



# ABNER CREEK LOGISTICS CENTER

PANATTONI'S HWY 101 CORRIDOR INDUSTRIAL DEVELOPMENT



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891 Deyoung Rd, Greer South Carolina (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 & Brockman McClimon Rd



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



Located in Opportunity Zone



Ability to Subdivide to +/-50,000 SF



Available for Immediately Occupancy

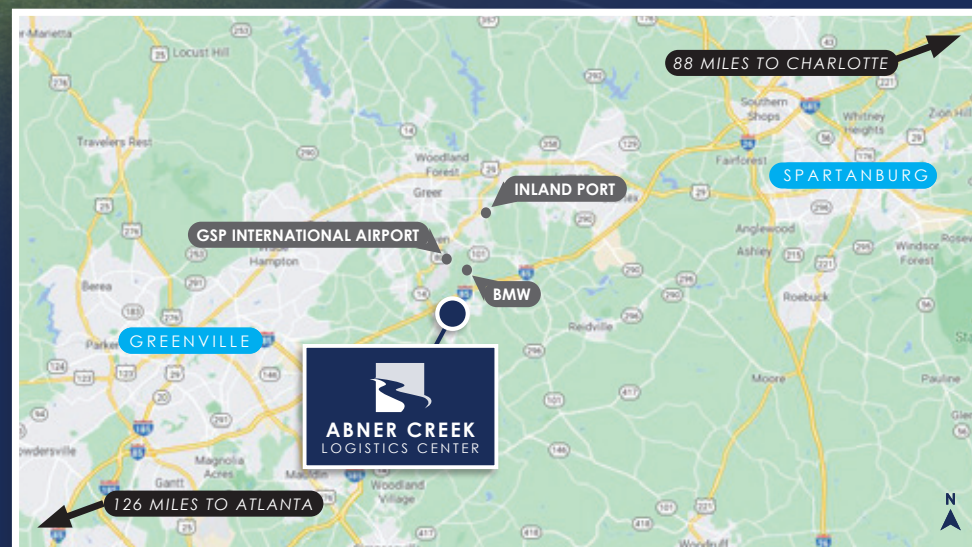


36 Docks, 2 Drive in Doors

Base Building to be Delivered Move-In Ready -



1,855 SF of Office, 25' fc Lighting, 17 of the 36 Docks w/ Levelers, 3 HVLS Fans



# SITE PLAN



Sewer:  
Greer Commission of  
Public Works



Water:  
Greer Commission of  
Public Works



Power:  
Duke Energy



Natural Gas:  
Greer Commission of  
Public Works

## SPECIFICS KEY

- ▲ 36 Dock Doors
- ☒ 2 Drive-In
- 🚗 123 Auto Spaces
- 🚚 44 Trailer Spaces

■ Available



### Drew Nations

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### Marcus Cornelius

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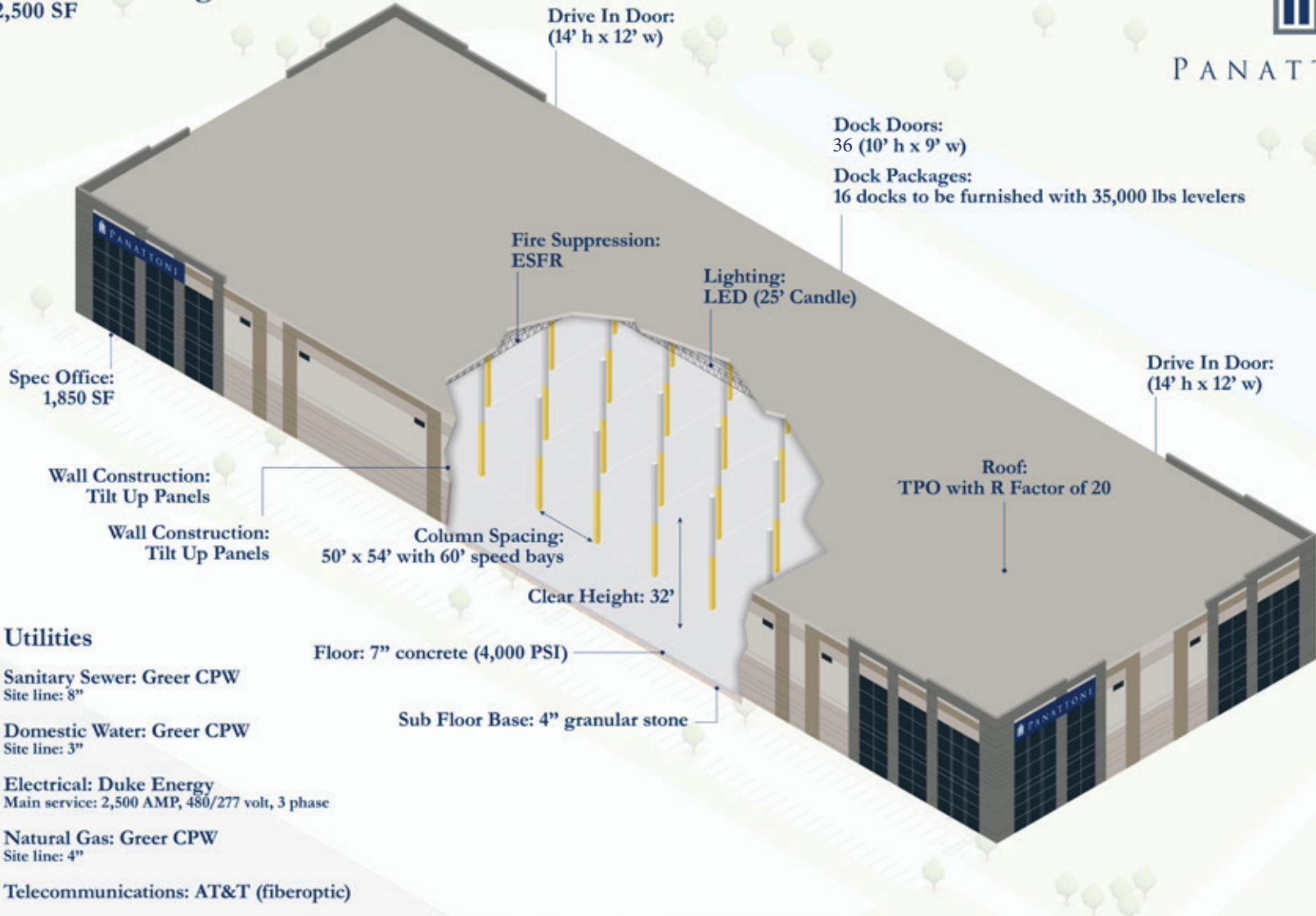


# BUILDING SPECIFICATIONS

## Abner Creek Logistics Center 182,500 SF



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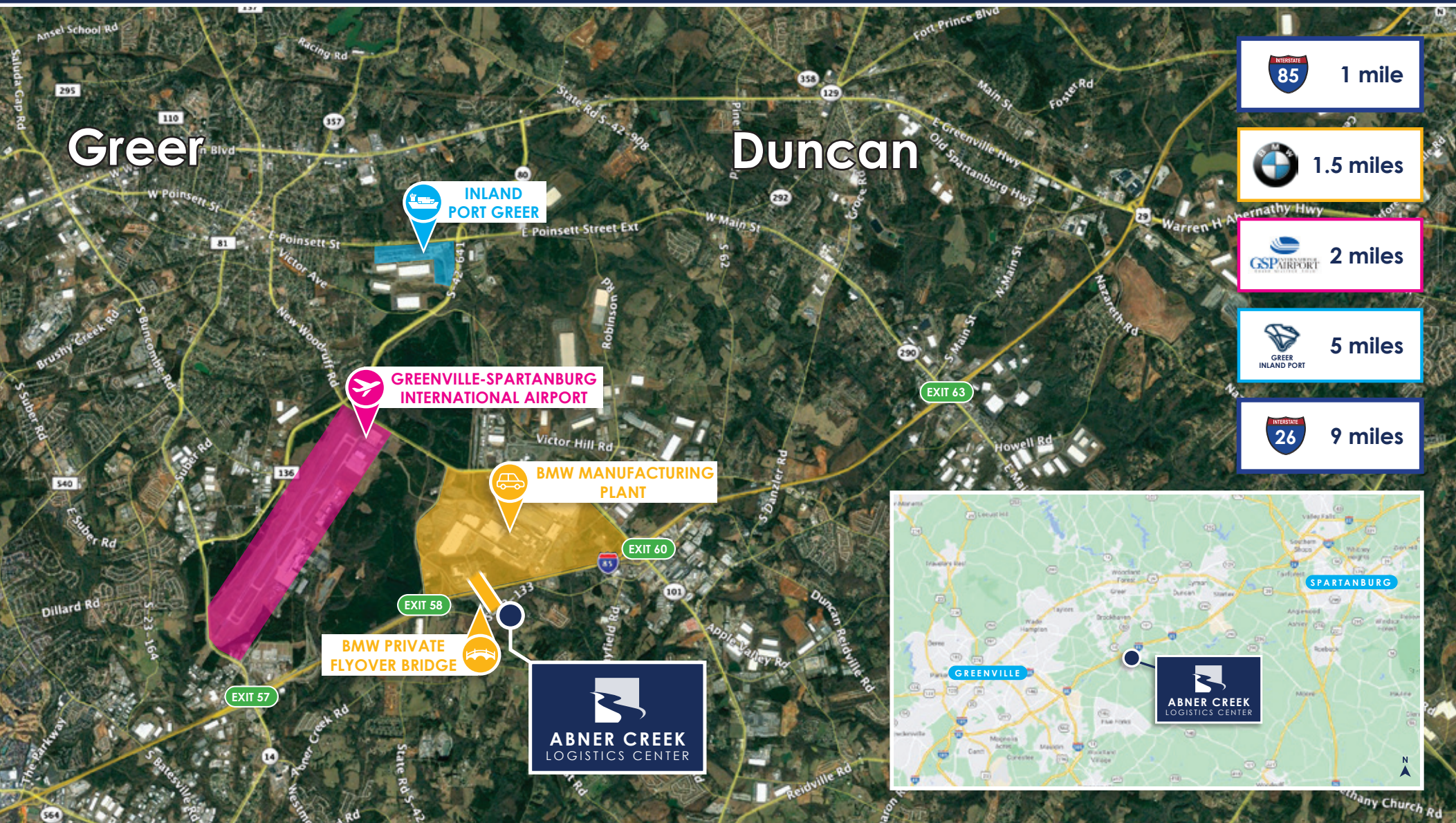
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# LOCATION OVERVIEW



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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

**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

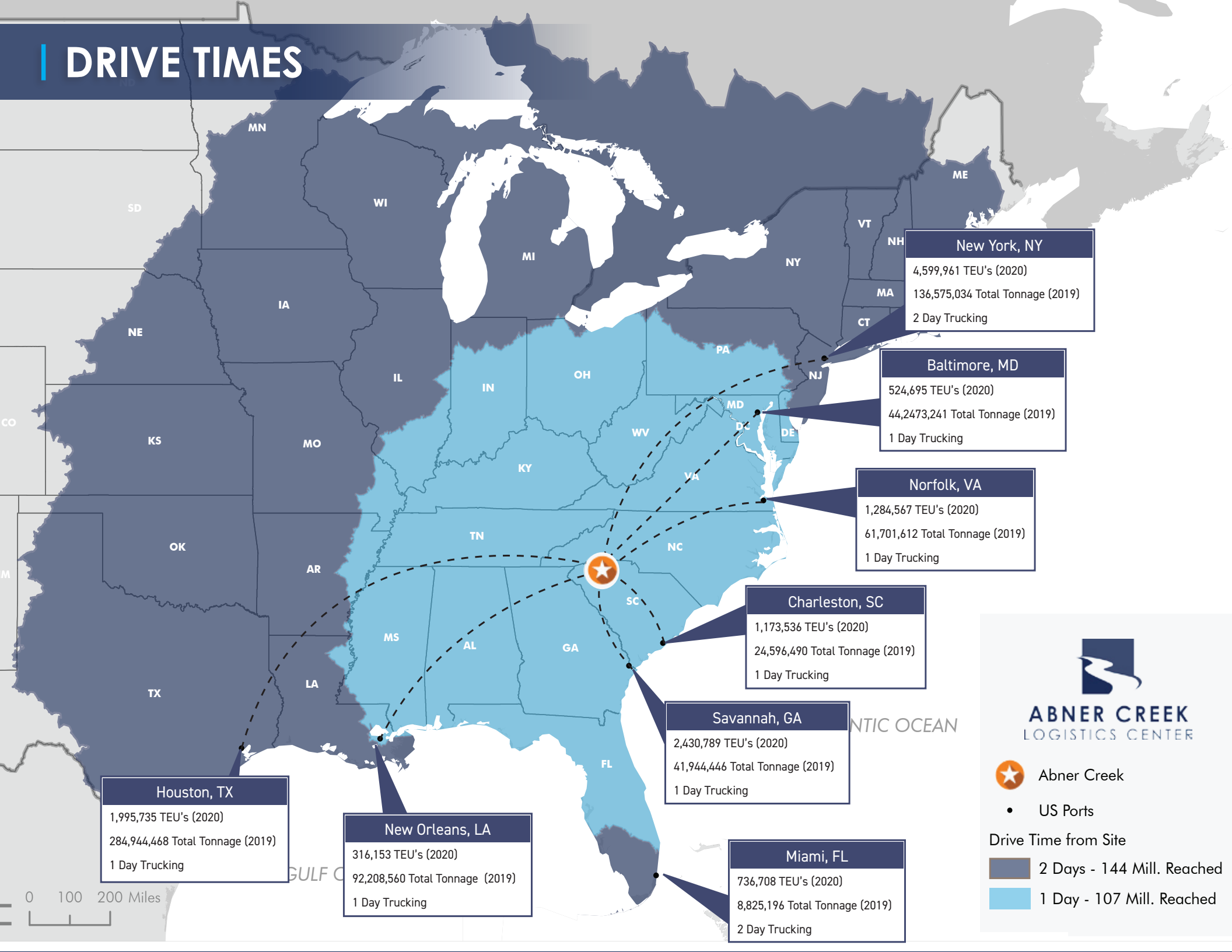
### RAIL

#### Two Major Commercial Railroads:

- Norfolk Southern &
- CSX Corporation

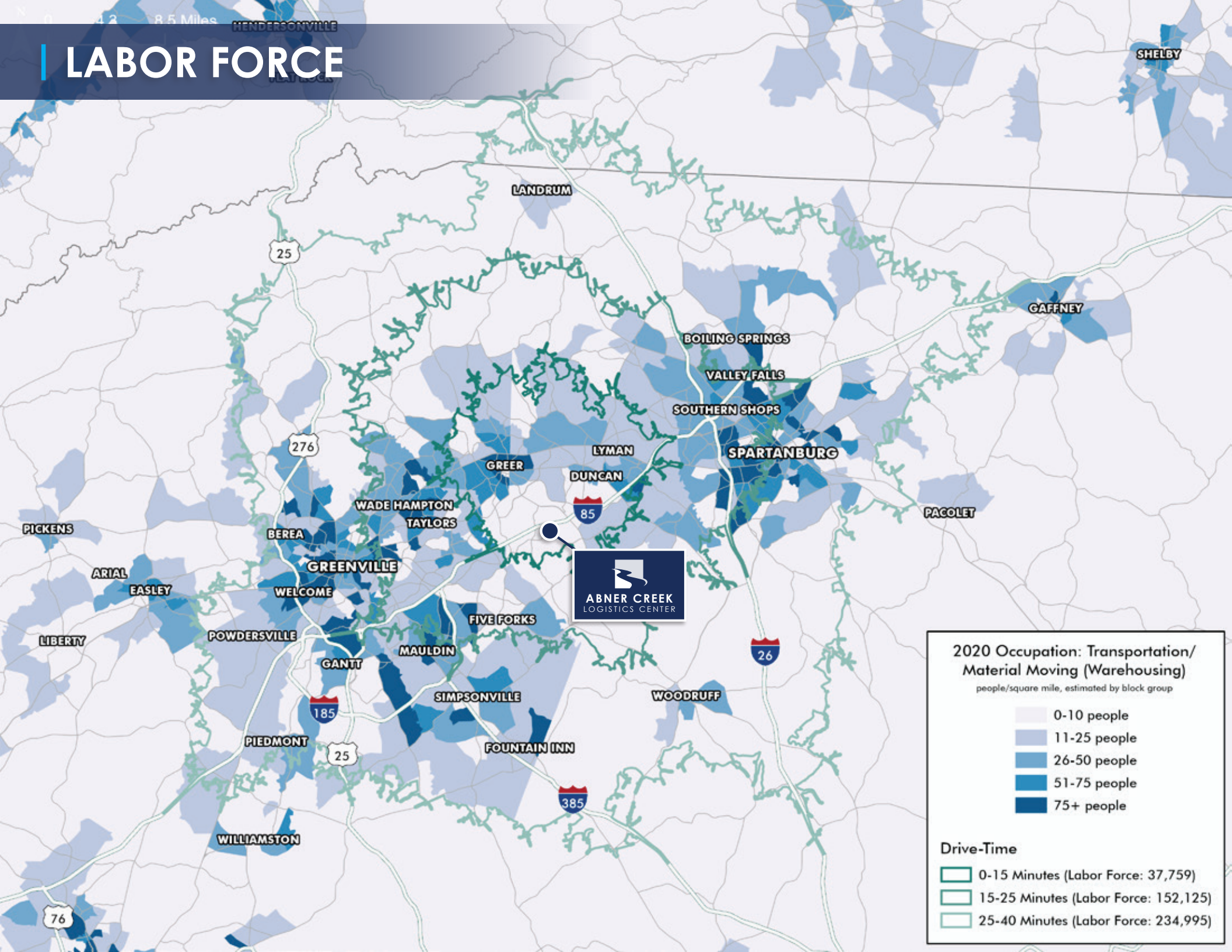
#### Amtrak Passenger Rail to Many Major Cities

# DRIVE TIMES





# LABOR FORCE







# WHY PANATTONI?

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

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