

# CORPORATE CENTER



## CORPORATE DRIVE, SPARTANBURG, SC

FEATURING: FLEXIBLE OFFICE, MANUFACTURING, WAREHOUSE,  
LAND AND BUILD TO SUIT OPTIONS





# SPARTANBURG'S PREMIER BUSINESS CENTER



Corporate Center is Spartanburg's premier business park located on I-85 Business. It is comprised of 400,000 square-feet of flexible office, manufacturing and warehouse space with plans to expand to 1.5 million square-feet in development to ensure tenant's immediate and long-term needs are fulfilled. Tenants are provided an unique experience with an on-site designer and architect ready to customize the space to fit both their immediate and long-term occupancy and expansion needs.

- Ideally located along the I-85 business corridor

- Easy interstate access and connections
- 3 international airports serve Upstate South Carolina
- Many local amenities are readily available including restaurants, banks, hotels and more
- Logistical advantages include accessibility to the South Carolina Inland Port in Greer, located  $\pm 20$  miles from Corporate Center and the Port of Charleston, the most productive container port in North America. In addition BMW Manufacturing Plant is  $\pm 18$  miles from the

- Center
- Situated on 193 acres
- Space available from 3,000 square feet to 55,000 square feet and beyond
- Wide column spacing
- High ceilings with ability to create mezzanine
- Loading docks at rear service area
- Exterior walls with high insulation rating
- Extensive window walls allowing for flexible floor plans
- 100% sprinkled

## availabilities



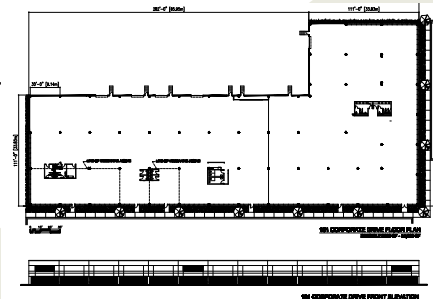
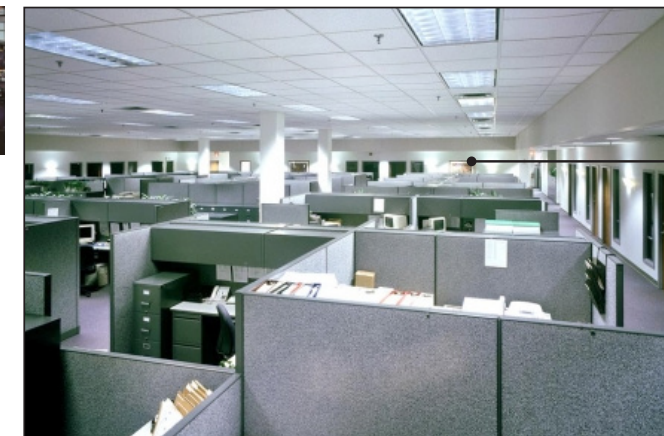
### **BUILDING 100, Suite N**

Class A  $\pm 3,100$  SF flex space with great visibility from I-85 Business. This space has all utilities available, 24' clear heights, ample surface parking and Fire Protection.



### **BUILDING 101**

Building 101 is a 55,000 SF consisting of 2,500 SF of office space, which can be expanded, truck docks and 52,500 SF storage/warehouse space. It has strong visibility from I-85. Can be subdivided,  $\pm 3,100$  SF- 55,000 SF.



### **BUILDING 105, Suites A-C**

Two suites are available within Building 105 making up 7,200 SF of office space.

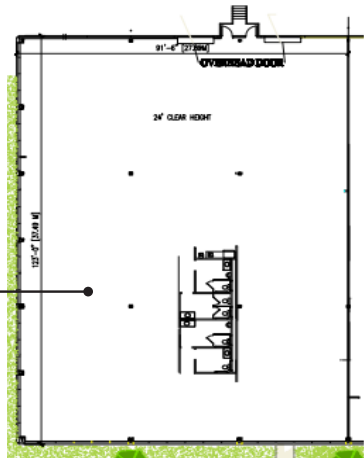




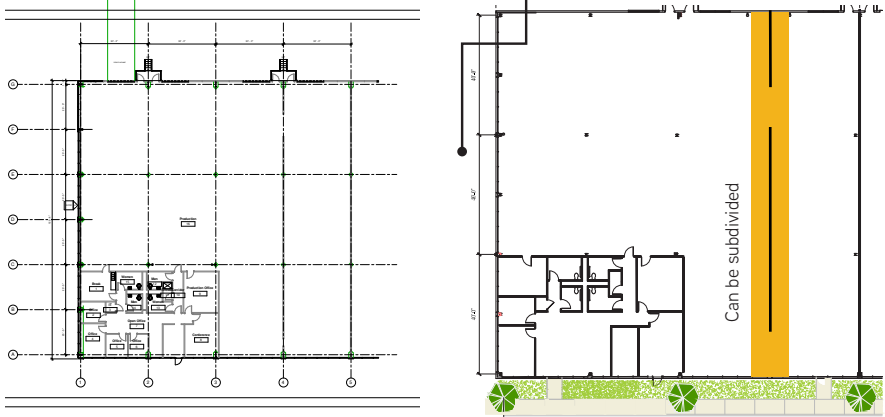
# availabilities



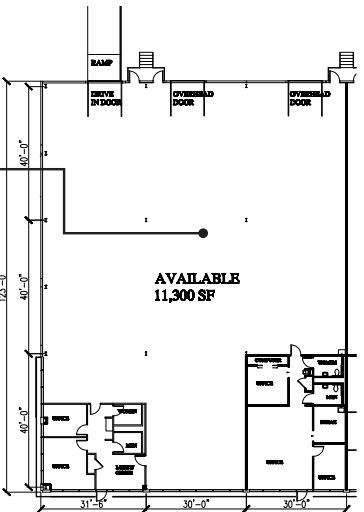
**BUILDING 110,**  
Suites A-C  
11,255 SF of flex space available. The building has 24' clear heights, all utilities available , ample surface parking and 100% wet system.



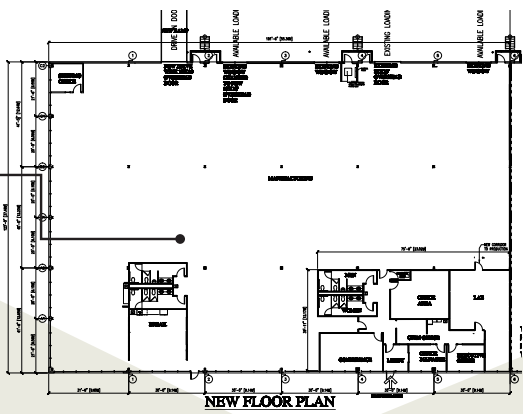
**BUILDING 130**  
**(SUITES A-D)-**  
**LEASED**  
Building 130 consists of 15,400 SF of office and manufacturing space.



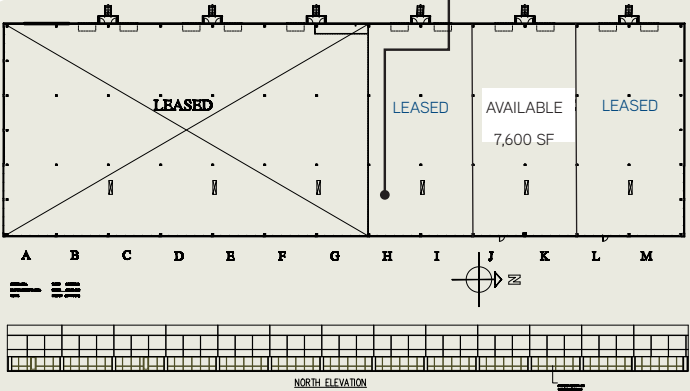
**BUILDING 111,**  
SUITES A-C  
**LEASED**  
This building has 11,300 SF of space. It is heated and cool and consists of mainly open space and a little space for office.



**BUILDING 151,**  
SUITES J-K  
Building 151 is a 23,100 SF multi-bay suit and ready to build out based on tenant preference. The sapce can be leased in increments of 3,850 SF.



**BUILDING 120,**  
SUITES A-C (sublease)  
This building has 29,000 SF of space. It is heated and cool and consists of mainly open space and a little space for office.





# STRATEGIC LOCATION







## LOCATION OVERVIEW

# UPSTATE SOUTH CAROLINA

Comprised of Spartanburg, Greenville and the surrounding cities of Anderson, the Upstate region of South Carolina boasts a **top-ranked pro-business climate, exceptional quality of life and a world-renowned research environment supported by quality institutions of higher learning.** The region consistently earns a low cost-of-living ranking among large U.S. metropolitan regions, allowing a higher quality of life at a lower cost for the region's residents.

In addition, incentives like favorable tax rates, market accessibility and the quality and availability of workforce have attracted more than 350 international firms from 32 countries to the Upstate.

Automotive, advanced materials, aerospace, energy and bioscience industries make up a large component of the region's economy. Professional and business services, manufacturing, and trade, transportation and utilities are among the region's top employment

sectors. In 2013, the South Carolina Inland Port (SCIP) opened, linking the Upstate to the Port of Charleston via an overnight Norfolk Southern rail service. Anticipated annual capacity for the SCIP is 40,000 containers with up to 100,000 by 2018. The inland port has outpaced projections and performing 100,000 container lifers per year as of 2017. Manufacturers are continuing to develop distribution facilities near the SCIP to take advantage of lower costs and efficient logistics.

The Upstate region as a whole, continue to support the success and growth of existing and new companies throughout the region. In order to attract and retain a quality workforce, the Upstate offers numerous outdoor activities, a world-class collection of museums and galleries, and signature restaurants, shops, and boutiques, creating a unique and contemporary environment sure to keep residents, employees, and visitors entertained.

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