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AVAILABLE

SPARTAN EXCHANGE

**PH II & PH III • BUILD-TO-SUIT
INDUSTRIAL DEVELOPMENT SITE**

**±65 ACRES ON NEW HOPE ROAD
SPARTANBURG, SOUTH CAROLINA 29301**



Superior location with great access.

- › Access road directly connects to I-85
- › Signal planned at Hwy 29 and New Hope Drive
- › ±0.25 miles to I-85 north and south on-ramp (all right turns)
- › All utilities on-site
- › ±4 miles west of I-26
- › ±7.6 miles to the Inland Port in Greer
- › Proximity to BMW for “just-in-time and just-in-sequence” suppliers



SPARTAN EXCHANGE PH II/III

INDUSTRIAL BUILD-TO-SUIT DEVELOPMENT SITE



PHASE II BUILDING

SF Potential	±247,000 SF
Acreage	±22.5 ac
Building Dimensions	950' x 260'
Configuration	Rear-Load
Clear Height	32' clear
Column Spacing	50' x 52'
Speed Bay	52' x 60' bays
Dock Doors	±30 docks
Auto Parking	±294 spaces
Trailer Parking	±73 spaces

PHASE III BUILDING

SF Potential	±310,960 SF
Acreage	±40.5 ac
Building Dimensions	1196' x 260'
Configuration	Rear-Load
Clear Height	32' clear
Column Spacing	50' x 52'
Speed Bay	52' x 60' bays
Dock Doors	±40 docks
Auto Parking	±246 spaces
Trailer Parking	±96 spaces

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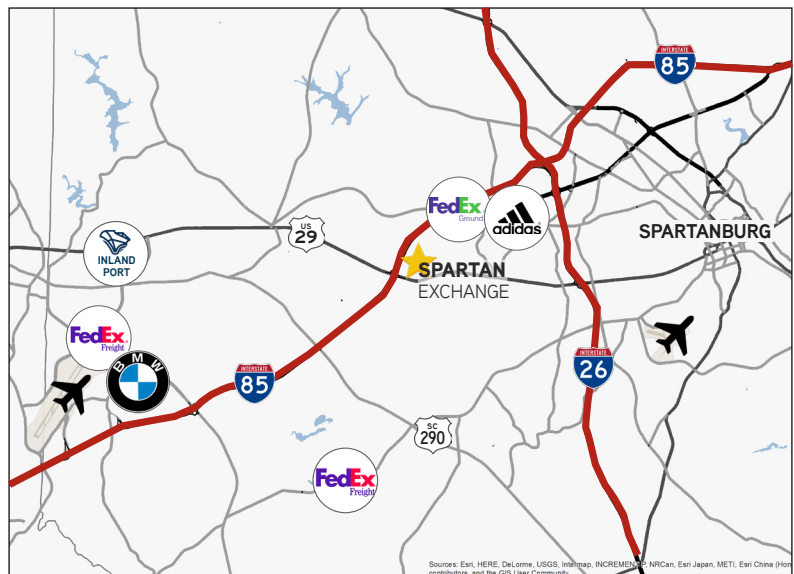
SPARTAN EXCHANGE PH II/III

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KEY DISTANCES

I-85	.25 miles
FedEx Ground	±2.5 miles
I-26	±4 miles
BMW	±7 miles
Inland Port (Greer)	±7.6 miles
FedEx Freight	±9 miles
GSP Airport	±7.5 miles
UPS Freight	±14 miles
CUICAR	±19 miles



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