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# Ft. Prince COMMERCE CENTER

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## ABOUT THE PARK

Courtland Development is proud to present Ft. Prince Commerce Center — the Upstate's newest Class A Industrial Park.

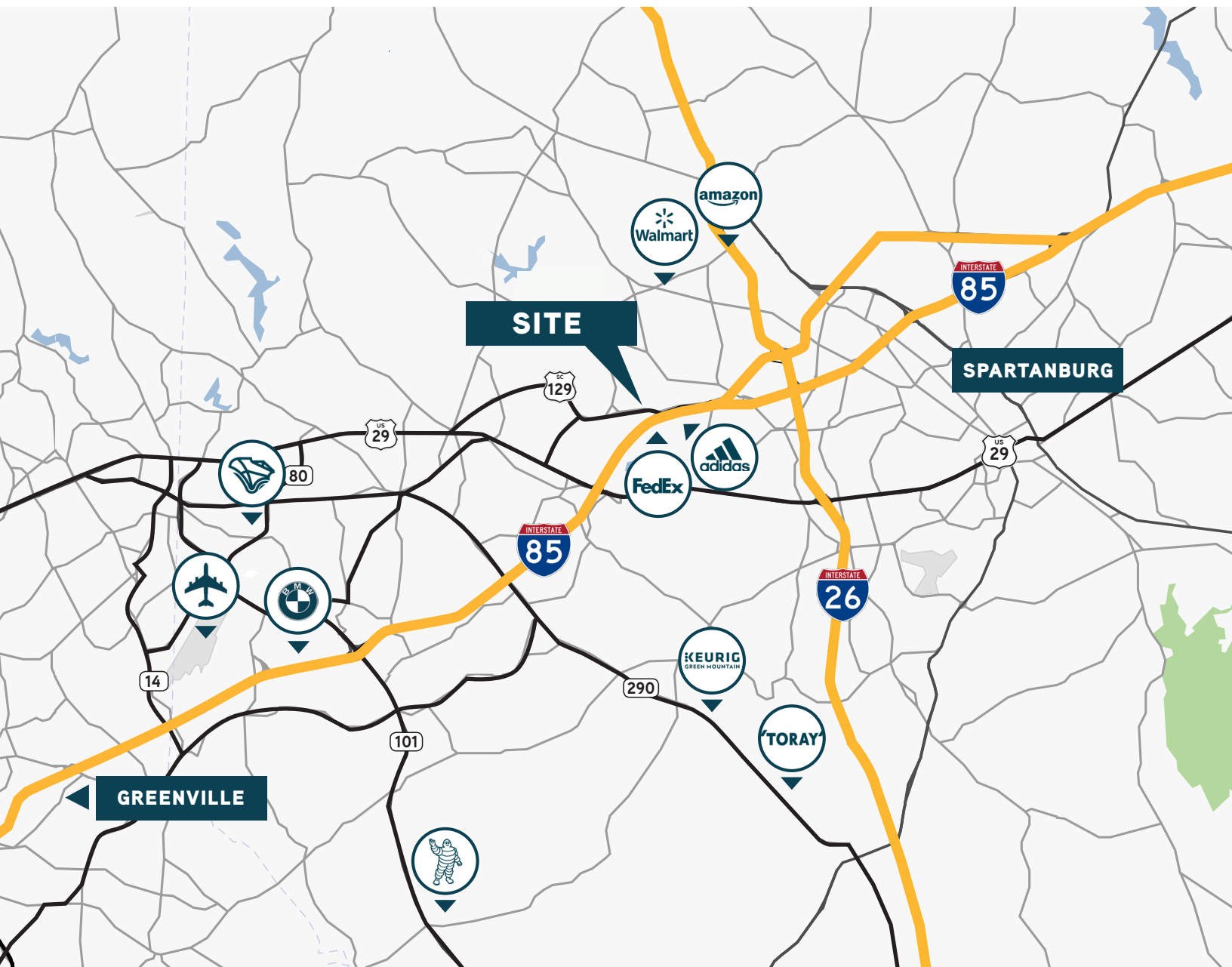
Ft. Prince Commerce Center boasts unique interstate visibility via I-85 as well as unparalleled access to both I-85 and I-26 within just a few miles.

Located in the heart of the Greenville-Spartanburg industrial market, this property offers multiple routes to key logistics points throughout the region.

The park is situated on a total of 111.75 acres and can be subdivided into two building sites. Both sites meet BMW's "just-in-time, just-in-

sequence" requirement, with the auto manufacturing giant and SC Inland Port approximately 10 miles away.

This location provides operational advantages for facilities such as automotive suppliers, e-commerce centers, 3PL companies, and advanced materials suppliers.







## BUILDING SITE ONE

### ABOUT

Consisting of 436,800 sq ft, the first of two buildings to be built at Ft. Prince Commerce Center will feature both C-TPAT and Foreign Trade Zone ready space.

The facility, scheduled for August 2019 completion, will feature cross-dock functionality and forward-thinking design with a focus on both form and function.





SITE ONE | Fort Prince Rd, Spartanburg SC



THE DETAILS

Project Completion	Q3 2019	Dock Doors	Sixty-Eight (68) 9' x 10' Dock Doors Expandable to 110
Site Acreage	67.44 acres	Drive-in Doors	Four (4) 12' x 14' Drive-in Doors
Building Dimensions	436,800 Square Feet 420' x 1,040' Cross-Docked Building	Roofing	45mil Double-ply White TPO 15 year NDL
Column Spacing	50' x 52' Spacing; 60' Speed Bay	HVAC	Integrated Rooftop Fans & Wall Louvers (1 air change per hour). Rooftop-Mounted Heaters
Clear Height	36' clear	Fire Protection	ESFR Sprinkler System
Auto Parking	208 parking spaces; expandable to 354	Zoning	Industrial "By Right"
Trailer Parking	72 spaces; expandable to 150	Lighting	LED Fixtures
Exterior Walls	Tilt Wall Concrete Panels	Windows	Clerestory Windows
Slab Construction	7" Unreinforced Slab on Stone Base	Customs Compliance	C-TPAT & Foreign Trade Zone Ready



# SITE ONE | Building Plan



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# FORT PRINCE COMMERCE CENTER >

## REGIONAL LOGISTICS MAP



### KEY DISTANCES

I-85	0.4 miles
I-26	2.6 miles
Spartanburg, SC	8 miles
Greenville, SC	25 miles
Atlanta, GA	168 miles
Charlotte, NC	78 miles
Savannah, GA	250 miles
SC Inland Port	10.2 miles
Port of Charleston	207 miles
GSP International Airport	11.4 miles
Charlotte Douglas International Airport	71 miles
BMW	11.4 miles
FedEx Freight	10 miles
FedEx Air Freight	12 miles
FedEx Ground	0.6 miles
UPS Freight	18 miles





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