



CC CORPORATE

CORPORATE DRIVE, SPARTANBURG | SOUTH CAROLINA

Featuring flexible office, manufacturing, warehouse, land and build-to-suite options.

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Spartanburg's Premier Business Park

Corporate Center is Spartanburg's premier business park located on I-85 Business. It is comprised of 400,000 square-feet of flexible office, manufacturing and warehouse space with plans to expand to 1.5 million square-feet in development to ensure tenant's immediate and long-term needs are fulfilled. Tenants are provided an unique experience with an on-site designer and architect ready to customize the space to fit both their immediate and long-term occupancy and expansion needs.

- Ideally located along the I-85 business corridor
- Easy interstate access and connections
- 3 international airports serve Upstate South Carolina
- Situated on 193 acres
- Space available from $\pm 1,350$ square-feet to $\pm 50,000$ square feet and beyond
- Wide column spacing
- High ceilings with ability to create mezzanine
- Loading docks at rear service area
- Exterior walls with high insulation rating
- Extensive window walls allowing for flexible floor plans
- 100% sprinkled
- Many local amenities are readily available including restaurants, hotels and more
- ± 350 automotive, advanced material, aerospace, energy and bioscience industries make up over 30% of the local economy
- Logistical advantages include accessibility to the South Carolina Inland Port in Greer (SCIP), located ± 19 miles from Corporate Center and the Port of Charleston, the most productive container port in North America.
- The SCIP opened in 2013, linking the upstate of South Carolina to the Port of Charleston via an overnight Norfolk Southern rail service and
- As of 2019, the SCIP performs over 150,000 container lifers per year
- Many companies are developing distribution facilities near the SCIP to take advantage of lower costs and efficient logistics



UPSTATE SOUTH CAROLINA

Comprised of Spartanburg, Greenville and the surrounding cities, the Upstate region of South Carolina boasts a top-ranked pro-business climate, exceptional quality of life and a world-renowned research environment supported by quality institutions of higher learning. The region consistently earns a low cost-of-living ranking among large US metropolitan regions, allowing a higher quality of life at a lower cost for the region's residents.

KEY DISTANCES

I-85	1.4 miles	GSP International Airport	21 miles
Spartanburg, SC	5.5 miles	Charlotte Douglas International Airport	64 miles
Greenville, SC	31 miles	BMW	20 miles
Atlanta, GA	174 miles	Milliken	2.9 miles
Charlotte, NC	71 miles	Amazon Fulfillment	9.5 miles
SC Inland Port	19 miles		



AVAILABLE SUITES

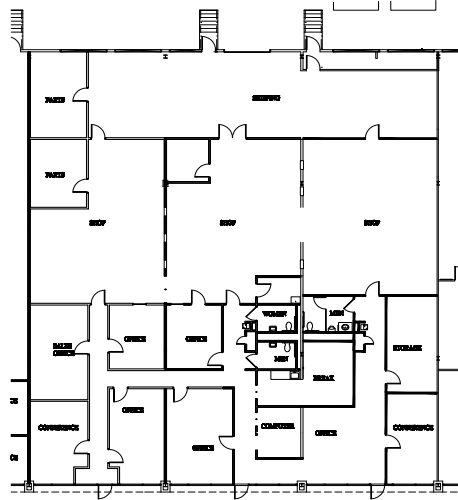
There is currently $\pm 90,350$ SF of flexible space available for lease in Corporate Center. There's also two build-to-suit buildings that will be added to the back of the park with $\pm 50,000$ SF each.

Building 100	Suites F-H	$\pm 9,300$ SF	Flex Space
Building 110	Suites A-F	$\pm 30,000$ SF	Flex Space
Building 120	Suites A-J	$\pm 38,000$ SF	Flex Space
Building 130	Suites D	$\pm 3,850$ SF	Warehouse Space
Building 140	Suites A-M	$\pm 50,000$ SF	Flex Space
Building 151	Suites J-K	$\pm 7,700$ SF	Flex Space

AVAILABILITIES

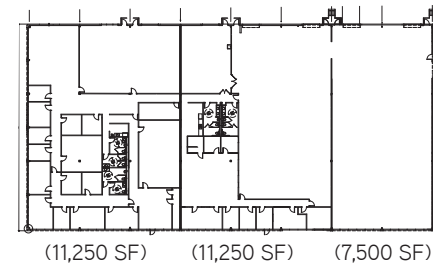
Building 100 Suites F-H

Class A $\pm 9,300$ SF flex space with great visibility from I-85 Business. This space has all utilities available, 24' clear heights, ample surface parking and fire protection.



Building 110 Suites A-H

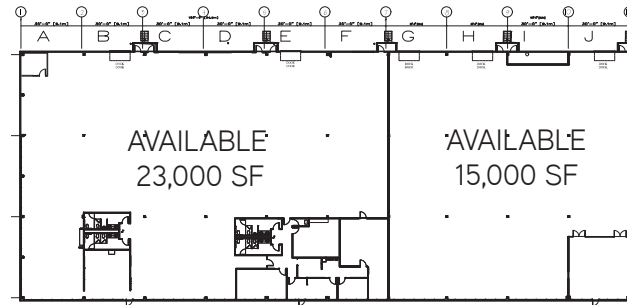
$\pm 30,000$ SF of flex space available. The building has 24' clear heights, all utilities available, ample surface parking and 100% wet system. These suites can be combined into one space.



AVAILABILITIES (Cont.)

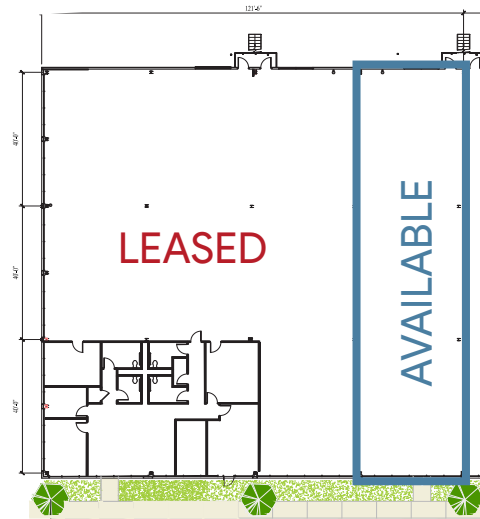
Building 120 Suites A-J

This building has $\pm 38,000$ SF of space available. Suites A-F are 100% HVAC in office and warehouse. Suites G-J can be built to suit.



Building 130 Suite D

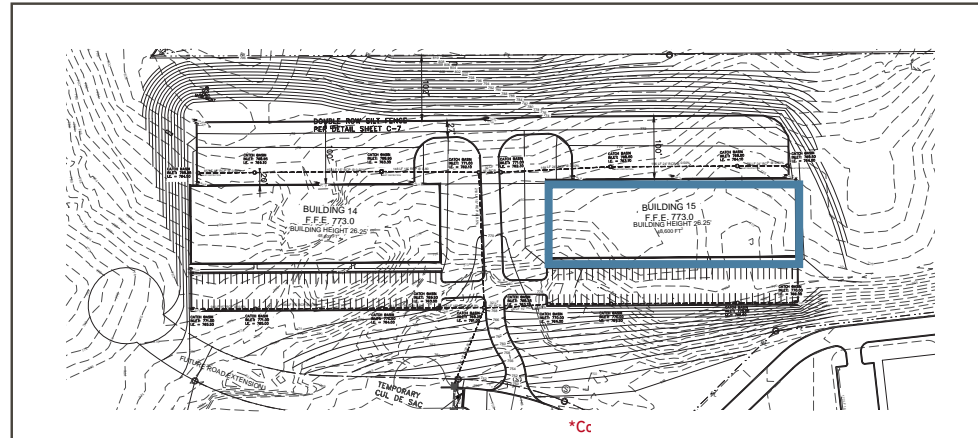
Building 130 consists of $\pm 3,850$ SF of shell warehouse space. Floor plan can be customized. Unit has one dock high door.



AVAILABILITIES (Cont.)

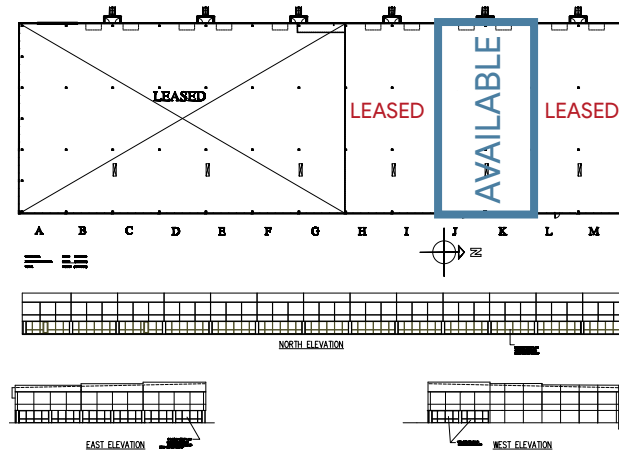
Building 140 Suites A-M

Building 140 & 150 are the two newest buildings to the Corporate Center Business Park campus. Construction has begun on building 140 and suites A-M are available totaling 50,000 SF.



Building 151 Suites J-K

Building 151 is a $\pm 7,700$ SF multi-bay suit and ready to be built out based on tenant preference. The space can be leased in increments of $\pm 3,850$ SF.





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