



1,005,855 SF FOR LEASE

AVAILABLE: Q3 2022

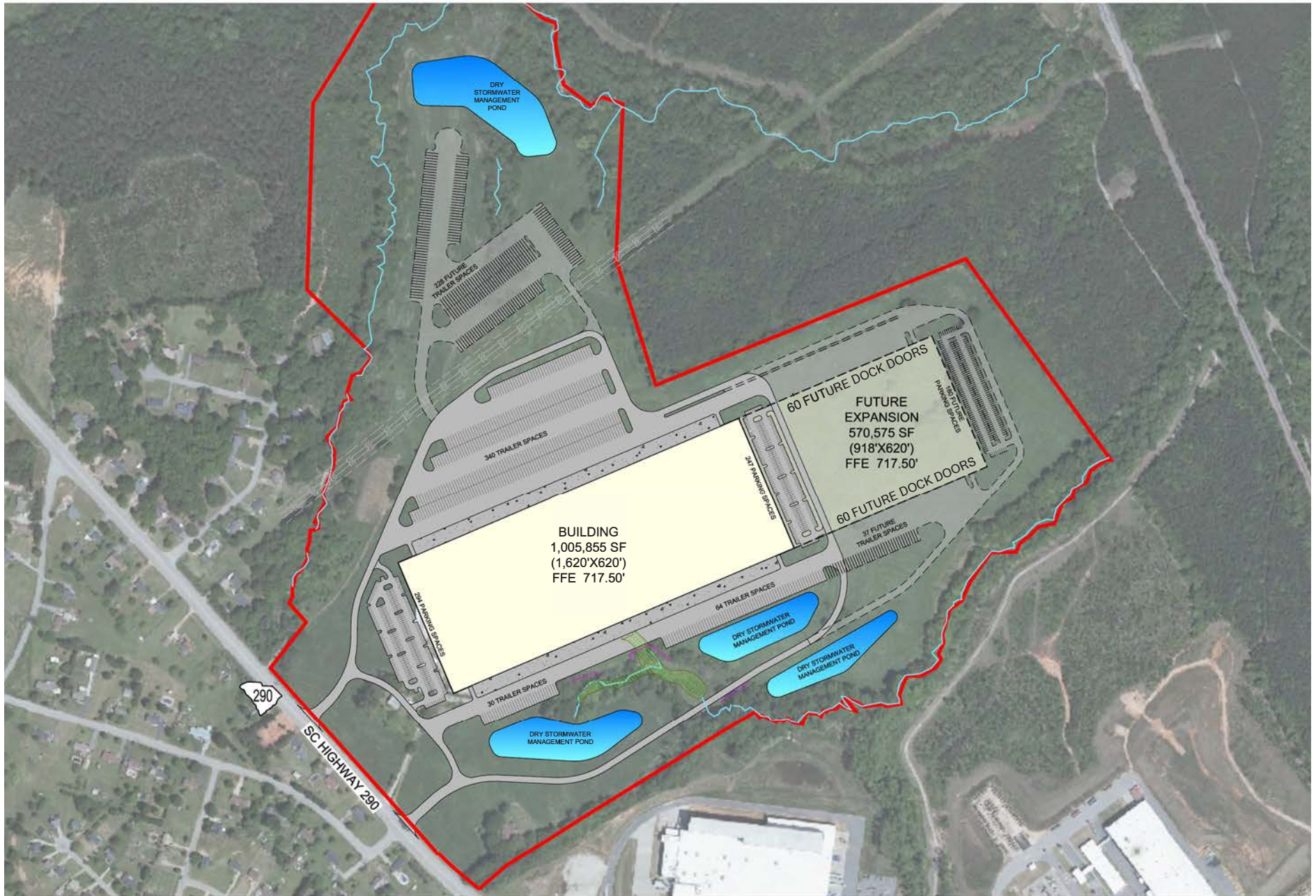
EXPANDABLE TO: 1,576,430 SF



1956 Moore Duncan Highway
Moore, SC 29369



SITE PLAN



BUILDING FEATURES



Building Size: ±1,005,855 SF, Expandable to ±1,576,430 SF



Delivery: Q3 2022



Acreage: ±180



Building Dimensions: 620' x 1,620'



Column Spacing: 54' x 50' (60' Speed Bays)



Dock Doors: 101, Expandable to 184+



Drive-In Doors: 4 (12' x 14')



Trailer Parking: 179, Expandable to 438+



Auto Parking: 541+



Clear Height: 40'



Floor: 8"



Current Power: 3,000 Amps



Current Lighting: LED Motion Sensor



UTILITY PROVIDERS:

Electric: Duke Energy

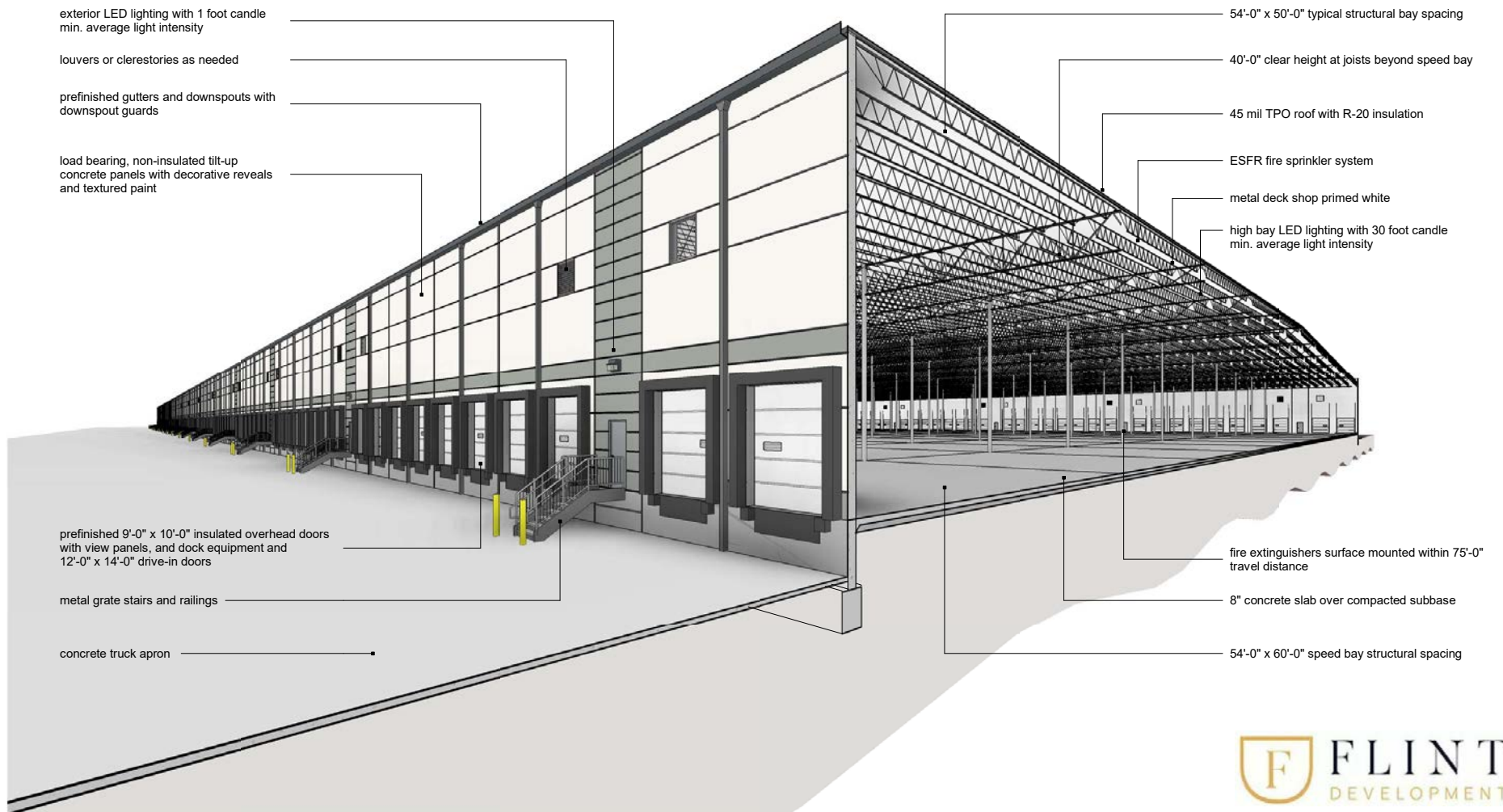
Water: Woodruff Roebuck Water District, 12" water main

Sewer: Spartanburg Sanitary Sewer District, 8" line

Gas: Piedmont Natural Gas, 8" line

Fiber: AT&T

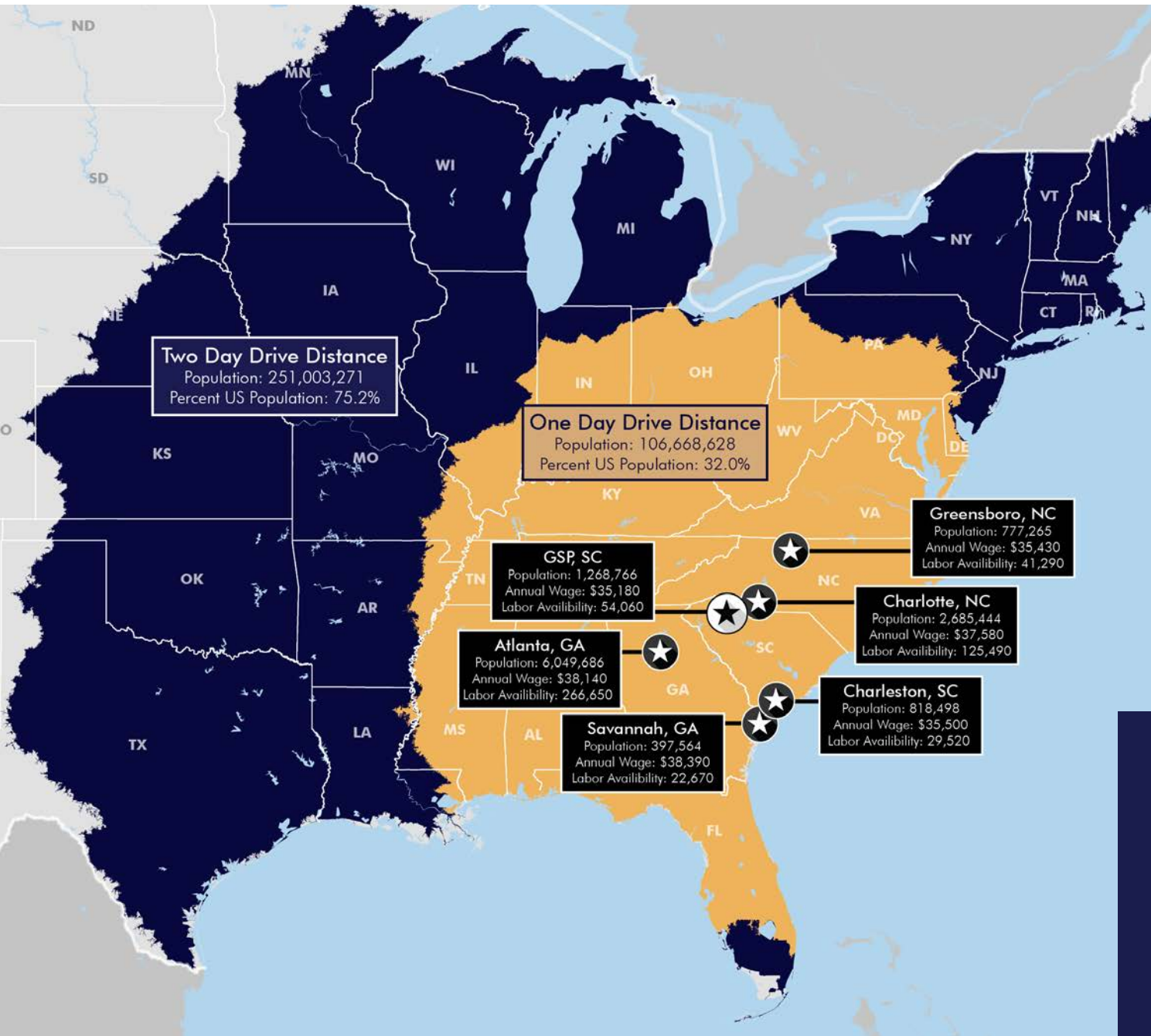
BUILDING FEATURES



SC Global Logistics

Moore, South Carolina

DRIVE TIME MAP



Two Day Drive Distance
Population: 251,003,271
Percent US Population: 75.2%

One Day Drive Distance
Population: 106,668,628
Percent US Population: 32.0%

GSP, SC
Population: 1,268,766
Annual Wage: \$35,180
Labor Availability: 54,060

Atlanta, GA
Population: 6,049,686
Annual Wage: \$38,140
Labor Availability: 266,650

Savannah, GA
Population: 397,564
Annual Wage: \$38,390
Labor Availability: 22,670

Greensboro, NC
Population: 777,265
Annual Wage: \$35,430
Labor Availability: 41,290

Charlotte, NC
Population: 2,685,444
Annual Wage: \$37,580
Labor Availability: 125,490

Charleston, SC
Population: 818,498
Annual Wage: \$35,500
Labor Availability: 29,520

BY LAND I-26 connects the GSP Market to Charleston and I-85 connects Atlanta to Charlotte. One-day truck service from the Upstate reaches 32% of the US population.



BY AIR GSP International Airport provides residents over 100 daily flights to over 21 destinations and provides cargo services from FedEx and UPS.

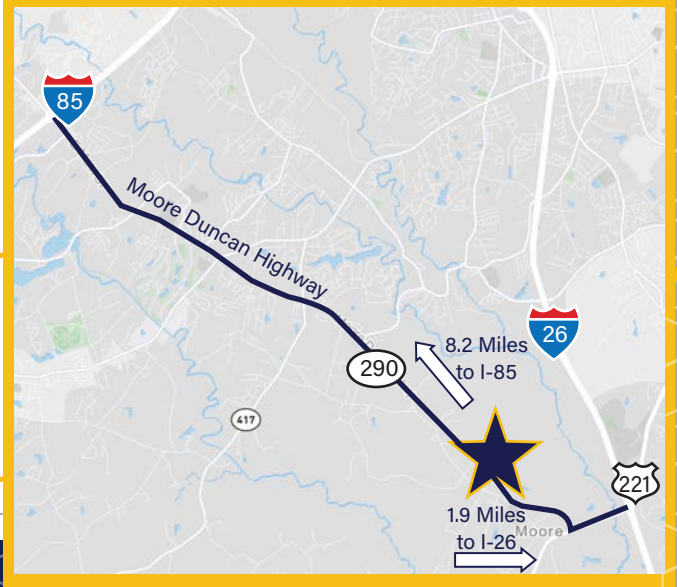
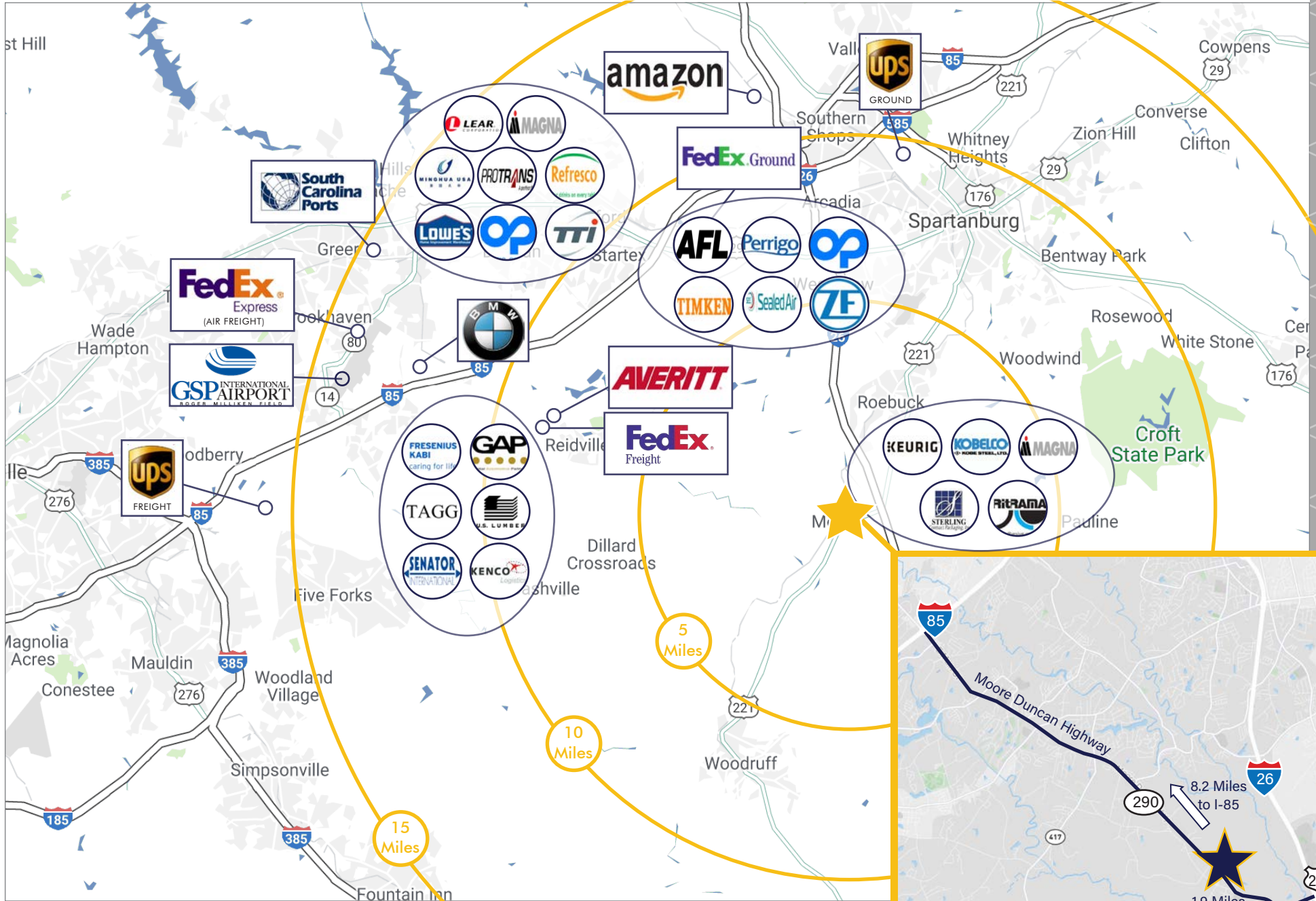


BY SEA The Inland Port Greer and Port of Charleston operate by a 60 minute truck turn with 100 foreign ports served directly.

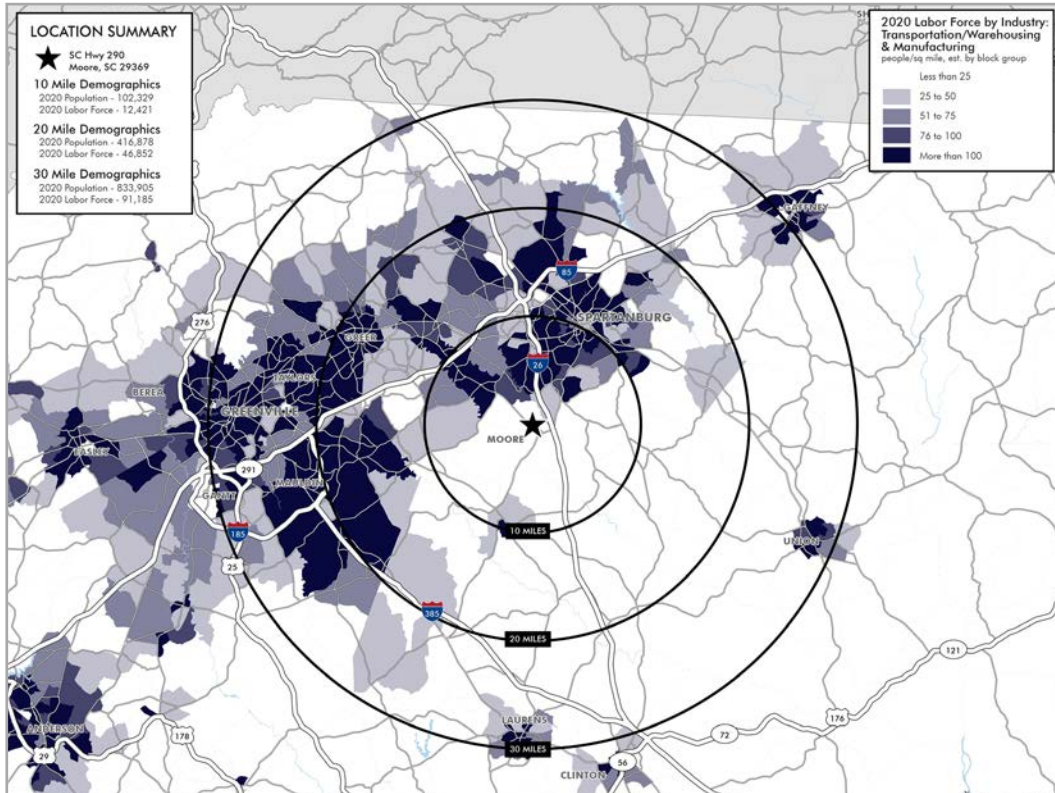


LOCATION	DISTANCE
I-26	1.9 Miles
I-85	8.2 Miles
GSP International Airport	15.8 Miles
SC Inland Port Greer	15.2 Miles
BMW	15.3 Miles
Atlanta	170 Miles
Charlotte	88 Miles

POINTS OF INTEREST



LOCATION DEMOGRAPHICS



	10 MILES	20 MILES	30 MILES
POPULATION	147,971	624,141	1,039,396
DAYTIME POPULATION	161,423	624,141	1,039,396
BUSINESSES	5,325	18,802	32,866
BACHELOR'S DEGREE OR HIGHER	17,399	87,677	132,004
LABOR FORCE	70,523	303,475	496,459
AVERAGE HH INCOME	\$73,490	\$81,674	\$76,006

COMPARABLE WAGE RATES

PORT COMMUNITY	AVG. HOURLY WAGE
GREENVILLE-SPARTANBURG	\$17.31
NORFOLK, VA	\$17.31
JACKSONVILLE, FL	\$17.96
HOUSTON, TX	\$18.88
SAVANNAH, GA	\$18.96
LONG BEACH, CA	\$18.98
LOS ANGELES, CA	\$18.98
NEW ORLEANS, LA	\$18.98
BALTIMORE, MD	\$19.02
NEW YORK - NEWARK, NJ	\$20.29
SAN FRANCISCO, CA	\$22.86
SEATTLE, WA	\$23.78

*Transportation & Material Handlers



Flint Development is a commercial real estate development firm based in Kansas City, specializing in industrial, multi-family and senior living development throughout the country.

Flint has over 30 years of combined experience and a proven history in development projects that realize successful returns for partners and make positive impacts in communities.

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