





Ideally located along the Interstate 85 business corridor, Gaffney Distribution Center allows for easy ingress/egress connecting to major cities in the Southeast Region. Logistical advantages include accessibility to the Port of Charleston, the most productive container port in North America, the South Carolina Inland Port in Greer, and Charlotte Douglas International Airport.



Interstate 85 2.2 Miles



Greenville Int'l Airport 41.7 Miles



Charlotte
Int'l Airport
44.6 Miles



Inland Port in Greer, SC 43.4 Miles



Port of Charleston 220.1 Miles

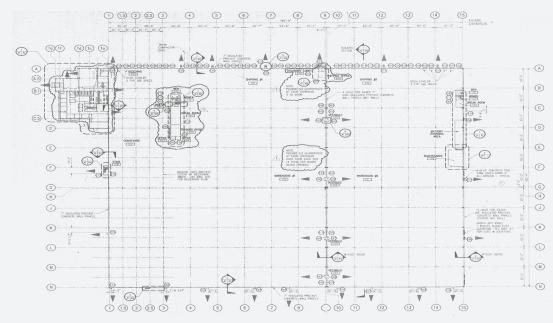
85







SITE PLAN



FLOOR PLAN

Building Size	546,683 SF
Mezzanine	74,063 SF (not included in above SF) 17' Clear Lower Level 21' Clear Higher Level
Expansion Capability	Up to 1,000,000 SF
Office Size	17,183 SF 13 Offices, Conference room, Cafeteria, Locker Room, Exercise Facility
Acreage	77 Acres
Dock High	44 Total 15 Pit Levelers (35,000 lb. 7' x 8') 29 EOD Levelers (20,000 lb. capacity) 44 Seals with Dock Canopy
Drive In	1 (15' x 18')
Column Spacing	60' x 60'
Clear Height	37' 1"
Warehouse Fire Protection	ESFR
Mezzanine Fire Protection	0.45 GPM over 3,000 SF
Lighting	T-5 High Bay, High Efficency
Trailer Parking	185 up to 400 Spaces with up to 10 Acres of Potential Trailer Storage
Auto Parking	228 Auto Parks
Floors	F60FL60 Post Tension Slab on 2 Layers Polyethylene on 6"
Walls	7" Insulated Pre-Cast Concrete Panels
Roof	TPO Mechanically Fastened 65 mills (2018 20 Year Warranty
Power	Primary - 12470 GRDY/7200 Secondary - 480Y/277 Transformers - (2) 1500 KVA Distribution - (2) 2000 AMP Square D Panels
Heating	Gas, (2) Cambridge Units
Water	Department of Public Works Main - (2) 10' Sprinkler 4' Portable

BUILDING SPECIFICATIONS CONT'D

Sewer

Department of Public Works

Line: 8" PVC

Piedmont Natural Gas Company

Air Conditioning Office Area Only

Trailer Yard Fenced with 8' Link Fencing Outside Break Area is Fully Fenced

Trailer Yard Entrance Security Office Out Building 22' x 16'

East End of Building Floor Drain

(1) Chemical Drain Located by the

Battery Charging Area

Plant:

Male -4 Urinals

7 Water Closets

7 Wash Basins

Female - 9 Water Closets

6 Wash Basins

Toilet Facilities

Offices:

Male -5 Urinals

6 Water Closets

7 Wash Basins

Female - 9 Water Closets

8 Wash Basins

Cherokee County Commercial Zoning

AREA DEMOGRAPHICS -**25 MILE RADIUS**



Current Population (2017) 679.163



Projected Population (2022) 704,247



Average Household Income (2017) \$60.148



Total Employees (2017)286.727



Total Businesses (2017)



Unemployment Rate (2017)6.5%



Education Attainment

Highschool Diploma: 25% Trade/Apprenticeship: 46% College Diploma: 14% Post-Secondary Degree: 7%



Strategically located halfway between New York and Miami South Carolina's unparalleled transportation opportunities make reaching any market an easy task. The state's central U.S. East Coast location, coupled with an integrated transportation system of highways, airports, seaports and railways, ensures any company can easily reach every one of the markets, efficiently sending and receiving shipments aroud the world.







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