

CLARIUS PARK

INLAND PORT GREER

A 1.5 MILLION SF CLASS A DEVELOPMENT

**±378,690 SF AVAILABLE
READY FOR OCCUPANCY**



- Prime location in Greenville's I-85 corridor
- Immediate access to SC Inland Port Greer
- Building 1: ±551,670 SF (Leased)
- Building 2: ±378,690 SF (Delivered & Available)
- Building 3: ±607,160 SF (Fully Pre-leased)

560 Mason Farm Lane, Greer, SC 29651



OVERALL PARK

±607,160 SF
Crossdock

LOT 3
BLDG 3
(LEASED)

±378,690 SF
Crossdock

LOT 2
BLDG 2

±551,670 SF
Crossdock

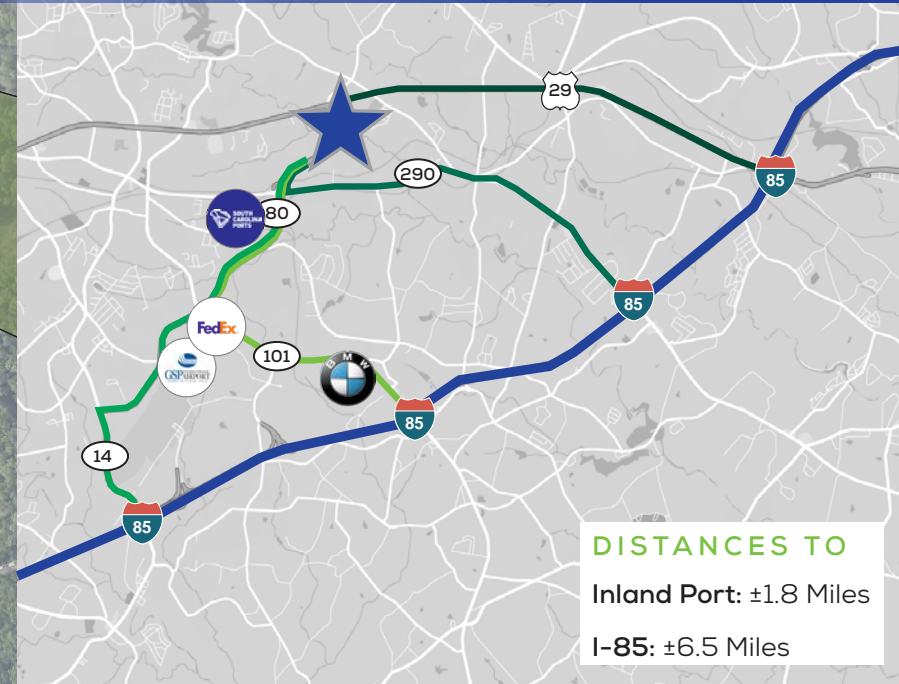
LOT 1
BLDG 1
(LEASED)
SOLD

OUTLOT 'C'
(ENVIRONS)

WILSON FARM LANE

Four Routes to Interstate 85 via

HIGHWAY 14, HIGHWAY 101, HIGHWAY 290 AND HIGHWAY 29



J. VERNE SMITH PARKWAY & LISTER ROAD, GREER, SC

GROSS SITE AREA | ±163.7 ACRES

Lot 1 (Building 1): ±40.6 AC

Lot 2 (Building 2): ±67.2 AC

Lot 3 (Building 3): ±55.9 AC

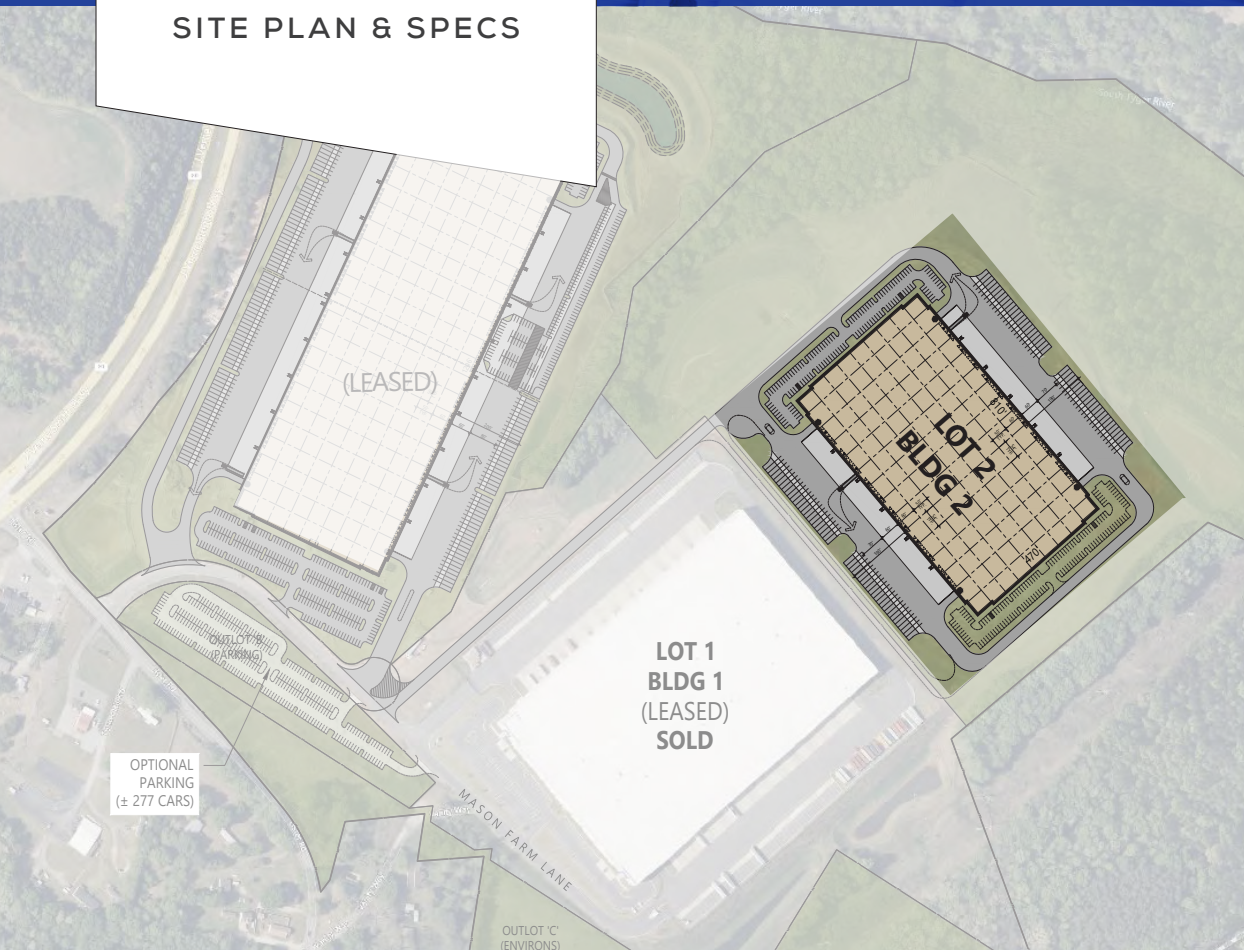
BUILDING AREA | 1,537,520 SF

Building 1: ±551,670 SF; Leased

Building 2: ±378,690 SF; Available

Building 3: ±607,160 SF; Leased

BUILDING 2 SITE PLAN & SPECS



DELIVERED & READY
FOR OCCUPANCY

BUILDING 2 FEATURES

Size: ±378,690 SF

Overall Dimensions: 470' x 810'

Clear Height: 36'

Column Spacing: 50' x 54'

Power: 3,000 Amp, 277/480 Volt, 3 Phase Switchgear, with 750 kVA transformer

Fire Protection: ESFR

Skylights: Clerestory Windows

Floors: 7" Slab, Reinforced, 4000 PSI

Office: 2,200 SF Spec Office

LOADING

Dock Doors: 48 (9' x 10'), expandable to 78

Dock Packages: 21 overhead doors equipped with 35k lb mechanical dock levelers, swing arm type dock light with lamp, and exterior dock seal

Drive In Doors: 4 (12'x14')

Speed Bay: 60'

SITE

Car Parking: 131; expandable to 265+

Trailer Parking: 96

Truck Court: 190'

CONSTRUCTION

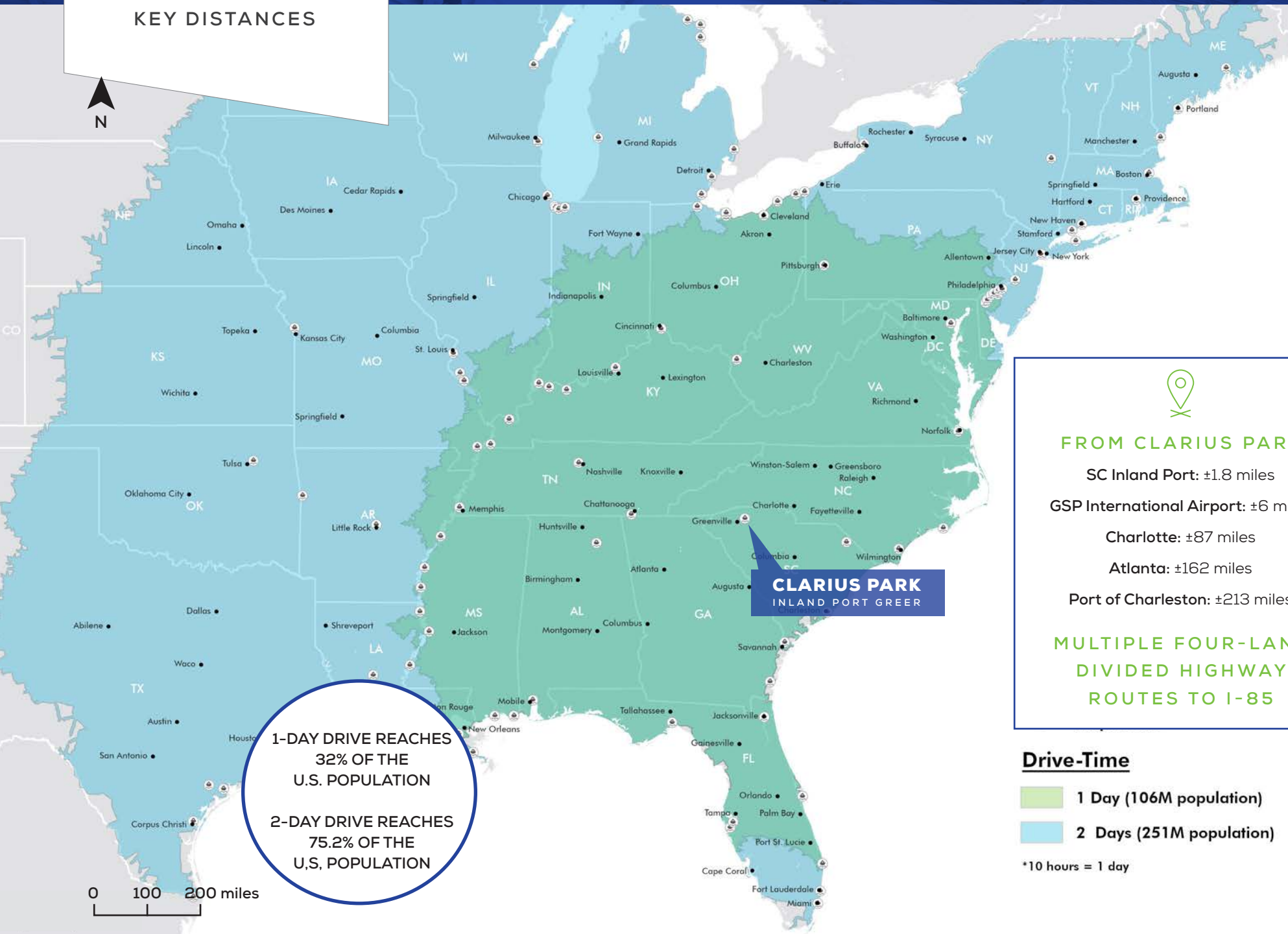
Type: Tilt-Up Concrete Panels

Roof: 45 mm TPO

BUILDING 2
PROGRESS PHOTOS



DRIVE TIME & KEY DISTANCES



1-DAY DRIVE REACHES
32% OF THE
U.S. POPULATION

2-DAY DRIVE REACHES
75.2% OF THE
U.S. POPULATION

0 100 200 miles



FROM CLARIUS PARK

SC Inland Port: ± 1.8 miles

GSP International Airport: ± 6 miles


Charlotte: ± 87 miles


Atlanta: ± 162 miles

Port of Charleston: ± 213 miles

**MULTIPLE FOUR-LANE
DIVIDED HIGHWAY
ROUTES TO I-85**

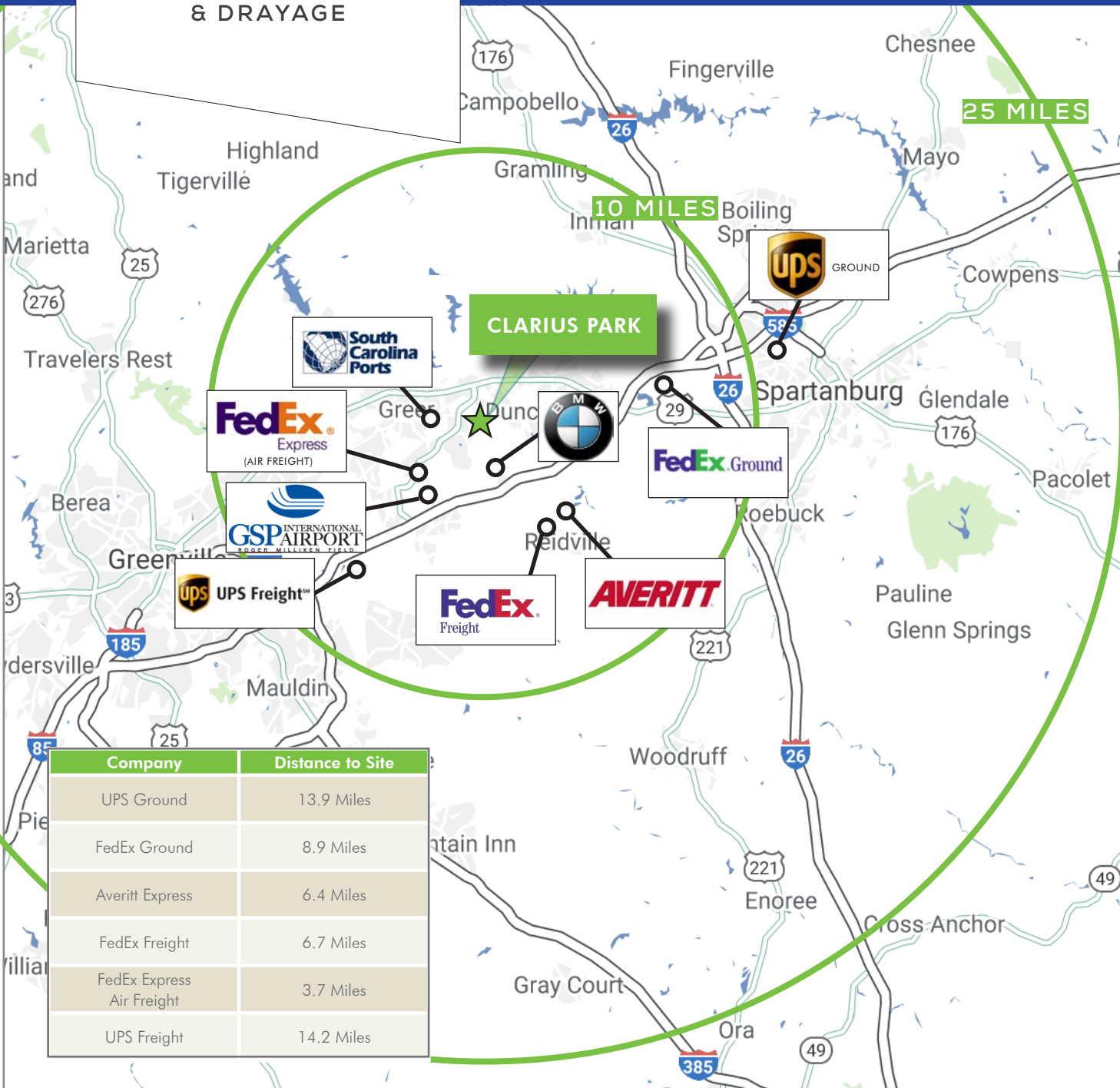
Drive-Time

 1 Day (106M population)

 2 Days (251M population)

*10 hours = 1 day

KEY LOCATIONS & DRAYAGE



ESTIMATED RATES FROM CLARIUS PARK INLAND PORT

* PER CONTAINER

** INCLUDES ±28% FUEL SURCHARGE



50 MILES

± \$224.00

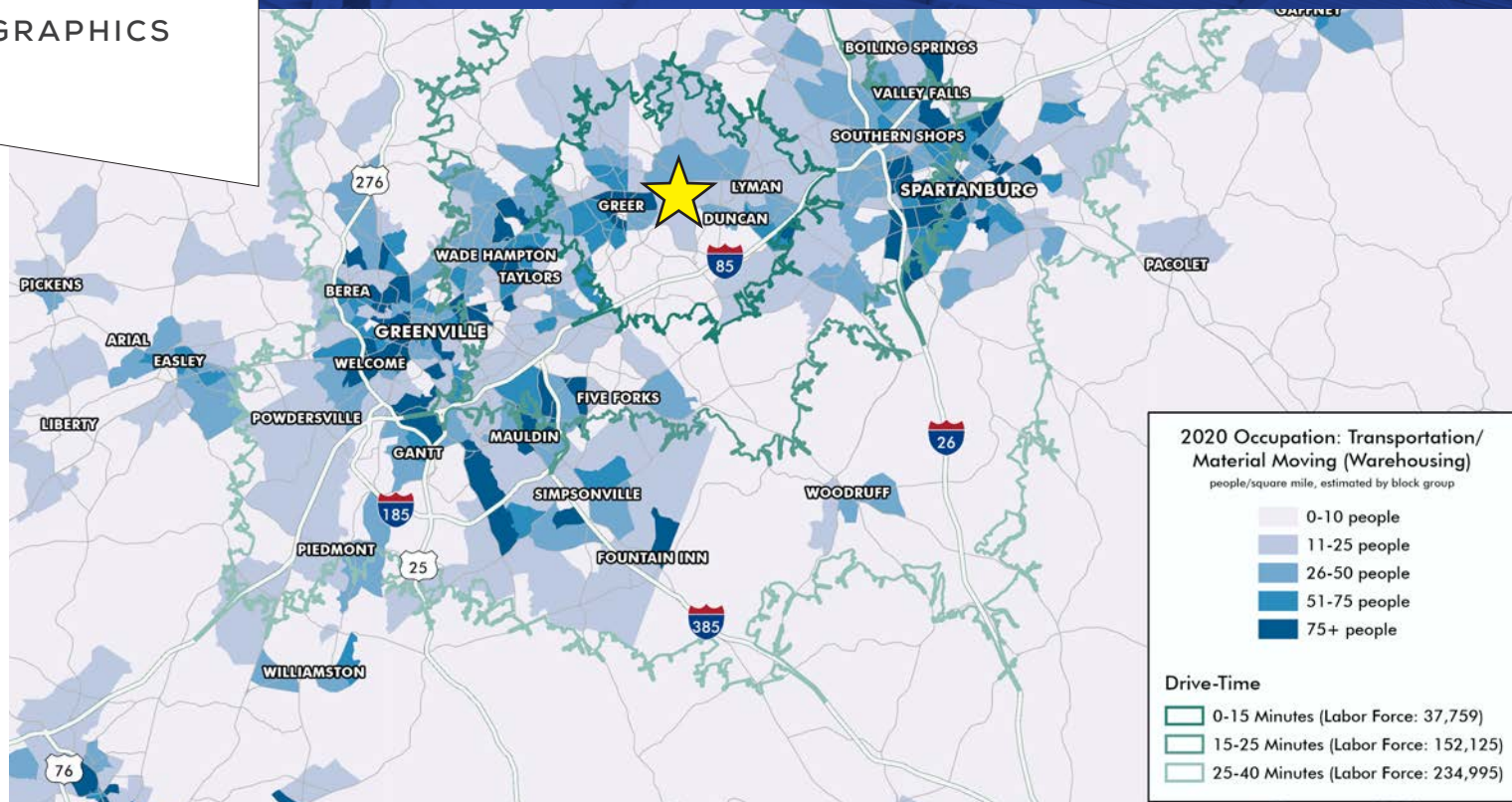
25 MILES

± \$192.00

10 MILES

± \$154.00

LABOR HEAT MAP & DEMOGRAPHICS



ESTIMATED POPULATION

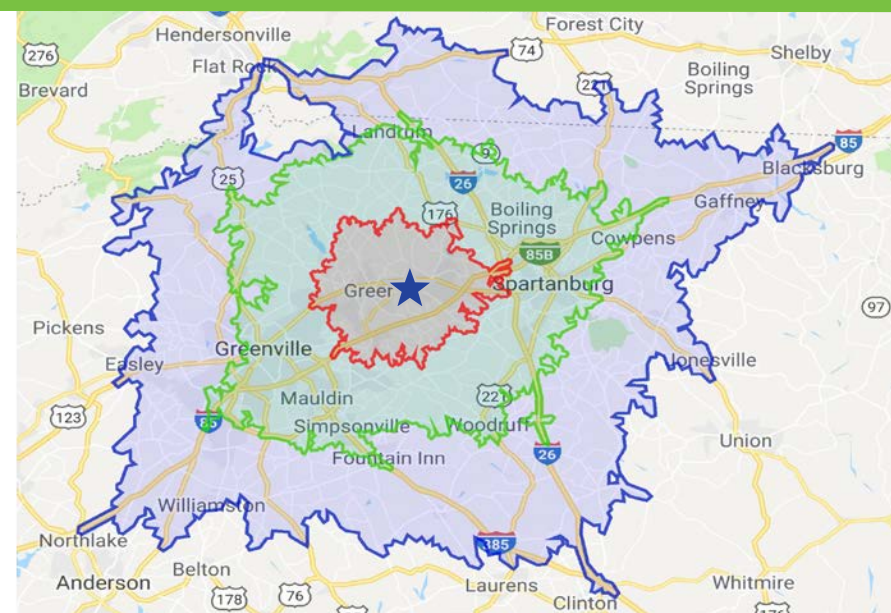


AVAILABLE LABOR



WAREHOUSE WORKFORCE

| | | | |
|------------|-----------|---------|--------|
| 15 MINUTES | 108,208 | 53,239 | 3,146 |
| 30 MINUTES | 682,966 | 338,015 | 16,569 |
| 45 MINUTES | 1,050,260 | 507,321 | 24,154 |



HOURLY WAGES

Spartanburg County:
\$21.55

Greenville County:
\$22.75

CLARIUS PARK

INLAND PORT GREER

ABOUT CLARIUS PARTNERS

Clarius Partners was founded in 2009 and is now a full-service real estate investment development company managing select office, medical, industrial and land development projects.

Their mission is to deliver high quality, customized real estate investment management and development management services with integrity to their clients and partners.

Clarius Partners manages several major land, industrial, medical and office development projects nationwide, with total development budgets over \$1.8 Billion.

www.clariuspartners.com

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