

# APPLE VALLEY INDUSTRIAL PARK

231 APPLE VALLEY ROAD  
SPARTANBURG COUNTY,  
SOUTH CAROLINA  
**SITE #1737**

## PANATTONI

UP TO ±75,320 SF AVAILABLE | BUILDING SHELL 100% COMPLETE | READY FOR UPFIT

ADDITIONAL ±50,000 SF - ±240,000 SF BUILD-TO-SUIT OPPORTUNITIES | OFFERING FLEXIBILITY IN BUILDING DESIGN



**CBRE**

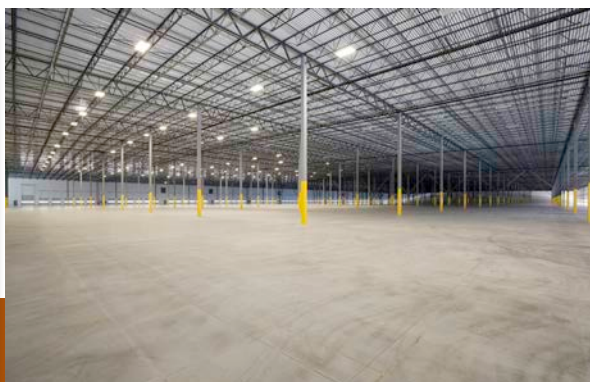


BROADSTREET  
PARTNERS



## BUILDING FEATURES

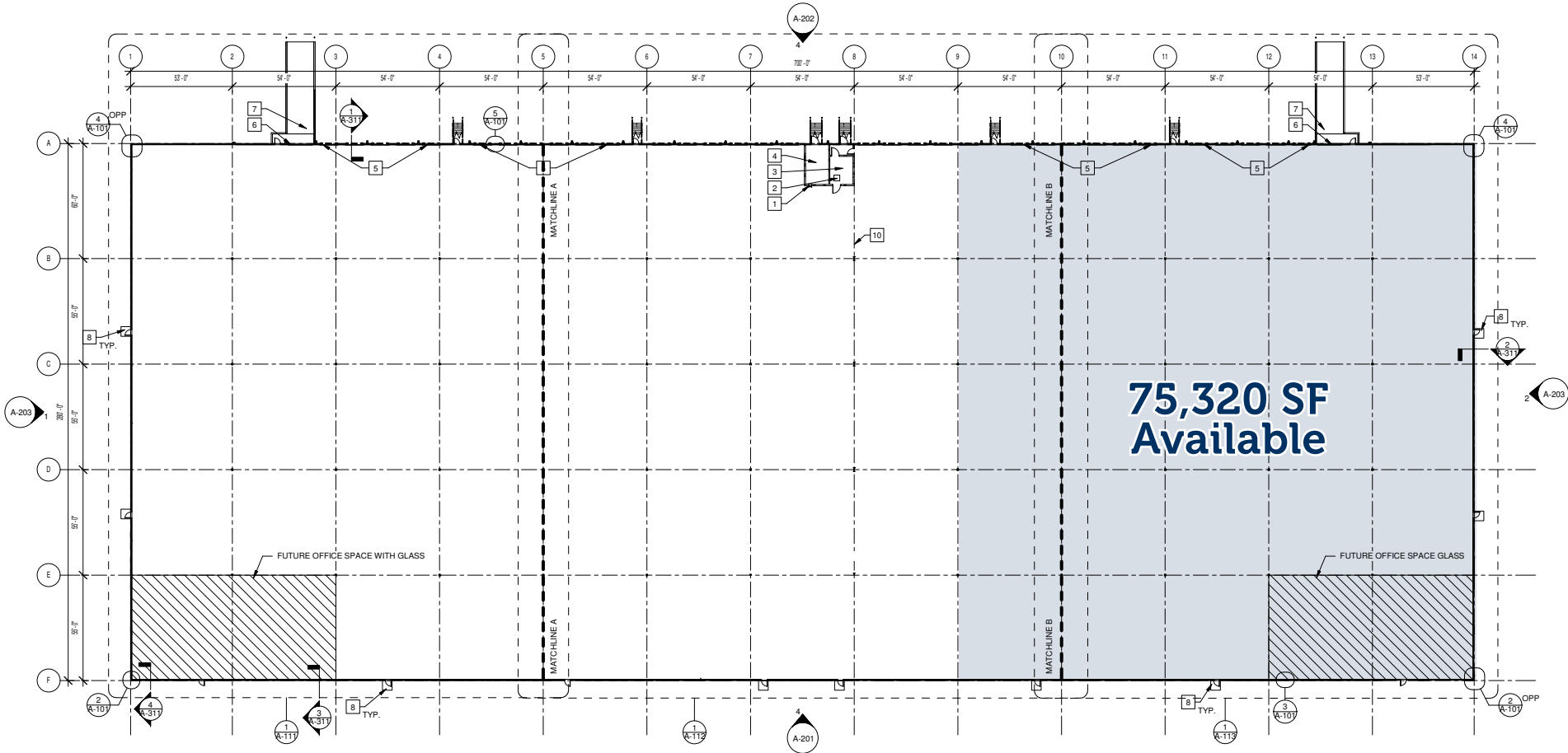
- + 196,000 SF Total Building
- + 75,320 SF Available
- + Building Shell is 100% Complete
- + Ready for Upfit
- + BTS Office
- + 32' Clear Height
- + ESFR Fire Suppression
- + 33 Dock High Doors
- + 2 Drive-Ins
- + Column Bay Spacing:
  - 11 Bays: 55' x 54' with 60' Speed Bay
  - 2 End Bays: 55' x 53' with 60' Speed Bay





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## As-Built Layout



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# Why

# PANATTONI

## 106 Million SF

SF of BTS (Build-to-Suit) Developed since inception

## 302 Million SF

Developed since inception

## 24 Offices

Across North America and Europe

**FOR LEASING INQUIRIES,  
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