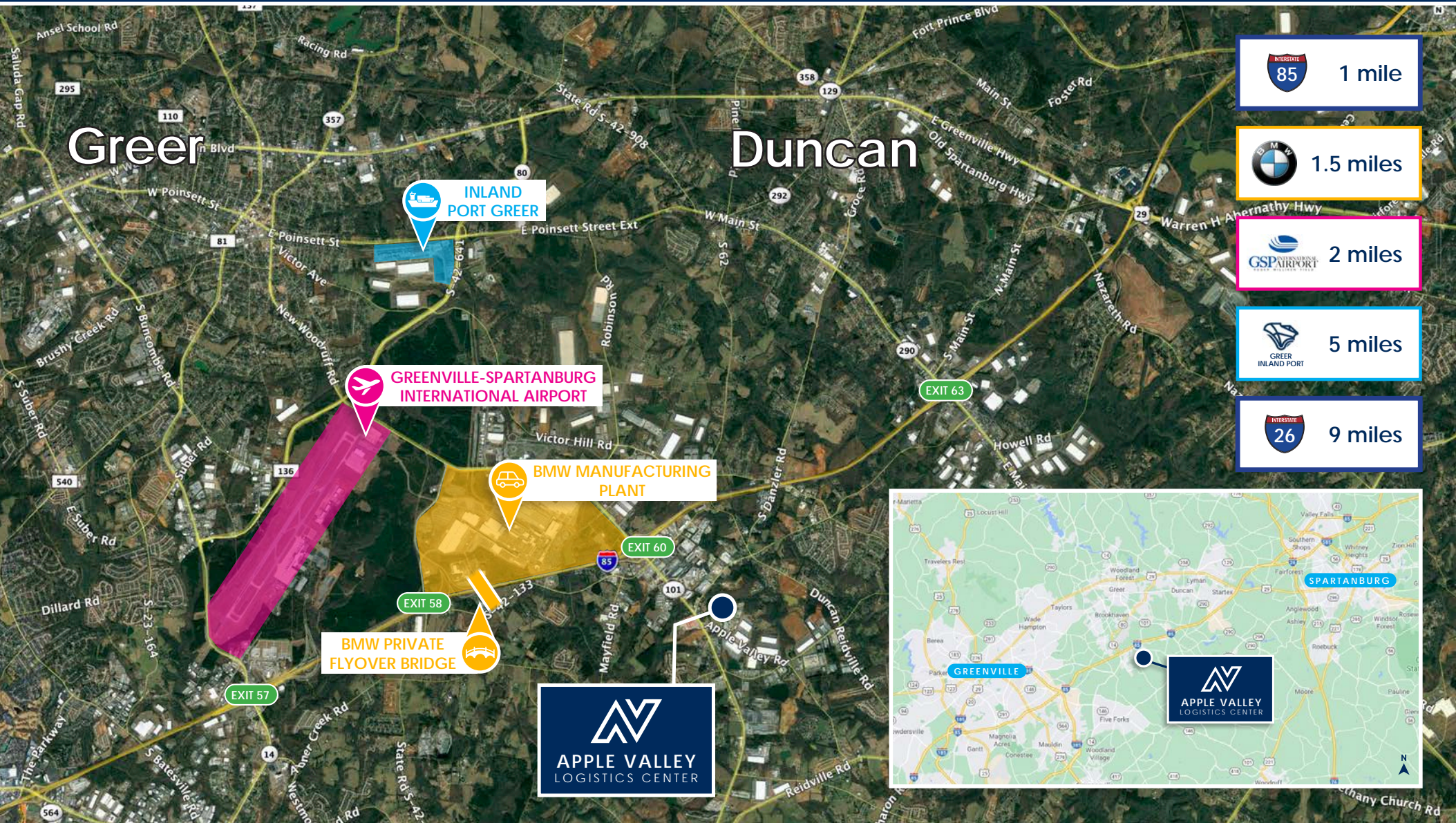
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LOCATION OVERVIEW



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WHY UPSTATE, SC?

The Greenville-Spartanburg area is the most active business district in South Carolina. With a host of businesses and central Southeast connectivity, the area is home to 1.3M People and some of the Southeast's largest companies.

GREENVILLE-SPARTANBURG BY THE NUMBERS

1.3MM

Total Population

1.3%

Projected Annual Population Increase

25%

of Population are Millennials

613k

Labor Force

4.3%

Unemployment Rate

8.75MM SF

Industrial Development Under Construction

MAJOR CORPORATE RELOCATIONS & EXPANSIONS IN 2021



\$24.8MM Investment
227 Jobs



JIDA INDUSTRIAL SOLUTIONS

\$4.5MM Investment
78 Jobs (Relocation)

fitesa

\$100MM Investment
40 Jobs (Expanding)



\$150MM Investment
1,000 Jobs



\$31MM Investment
300 Jobs

NOTABLE UPSTATE HQs & CORPORATIONS



EXCELLENT INFRASTRUCTURE

PORTS

Inland Port Greer

- Overnight rail from Charleston, SC
- 13 of 15 top container lines
- <60 min average two way truck turn
- 500 ton barge crane
- 29 days from Shanghai to Atlanta
- \$2.6B in planned CAPEX

Accessibility to Port of Charleston

AIR

Greenville Downtown Airport (GUM)

- The busiest general aviation airport in SC
- More than 48,000 take-off and landings each year

GSP International Airport

- Serves 2.3M passengers per year via 6 major airlines
- Transports nearly 60,000 tons every year
- Home to a 120,000 SF FedEx facility

ROADS & INTERSTATES

Accessible via
Interstates 85, 26 and 385 &
US Hwys 25, 29, 123 and 276

In a 1-day Truck Drive:

- 107MM of the US Population
- Charlotte, Atlanta, Charleston, Washington D.C., Nashville, Baltimore, Louisville, Indianapolis and Pittsburgh

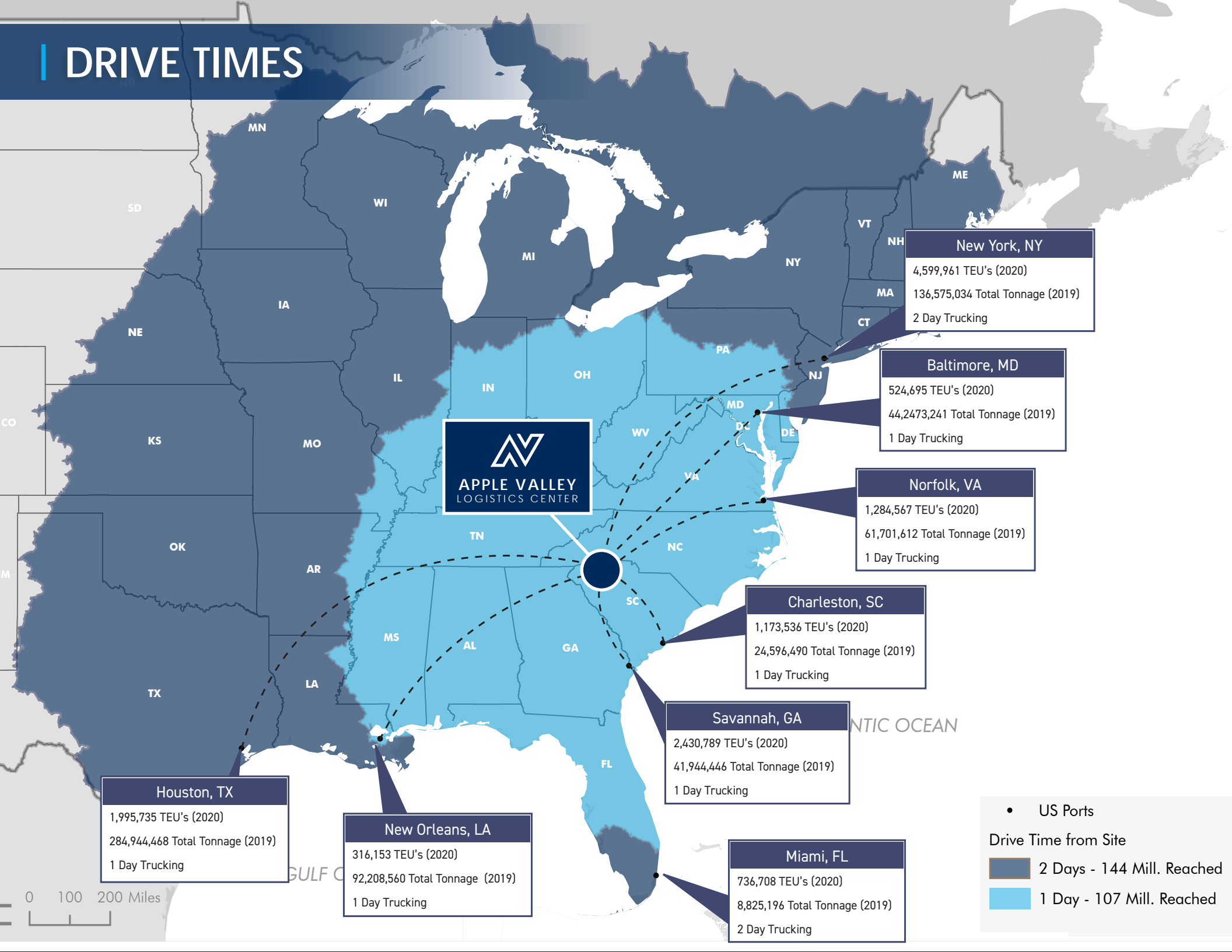
RAIL

Two Major Commercial Railroads:

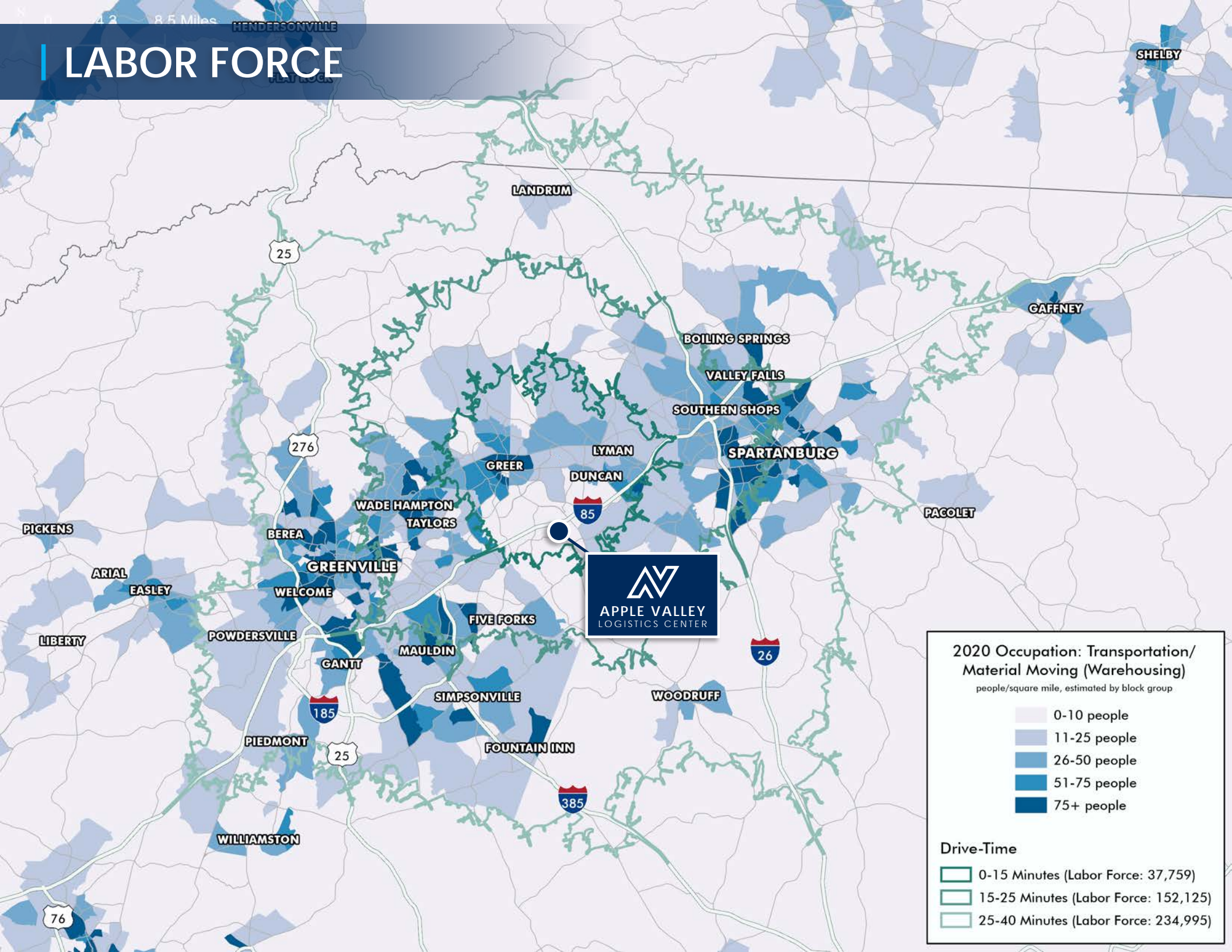
- Norfolk Southern &
- CSX Corporation

Amtrak Passenger Rail to Many Major Cities

DRIVE TIMES



LABOR FORCE





WHY PANATTONI?

36 Years | 46 Offices | 544 Million SF Developed | 2,500 Clients

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