

WOODRUFF BUILD TO SUIT SITE



5590 HIGHWAY 101, WOODRUFF, SC (SPARTANBURG COUNTY)

36 ACRES

CAPABLE 100,000 - 400,000 SF

WITH LAYDOWN YARD



LOCATED IN THE MIDDLE OF THE UPSTATE SOUTH CAROLINA MARKET AND SURROUNDED BY ONE OF THE FASTEST GROWING RESIDENTIAL AREAS IN THE STATE



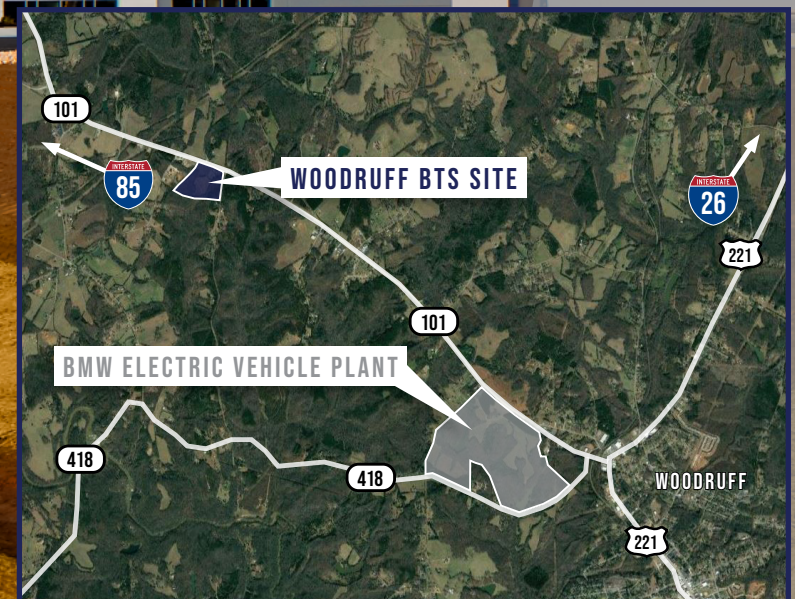
LESS THAN 2 MILES TO BMW'S ELECTRIC VEHICLE PLANT



EXCELLENT ACCESS TO I-85 & I-26 VIA HWY 101



THE SITE IS OWNED BY A PROVEN SPARTANBURG BASED INDUSTRIAL DEVELOPMENT TEAM WITH INHOUSE CIVIL ENGINEERING, ARCHITECTURE AND CONSTRUCTION MANAGEMENT



CONCEPTUAL SITE PLAN

SEWER:
CITY OF WOODRUFF



WATER:
WOODRUFF ROEBUCK WATER DISTRICT



POWER:
DUKE ENERGY



GAS:
PIEDMONT NATURAL GAS



SC-101

±36.8 ACRES

ARNOLD BRANCH RD

(50) TRAILER SPACES
TRUCK COURT
(200' DEEP)

PROPOSED BUILDING
422,280 SF

±300 PARKING SPACES

SWM POND

SWM POND

SWM POND

(26) TRAILER SPACES

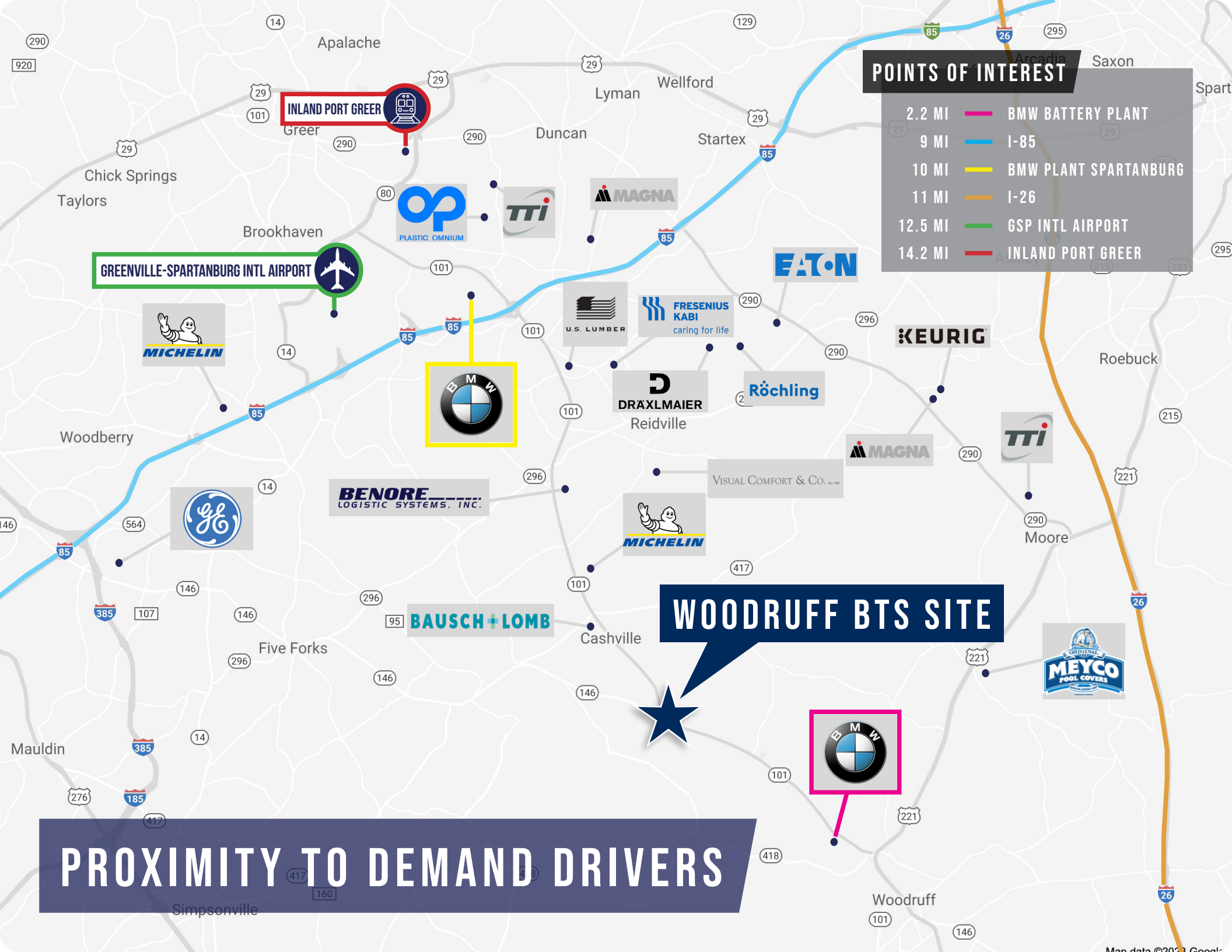
(26) TRAILER SPACES

TAX PARCEL ID: 4-18-00-029.00

MUNICIPALITY: CITY OF WOODRUFF

ZONING: I-2





POINTS OF INTEREST

2.2 MI		BMW BATTERY PLANT
9 MI		I-85
10 MI		BMW PLANT SPARTANBURG
11 MI		I-26
12.5 MI		GSP INTL AIRPORT
14.2 MI		INLAND PORT GREER

WOODRUFF BTS SITE

PROXIMITY TO DEMAND DRIVERS

ABOUT THE DEVELOPER

MARLBORO DEVELOPMENT TEAM, INC. (MDT) IS A SPARTANBURG, SOUTH CAROLINA BASED REAL ESTATE DEVELOPER FOCUSED ON SINGLE TENANT BUILD TO SUITS, VALUE-ADD ACQUISITIONS, AND STRATEGIC INVESTMENTS THROUGHOUT THE UNITED STATES. THE SENIOR MANAGEMENT OF MDT HAS A PROVEN TRACK RECORD OF 100+ YEARS OF DEVELOPMENT EXPERIENCE WITH SUCCESSFUL DELIVERY OF OVER 13 MILLION SQUARE FEET OF MANUFACTURING, DISTRIBUTION, LIFE SCIENCES, OFFICE, AND RETAIL PROJECTS. MDT IS A SUBSIDIARY OF MPD ELECTRIC COOPERATIVE, ONE OF THE LARGEST ELECTRIC COOPERATIVES IN THE UNITED STATES.



BROADSTREET
PARTNERS

RYAN KOOP, SIOR
Broadstreet Partners
864 200 6527
ryan@broadstreetcre.com

JOHN PARKER
Broadstreet Partners
864 266 3309
john@broadstreetcre.com

MULTI-PACK SOLUTIONS
GREENVILLE SC | 125,000 SF



LIFE SCIENCE LOGISTICS
NEWBERRY, SC | 100,000 SF



KP COMPONENTS
EASLEY, SC | 50,000 SF



JABIL HEALTHCARE
HENDERSONVILLE, NC | 168,000 SF



HARBOR FREIGHT
DILLON, SC | 253,000 SF

