

SPEEDWAY BUSINESS & TECHNOLOGY PARK

±136,080 SF AVAILABLE

FOR LEASE BUILDING 7
±136,080 SF

3800 Calhoun Memorial Hwy
Easley, SC 29640



REALTYLINK

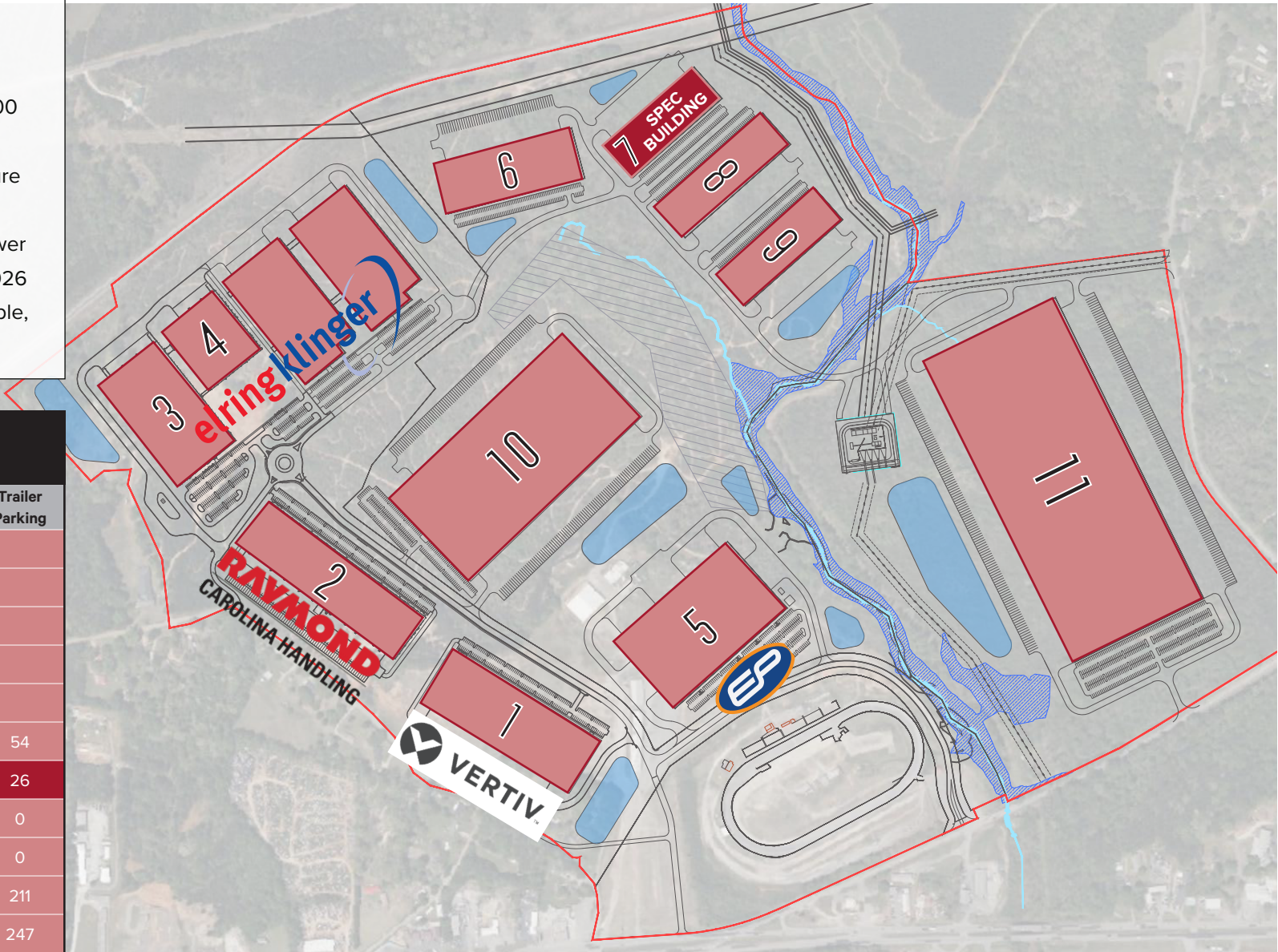
CBRE

PARK PLAN

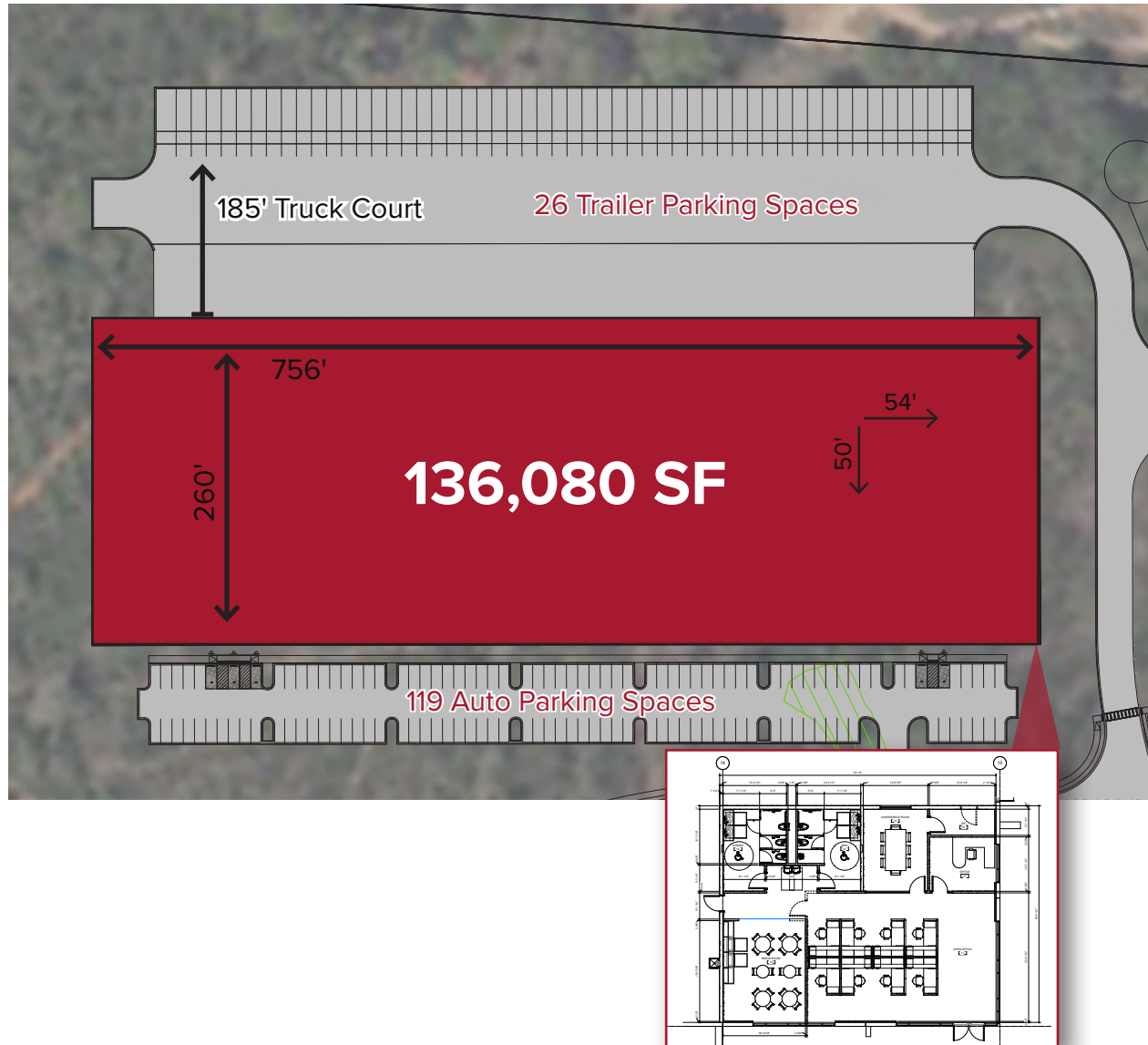
UTILITY INFORMATION:

Water: Powdersville Water (1 MGD)
Sewer: Easley Combined Utilities (250,000 GPD)
Gas: Fort Hill Natural Gas (4" High Pressure Main – 350 psi)
Electric: Duke Energy with Adequate Power to Site, Substation to be Completed in 2026
Telecommunications: AT&T (Fiber Available, Up To 5-Gig)

BUILDING HIGHLIGHTS				
	Size	Dimensions	Auto Parking	Trailer Parking
1	267,840 SF	LEASED		
2	252,720 SF	LEASED		
3	209,880 SF	LEASED		
4	121,875 SF	LEASED		
5	334,954 SF	LEASED		
6	196,560 SF	260' x 756'	134	54
7	136,080 SF	210' x 648'	119	26
8	147,420 SF	210' x 702'	134	0
9	168,480 SF	260' x 648'	126	0
10	677,160 SF	570' x 1,188'	168	211
11	1,205,280 SF	720' x 1,674'	431	247



BUILDING 7 DETAILS



Building Size: 136,080 SF



Spec Office: ±2,225 SF



Column Spacing: 54' X 50' (60' Speed Bay)



Clear Height: 32'



Dock Doors: 21 (6 equipped with mechanical pit levers and shelters)



Drive-In Doors: 2 (14' X 16')

Automotive Parking: 119

Trailer Parking: 26



Floor Slab: 6" Slab On Grade



Fire Protection: ESFR



Lighting: 30 FC Motion Sensors

CURRENT TENANTS

RAYMOND
CAROLINA HANDLING

elringklinger



Engineered Products



VERTIV™

BUILDING RENDERINGS

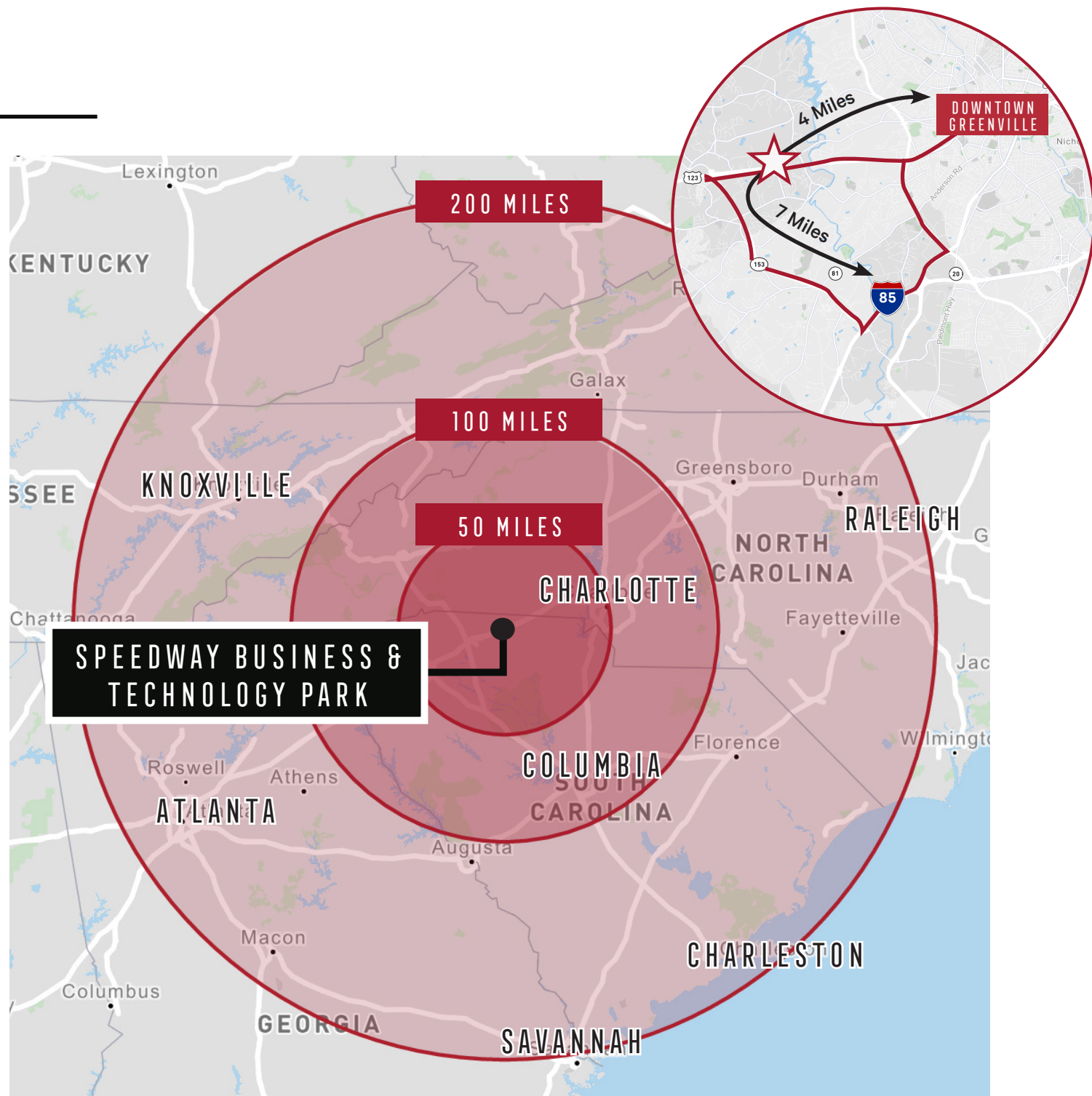


LOCATION MAP

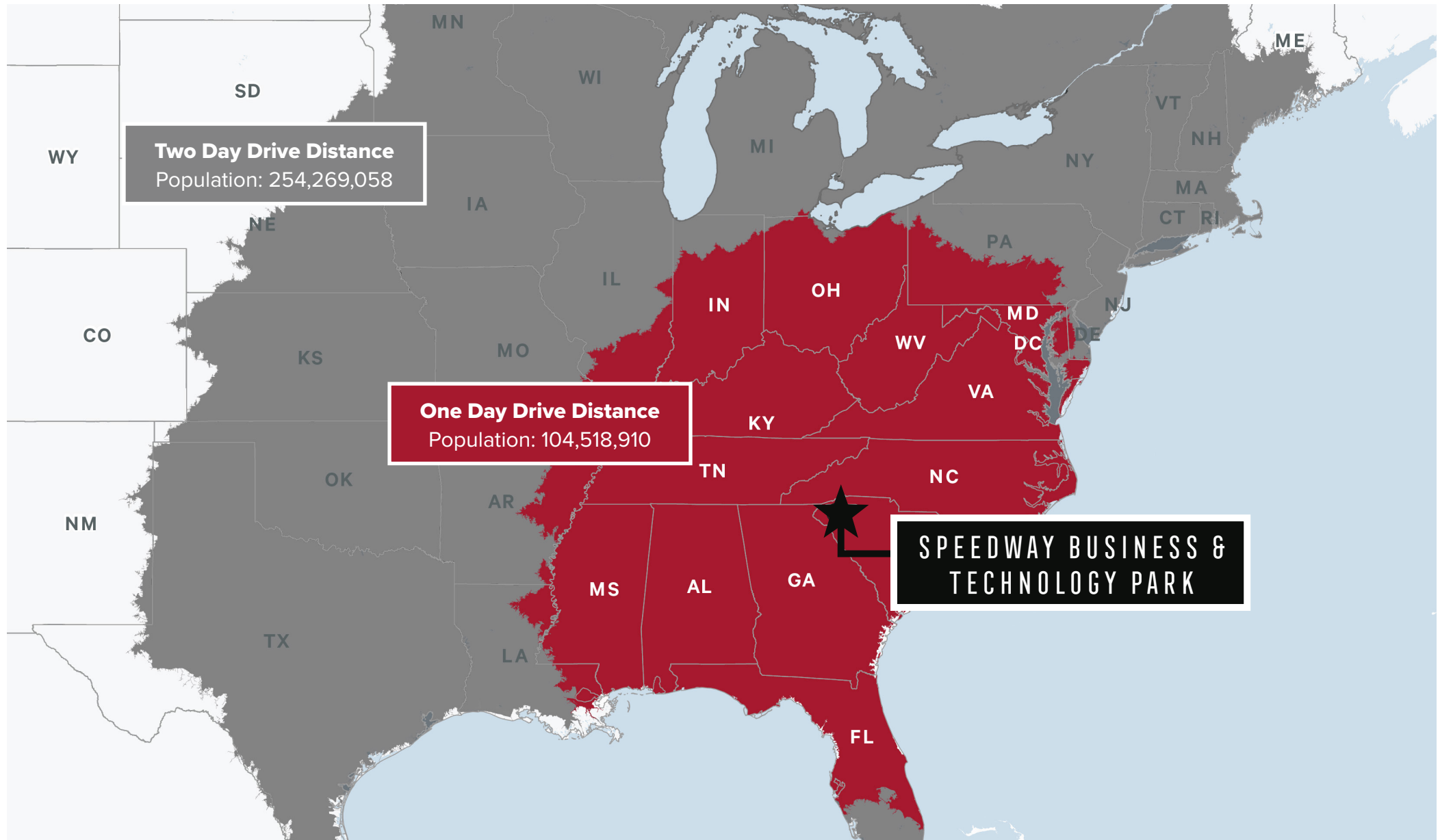
LOCATION	DISTANCE (MILES)
CHARLOTTE	110
COLUMBIA	111
KNOXVILLE	171
ATLANTA	146
RALEIGH	271
CHARLESTON	221
SAVANNAH	265

LOCATION	DISTANCE (MILES)
INLAND PORT OF GREER	27.3
PORT OF CHARLESTON	227
PORT OF SAVANNAH	264
PORT OF WILMINGTON	596

LOCATION	DISTANCE (MILES)
GSP AIRPORT	27
CHARLOTTE AIRPORT	104
ATLANTA AIRPORT	156



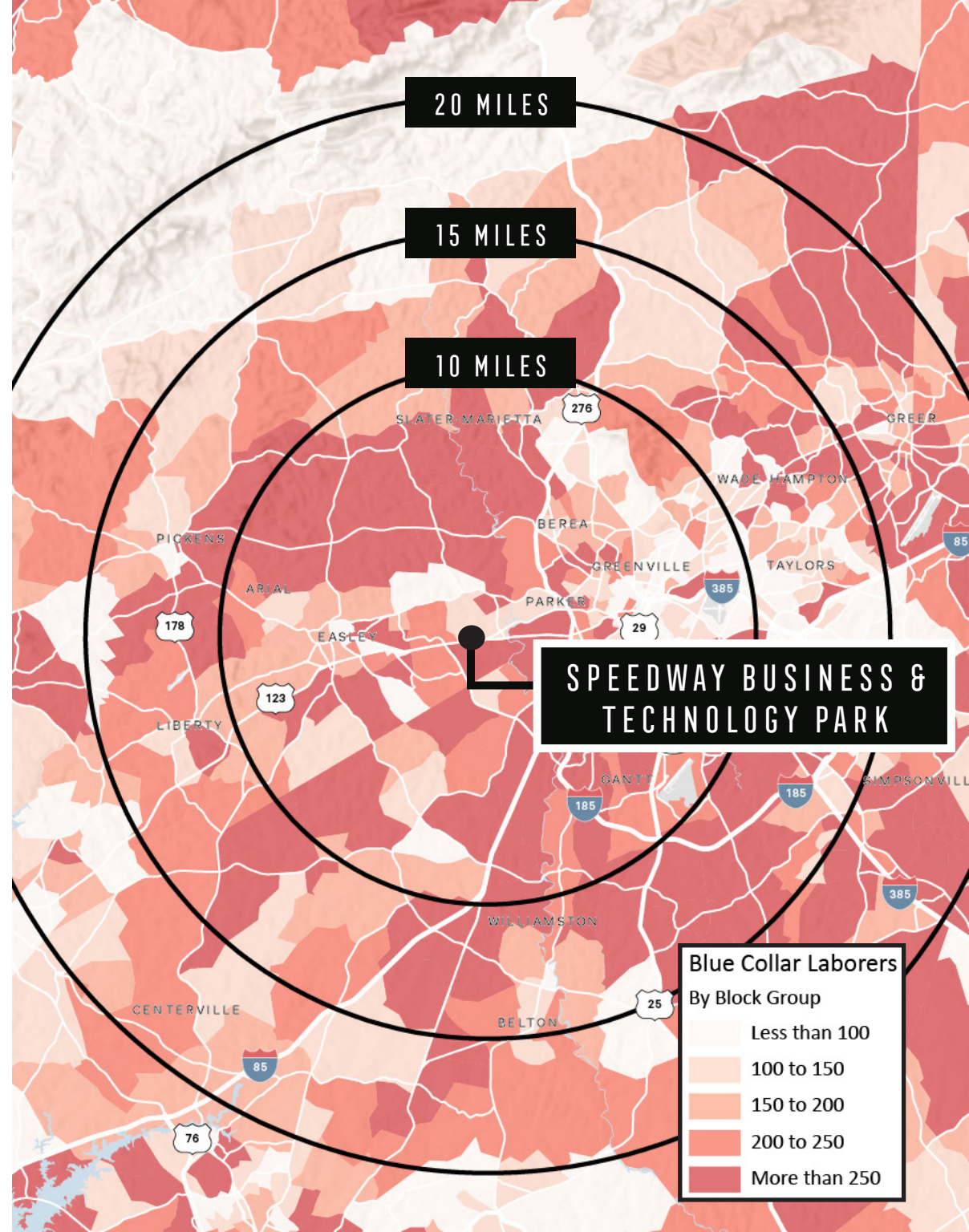
DRIVE TIME MAP



DEMOGRAPHICS

LOCATION	DISTANCE (MILES)
I-85	7
DOWNTOWN GREENVILLE	4
DOWNTOWN ANDERSON	30
GSP AIRPORT	20
INLAND PORT GREER	26
CHARLOTTE, NC	110
CHARLESTON, SC	220

	ESTIMATED POPULATION	AVAILABLE LABOR	WAREHOUSE WORKFORCE
10 MILES	283,621	183,324	3,684
15 MILES	532,391	263,760	4,652
20 MILES	736,893	365,606	6,509



ABOUT REALTYLINK

RealtyLink, LLC, founded in Greenville, South Carolina in 1998, is a full-service real estate development company. As one of the Nation's top real estate developers, RealtyLink is the partner you can trust with all your development and property management needs.

The industrial sector in America has seen continued growth in recent years. Through their analysis of markets with a strong workforce, necessary infrastructure, low vacancy rates, and an inadequate supply of Class A buildings, they have targeted specific markets to continue the expansion of this portion of their portfolio. Their strategy is to construct well-positioned and well-designed buildings available in markets with little or no vacancy.

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