THE CUBES AT INLAND 85



Coming Soon: Premier, Class A Distribution Center. Don't miss out on this unique opportunity.

Building A: ±500,280 SF
Q4 2018 delivery

DEVELOPED BY:
CRG | INTEGRATED REAL ESTATE SOLUTIONS

Garrett Scott
Vice President
864 542 4620
garrett.scott@colliers.com

John Montgomery
Vice President
864 527 5422
john.montgomery@colliers.com

Brockton Hall
Brokerage Associate
864 527 5441
brockton.hall@colliers.com

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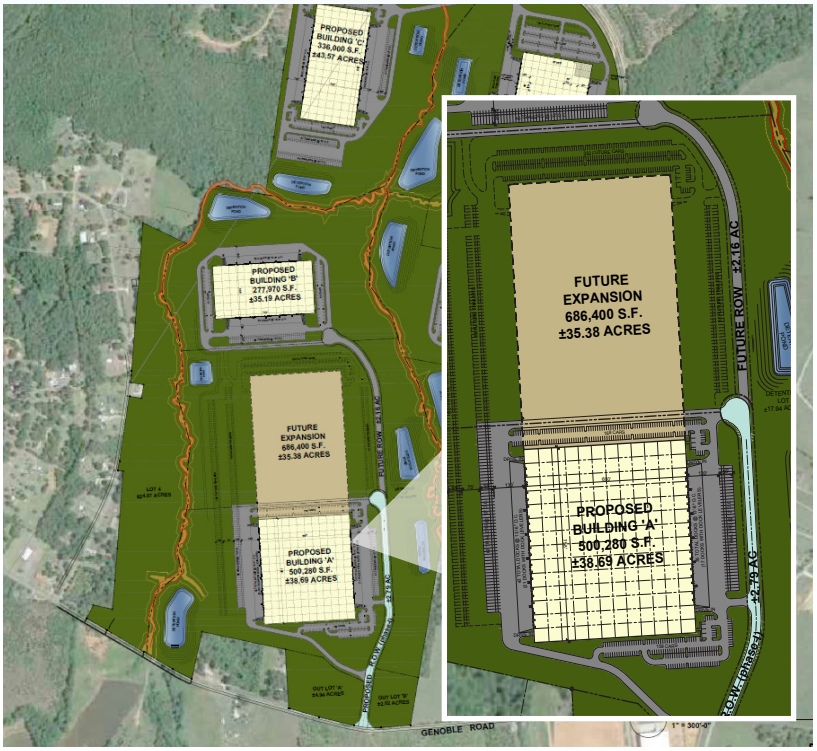
Colliers International
55 E. Camperdown Way | Suite 200
Greenville, SC 29601
P: 864 297 4950

Colliers INTERNATIONAL

Spec Information - Building A

Address	Genoble Road
Size	500,280 S.F. expandable to 1,186,680 S.F.
Total Park Size	324 Acres
Dimensions	660' x 758' expandable
Parking	326 spaces, expandable to 480 spaces
Trailer Parking	103, expandable to 362
Drive-in Doors	4 Drive in doors (14' x 16')
Dock Doors	• 9' x 10' • Equipped doors- 38 • Unequipped doors – 39 • Total - 77
Column Spacing	54' x 54', 60' speed bay
Clear Height	36' (first column)
Fire Suppression	ESFR
Lighting	LED
Slab Thickness	7" Slab

Building A | Site Plan



PARK INFORMATION

BMW
1 mile away

Inland Port
2 miles away

Lowest Drayage Cost
Close proximity allows for lowest drayage cost in the market

I-85

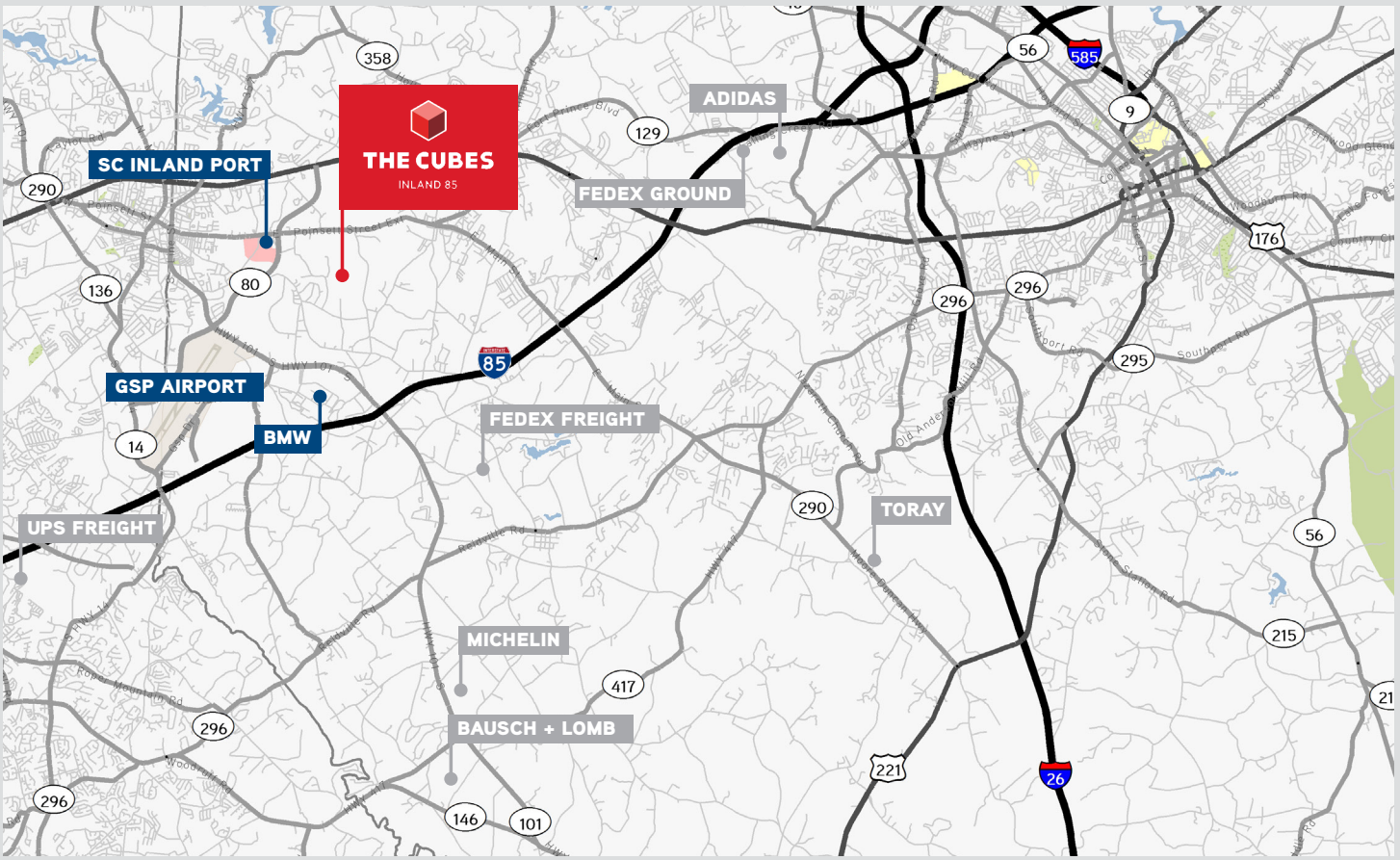
Highway Access
1.5 miles to I-85

E-Commerce Support

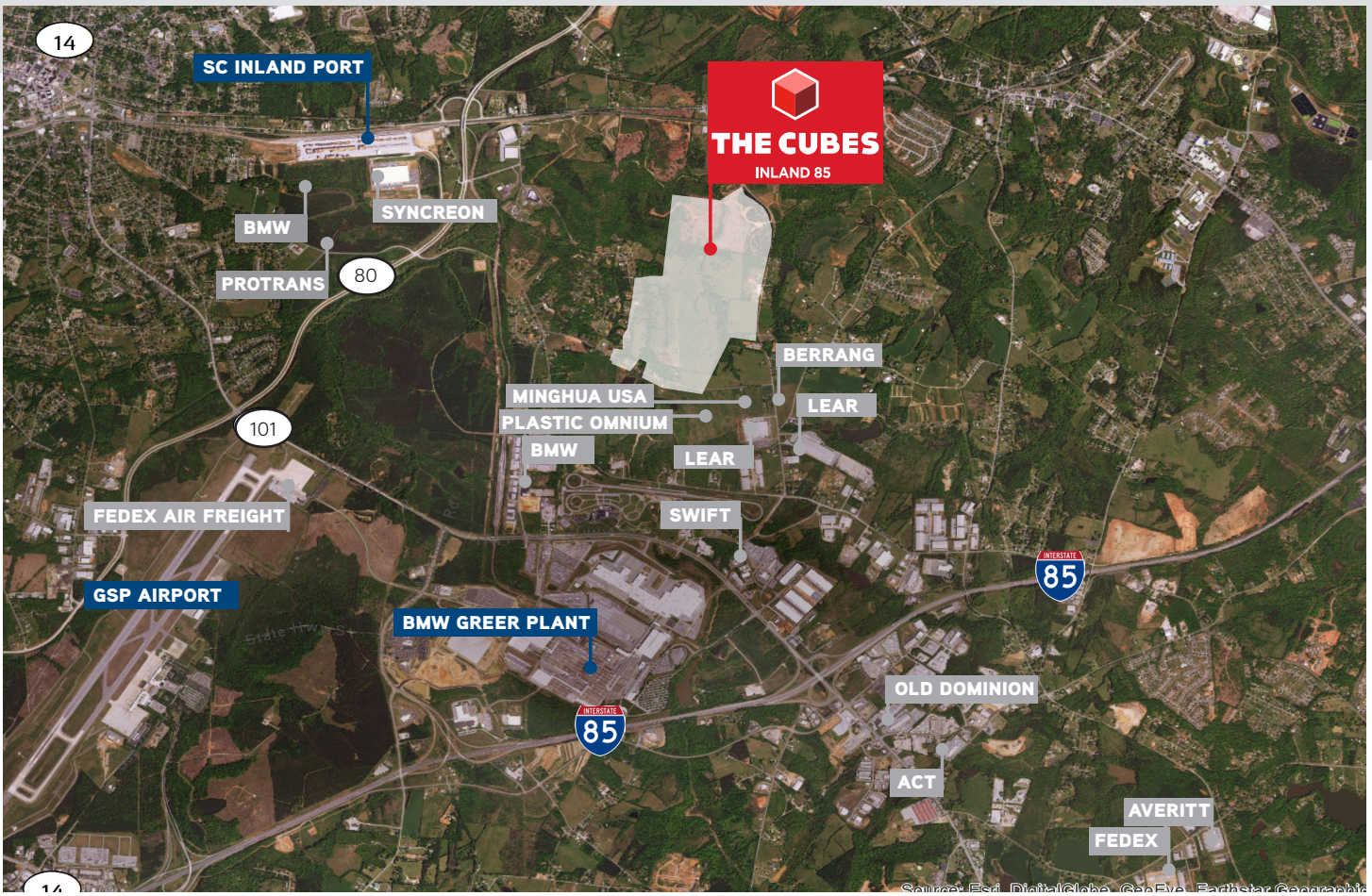
FedEx Air	3.2 miles
FedEx Freight	4.0 miles
FedEx Ground	11 miles
UPS Freight	9.5 miles

CRG INTEGRATED REAL ESTATE SOLUTIONS

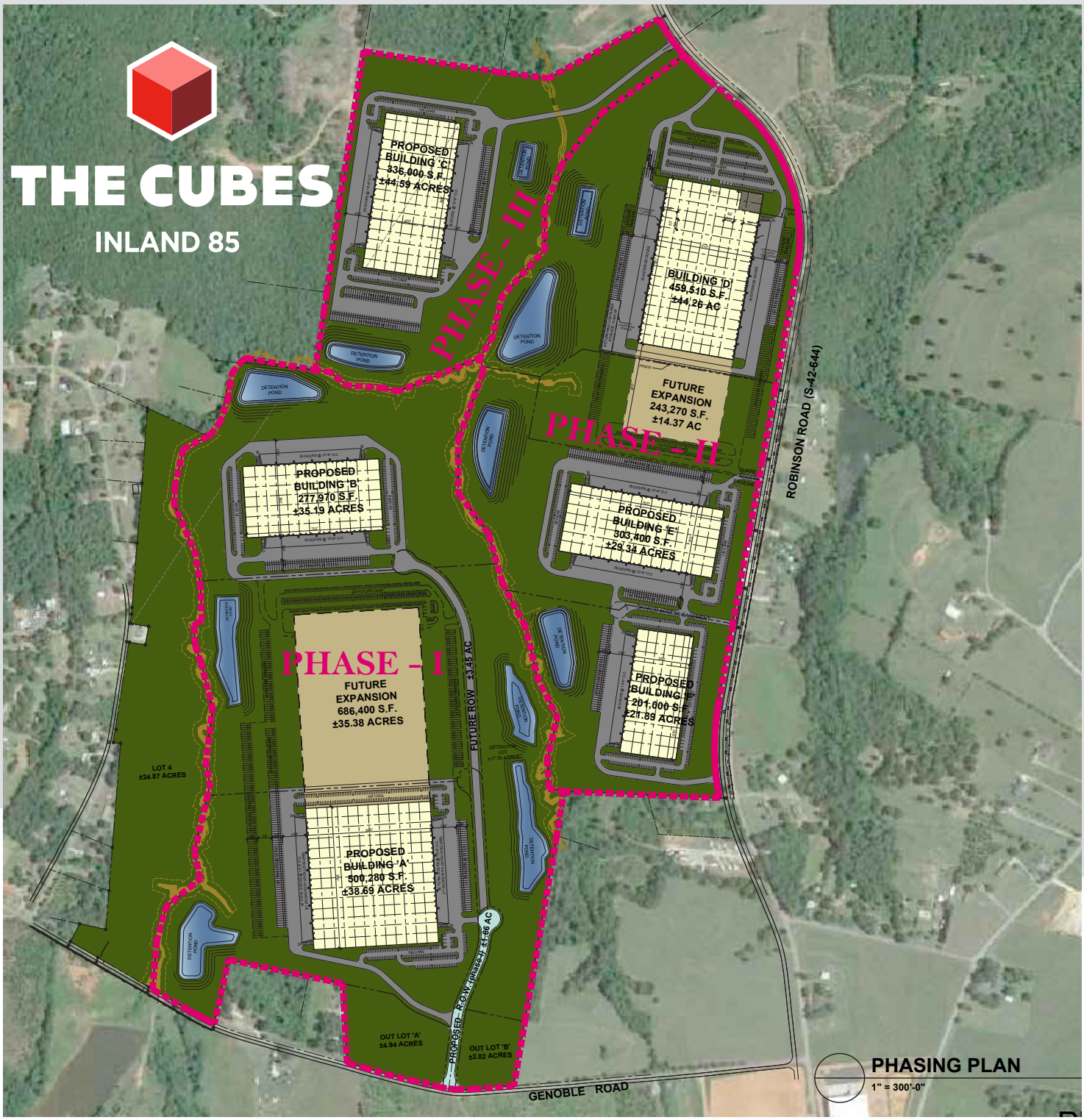
STRATEGIC LOCATION



HIGH DEMAND SUBMARKET



MASTER PLAN



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