

Building 3 - Pad Ready

±253,760 SF



[VIEW PROPERTY VIDEO](#)



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Duncan, SC 29334

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Master Site Plan



Pad 3

Build-to-suit site

Pad ready with all utilities available

Can accomodate 253,760 SF facility

Building 3 Details



Contemplated Building Specifications

Available SF	253,760
Clear Height	36'
Column Spacing	56' x 50' Typical 60' Speed Bay
Building Dimensions	976' x 260'
Load Type	Rear Load
Dock Doors	56
Drive-In Doors	2
Sprinkler	ESFR
Lighting	LED
Auto Parking	257 (1.01 / 1,000)
Trailer Parking	57



Location Features



STRATEGIC LOCATION:

Duncan Logistics Center is conveniently located in the heart of Spartanburg West, between Greenville and Spartanburg. With immediate access to I-85 and 7 miles from I-26, the park is easily tied to the Atlanta and Charlotte markets, at 163 miles and 74 miles away respectively. The site is also 7 miles from the Greer Inland Port, 207 miles from the Port of Charleston and 251 miles from the Port of Savannah.



LOCATION	DISTANCE	DRIVE TIME
I-85	0.5 Miles	5 Minutes
BMW	4 Miles	11 Minutes
I-26	7 Miles	20 Minutes
SC Inland Port	7 Miles	15 Minutes
GSP Airport	8 Miles	13 Minutes
Downtown Spartanburg	11 Miles	25 Minutes
Downtown Greenville	19 Miles	29 Minutes
CLT Airport	74 Miles	75 Minutes
Downtown Atlanta	163 Miles	159 Minutes
Port of Charleston	207 Miles	191 Minutes
Port of Savannah	251 Miles	227 Minutes



	10 MILES	20 MILES	30 MILES
POPULATION	255,148	840,842	1,134,159
DAYTIME POPULATION	278,617	887,312	1,151,892
LABOR FORCE	123,038	414,558	548,698
BACHELOR'S DEGREE OR HIGHER	34,642	135,783	168,559
BUSINESSES	7,992	29,982	38,298
AVERAGE HH INCOME	\$93,953	\$98,707	\$94,685

SC 290 DIVERGENT DIAMOND INTERCHANGE:

The SC 290 interchange is located at Exit 63 along I-85 approximately 3 miles southeast of Duncan and 10 miles west of Spartanburg. The project will convert the existing SC 290 interchange to a Diverging Diamond Interchange (DDI) (see below) and improve ramps at the interchange.

The purpose of this project is to improve the operations of the existing interchange between SC 290 and I-85 in response to growth along I-85 and in the urbanized areas of the Spartanburg and Greenville Counties. The interchange serves as the gateway to several manufacturing/warehouse facilities and two truck stops, Pilot and Travel Centers of America.

Users In Market

1.

Michelin (Pelham)

2.

GE

3.

Senator International

4.

Global Automotive Partners

5.

US Lumber

6.

Fresenius Kabi

7.

TAGG Holdco

8.

Kenco Logistics Services

9.

Airsys

10.

Benore Logistics Systems

11.

TVH Americas

12.

Michelin DC

13.

Bosch

14.

IEWC

15.

C H Mueller

16.

Plastic Omnium

17.

Lowes

18.

Mingua

19.

Refresco

20.

TTI

21.

Protrans

22.

Lear

23.

Eaton Corporation

24.

AFL

25.

Perrigo

26.

Timken

27.

Wabtec Passenger Transit

28.

Sealed Air

29.

ZF Chassis Systems

30.

Plastic Omnium

31.

Benteler

32.

Draxlmaier

33.

Fehrer

34.

Pacorini

35.

CNC Cabinetry

36.

Adidas

37.

Amazon Fulfillment

38.

Michelin

39.

Keurig

40.

Magna

41.

Toray

42.

Ritrama

43.

Sterling

44.

Kobelco

Major Infrastructure

1.

Inland Port Greer

2.

GSP

3.

BMW

Fulfillment

1.

UPS Pelham

2.

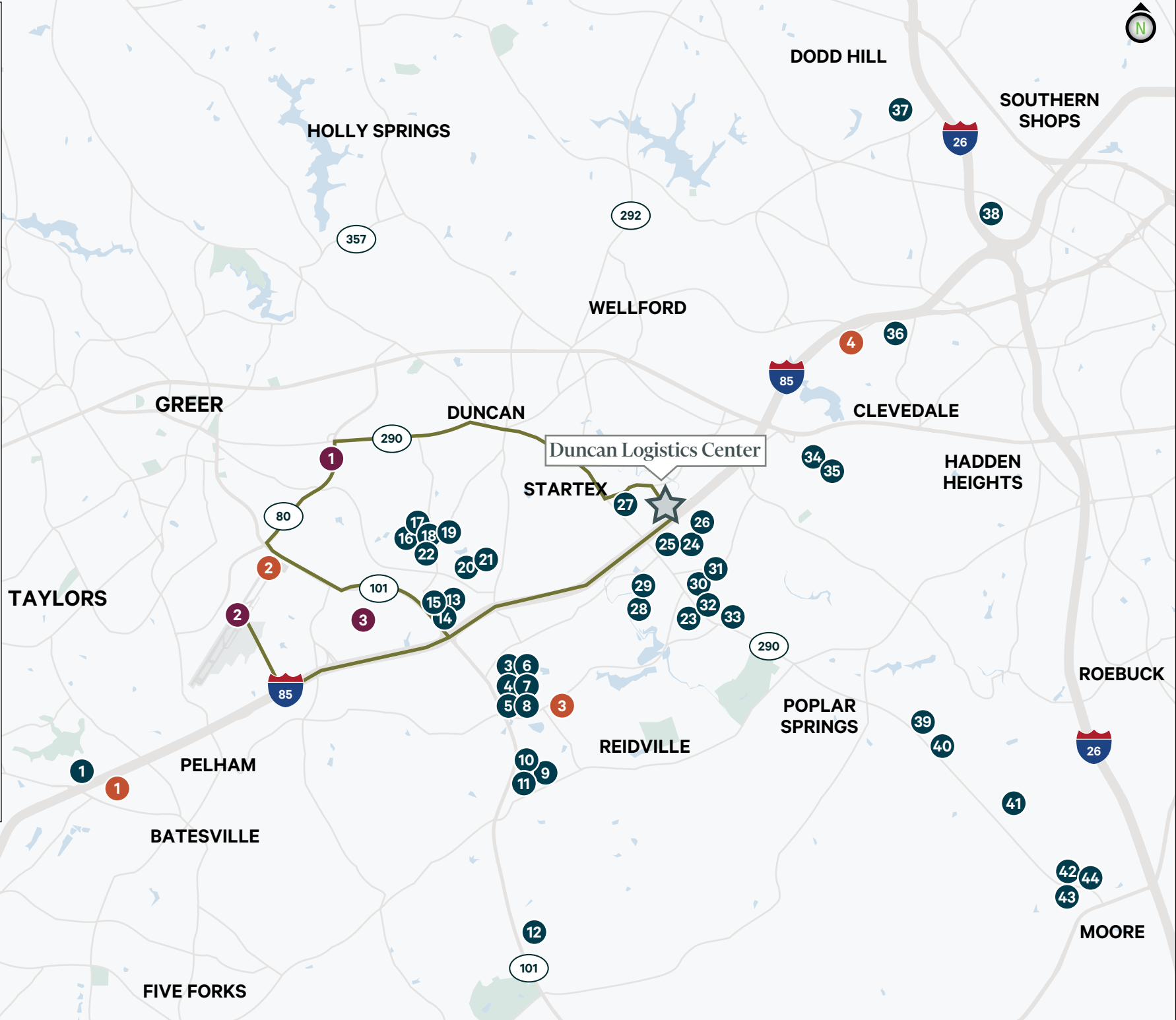
FedEx Air Freight

3.

FedEx Freight

4.

FedEx Ground



Drive Time Map

Two Day Truck
Service Reaches

75%

of the
U.S. Population



Major Rail Lines Available

Norfolk Southern
CSX



50+ Daily departures to
22 Nonstop destinations



\$63.4B Economic Impact

100 Foreign Ports Served

100M Consumers Live Within
500 Mile Radius



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Rockefeller Group is a leading U.S. real estate developer, owner and operator, dedicated to excellence in the built environment. The company has been known for nearly a century for projects that anticipate demand, transform skylines and improve lives, while creating economic and civic value. Our properties and developments promote growth and renewal in cities, neighborhoods and communities, delivering exceptional experiences and performance at home and at work. The Foreign Trade Zone Services division adds additional expertise in assisting companies to become involved with the US Foreign-Trade Zones Program.

The company currently has six million square feet of industrial under development across 16 projects with more than 38 industrial projects completed.

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