



TYGER RIDGE LOGISTICS CENTER

PANATTONI'S UPSTATE SOUTH CAROLINA LOGISTICS PARK



PANATTONI®

2000 Victor Hill Rd, Duncan, SC (Greenville-Spartanburg MSA)

PROJECT HIGHLIGHTS

MULTI-BUILDING LOGISTICS PARK

Building I

- ±498,960 SF (660'x756')
- Pad in place with expansion to a total of ±997,920 SF (Ph. 2)
- Cross Dock with 84 dock doors & 4 drive in doors
- 94 Trailer parking spaces
- 221 Employee parking spaces

Building II (Ph. 2)

- ±266,760 SF (260'x1026')
- 58 Docks & 2 Drive In Doors
- 52 Trailer parking spaces
- 218 Employee parking spaces

Building III

- ±135,200 SF (260'x520')
- 27 Docks & 2 Drive In Doors
- 26 Trailer parking spaces
- 114 Employee parking spaces

Building IV

- ±368,280 SF (310'x1,188')
- 71 Docks & 2 Drive In Doors
- 60 Trailer parking spaces
- 227 Employee parking spaces



Central Location in Greenville – Spartanburg MSA in Hwy 101 Corridor



Proximity to GSP International Airport, BMW, and the Inland Port



Excellent Ingress / Egress to I-85 via Hwy 101 and secondary access via Hwy 290



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



Prominent exposure on the busiest section of I-85 in South Carolina (+120,000 VPD)

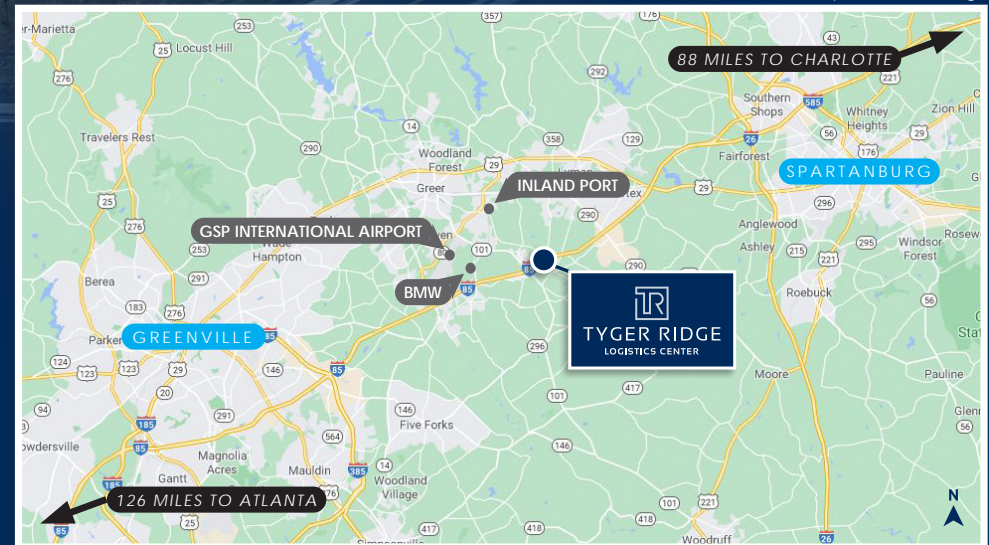


Located in Opportunity Zone



Delivering December 2022

*Representative Image



SITE PLAN



Sewer:
Lyman Sewer District



Water:
SJWD Water District



Power:
Duke Energy



Natural Gas:
Piedmont Natural Gas

BUILDING I

SPECIFICS KEY

↑ 40'	Clear Height
▲ 85	Dock Doors
⊠ 4	Drive-In
🚚 221	Auto Spaces
🚛 94	Trailer Spaces

BUILDING II

SPECIFICS KEY

↑ 32'	Clear Height
▲ 58	Dock Doors
⊠ 2	Drive-In
🚚 218	Auto Spaces
🚛 52	Trailer Spaces

BUILDING III

SPECIFICS KEY

↑ 32'	Clear Height
▲ 27	Dock Doors
⊠ 2	Drive-In
🚚 114	Auto Spaces
🚛 26	Trailer Spaces

BUILDING IV

SPECIFICS KEY

↑ 32'	Clear Height
▲ 71	Dock Doors
⊠ 2	Drive-In
🚚 227	Auto Spaces
🚛 60	Trailer Spaces



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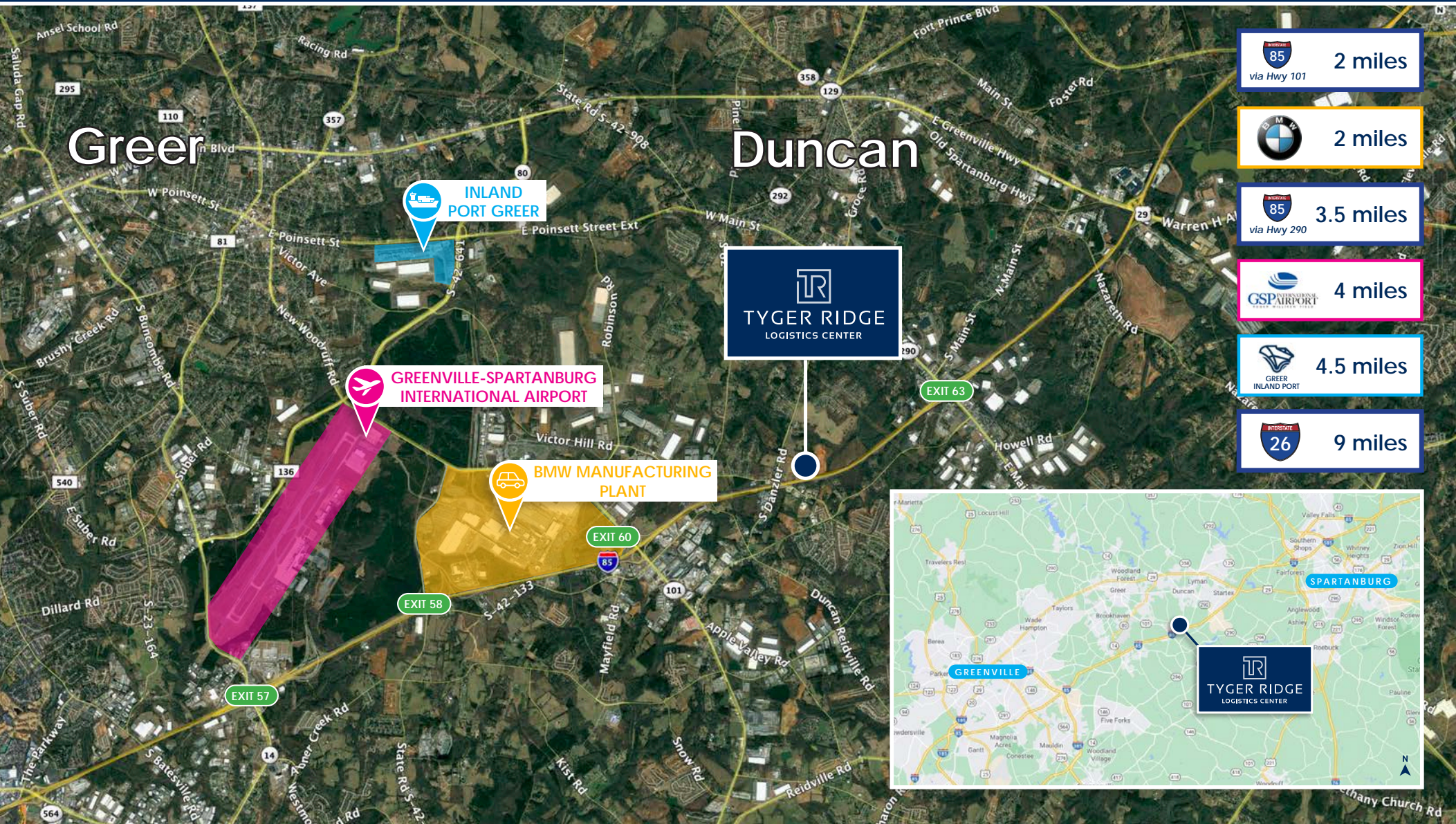
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LOCATION OVERVIEW



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WHY UPSATE, 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

5.8MM 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



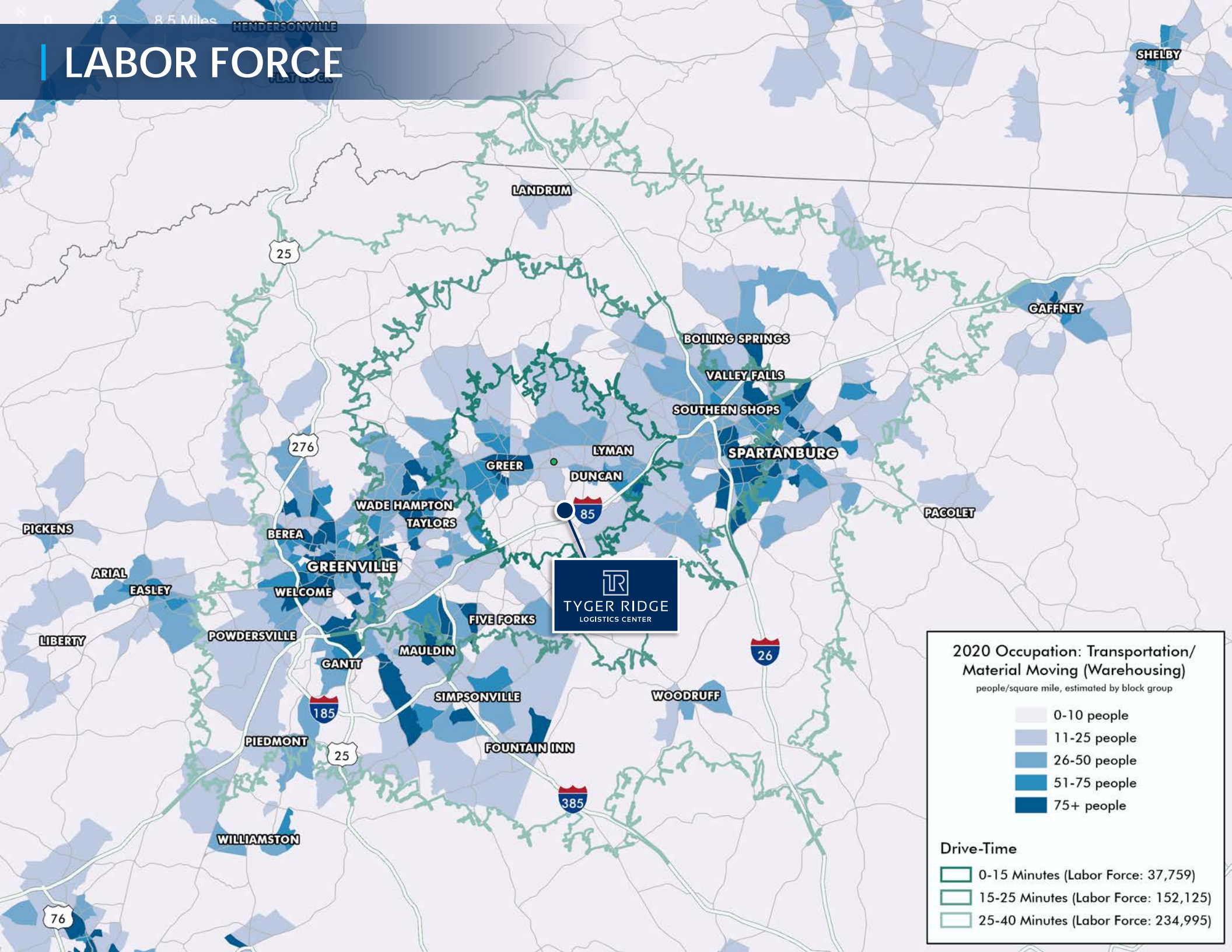
TYGER RIDGE
LOGISTICS CENTER

ATLANTIC OCEAN

GULF COAST

0 100 200 Miles

LABOR FORCE





WHY PANATTONI?

35 Years | 35 Offices | 444 Million SF Developed | 2,500 Clients

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