

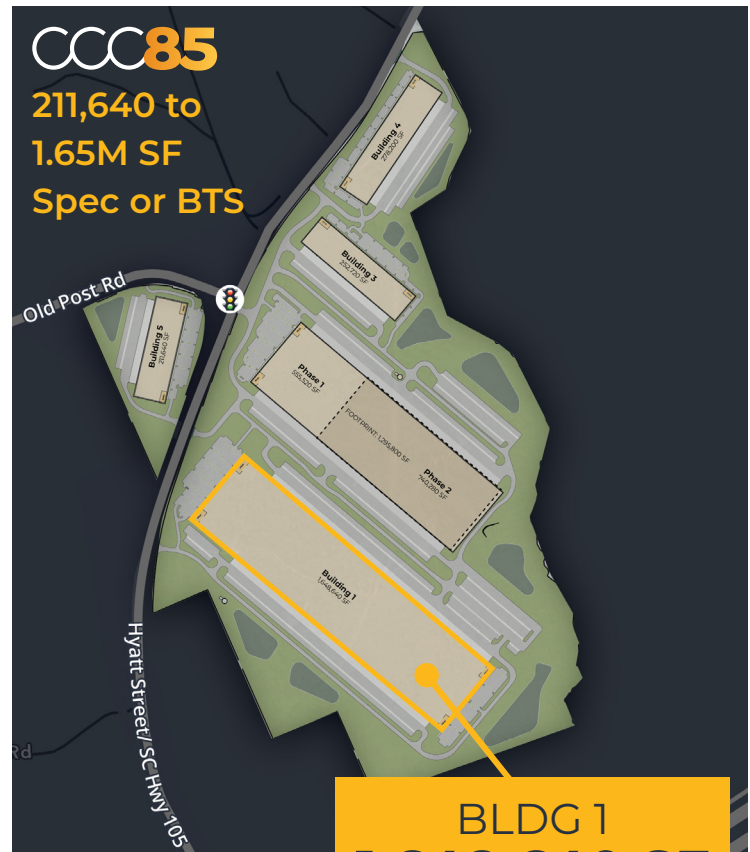
# CCC85 CHEROKEE

COMMERCE CENTER 85

## Building One: Spec-to-Suit™ Opportunity

### Specifications

|                 |               |
|-----------------|---------------|
| Square Footage  | ±1,648,640 SF |
| Configuration   | Cross-dock    |
| Clear Height    | 40'           |
| Dock-High Doors | 260           |
| Drive-In Doors  | 4             |
| Column Spacing  | 56' x 50'     |
| Auto Parking    | ±730          |
| Trailer Parking | ±550          |
| Truck Court     | 190'          |
| Building Depth  | 640'          |



## Park Differentiators

CCC85 offers unique, premier facilities equipped to meet the evolving demands of businesses and pave the way for success through state-of-the-art features and a prime location.

- ±1.65M SF of contiguous space available
- Cross-dock and rear-load layouts
- Up to 40' clear heights
- Up to 60' speed bays
- Up to 190' truck courts
- Office to suit
- Up to 260 dock doors
- ESFR fire protection
- 4,000amp power service
- 60mil TPO roof
- Super Flat floor profile
- Exceptional water and sewer capabilities
- Impressive power capacity up to 54 MW
- Optimum site flexibility allows for virtually unlimited parking
- Lowest real estate taxes in market with FILOT of approximately \$0.75
- Eligible for SC Tier-4 Jobs Tax Credit of \$25k per employee

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