

FOR LEASE OR SALE

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Gaffney Distribution Center

34 Commerce Drive

GAFFNEY | SC

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546,683 SF
Expandable up to
1,000,000 SF

Recent renovations include,
but not limited to:

- ESFR
 - Roof
 - T-5 Lights in Warehouse
 - New Dock Doors
 - New Levelers & Seals
 - Exterior Painting
 - Offices and Bathrooms
- Renovated throughout Facility

THE ACCESS

Ideally located along the Interstate 85 business corridor, Gaffney Distribution Center allows for easy ingress/egress connecting to major cities in the Southeast Region. Logistical advantages include accessibility to the Port of Charleston, the most productive container port in North America, the South Carolina Inland Port in Greer, and Charlotte Douglas International Airport.



Interstate 85
2.2 Miles



Greenville
Int'l Airport
41.7 Miles



Charlotte
Int'l Airport
44.6 Miles

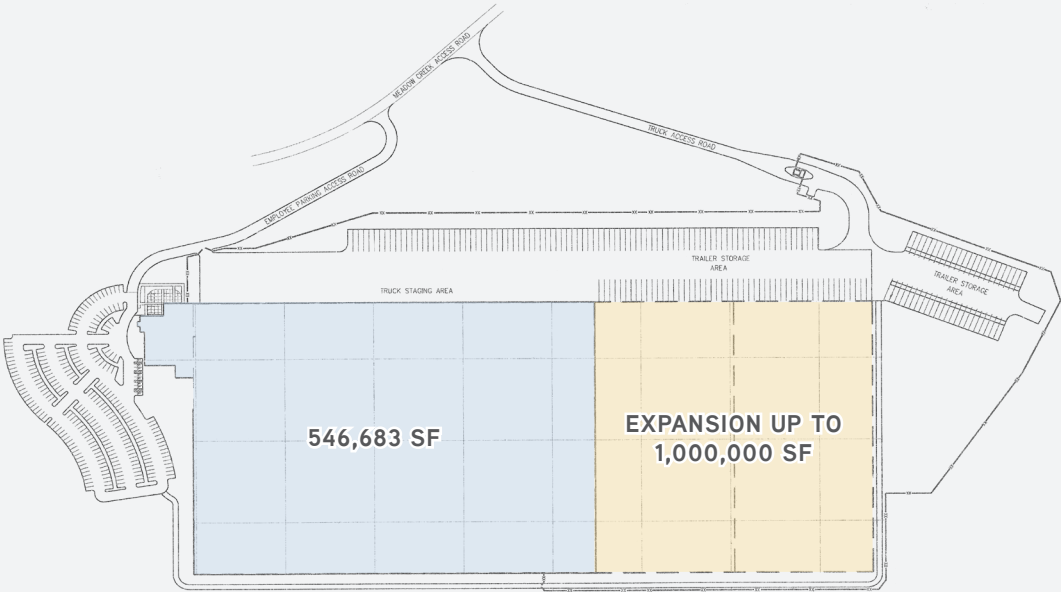


Inland Port in
Greer, SC
43.4 Miles

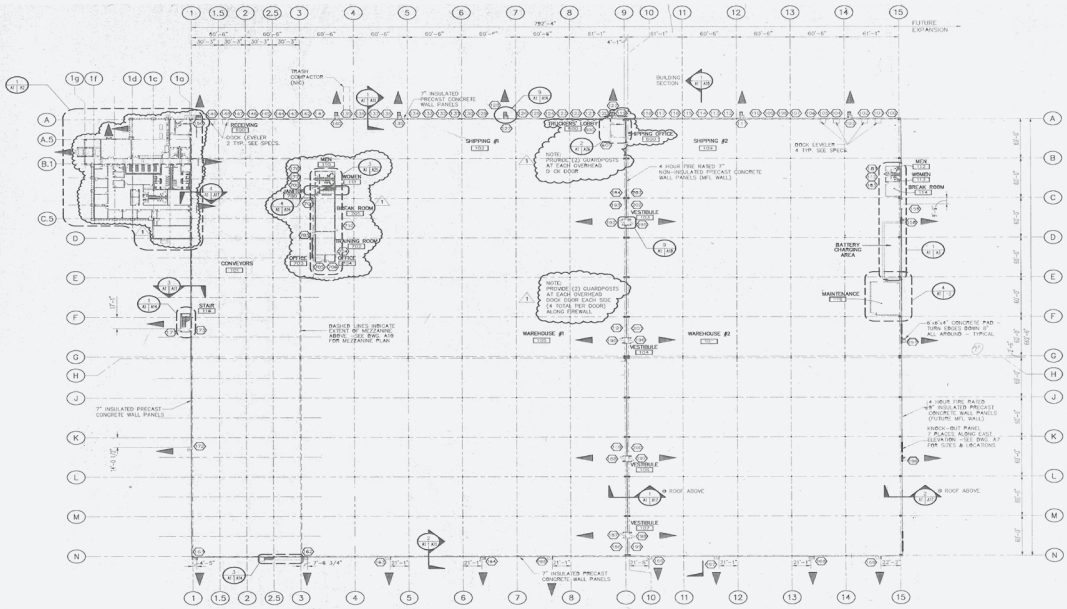


Port of Charleston
220.1 Miles





SITE PLAN



FLOOR PLAN

BUILDING SPECIFICATIONS

Building Size	546,683 SF
Mezzanine	74,063 SF (not included in above SF) 17' Clear Lower Level 21' Clear Higher Level
Expansion Capability	Up to 1,000,000 SF
Office Size	17,183 SF 13 Offices, Conference room, Cafeteria, Locker Room, Exercise Facility
Acreage	77 Acres
Dock High	44 Total 15 Pit Levelers (35,000 lb. 7' x 8') 29 EOD Levelers (20,000 lb. capacity) 44 Seals with Dock Canopy
Drive In	1 (15' x 18')
Column Spacing	60' x 60'
Clear Height	37' 1"
Warehouse Fire Protection	ESFR
Mezzanine Fire Protection	0.45 GPM over 3,000 SF
Lighting	T-5 High Bay, High Efficiency
Trailer Parking	185 up to 400 Spaces with up to 10 Acres of Potential Trailer Storage
Auto Parking	228 Auto Parks
Floors	F60FL60 Post Tension Slab on 2 Layers Polyethylene on 6"
Walls	7" Insulated Pre-Cast Concrete Panels
Roof	TPO Mechanically Fastened 65 mills (2018) 20 Year Warranty
Power	Primary - 12470 GRDY/7200 Secondary - 480Y/277 Transformers - (2) 1500 KVA Distribution - (2) 2000 AMP Square D Panels
Heating	Gas, (2) Cambridge Units
Water	Department of Public Works Main - (2) 10' Sprinkler 4' Portable

BUILDING SPECIFICATIONS CONT'D

Sewer	Department of Public Works Line: 8" PVC
Gas	Piedmont Natural Gas Company
Air Conditioning	Office Area Only
Fencing	Trailer Yard Fenced with 8' Link Outside Break Area is Fully Fenced
Out Building	Trailer Yard Entrance Security Office 22' x 16'
Floor Drain	East End of Building (1) Chemical Drain Located by the Battery Charging Area
Toilet Facilities	Plant: Male - 4 Urinals 7 Water Closets 7 Wash Basins Female - 9 Water Closets 6 Wash Basins
	Offices: Male - 5 Urinals 6 Water Closets 7 Wash Basins Female - 9 Water Closets 8 Wash Basins
Zoning	Cherokee County Commercial

AREA DEMOGRAPHICS -
25 MILE RADIUS

Current Population
(2017)
679,163



Projected Population
(2022)
704,247



Average Household Income
(2017)
\$60,148



Total Employees
(2017)
286,727



Total Businesses
(2017)
20,713



Unemployment Rate
(2017)
6.5%



Education Attainment
Highschool Diploma : 25%
Trade/Apprenticeship : 46%
College Diploma : 14%
Post-Secondary Degree : 7%

UNPARALLELED INFRASTRUCTURE & ACCESSIBILITY



★ GAFFNEY DISTRIBUTION CENTER

Strategically located halfway between New York and Miami South Carolina's unparalleled transportation opportunities make reaching any market an easy task. The state's central U.S. East Coast location, coupled with an integrated transportation system of highways, airports, seaports and railways, ensures any company can easily reach every one of the markets, efficiently sending and receiving shipments around the world.



CLOCKWISE FROM TOP LEFT: Warehouse, Open Bull Pen between Offices, Cafeteria, Office Restrooms, Warehouse, View from Mezzanine to Dock High Doors.



CLOCKWISE FROM TOP LEFT: Expansion Pad



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