



BUILDING 100

BUILDING 110

BUILDING 101

BUILDING 120

BUILDING 130

BUILDING 140

BUILDING 105

BUILDING 111

BUILDING 107

BUILDING 151

BUILDING 150

*delivery date to be determined

TYPICAL TENANT PROFILES

- Office Users
- Medical / Lab Research
- Light / General Manufacturing
- Distribution / Warehouse



FOR LEASE | CORPORATE DRIVE, SPARTANBURG, SC

**FEATURING FLEXIBLE OFFICE, MANUFACTURING, WAREHOUSE,
MEDICAL/LAB-READY, LAND AND BUILD-TO-SUIT OPTIONS.**

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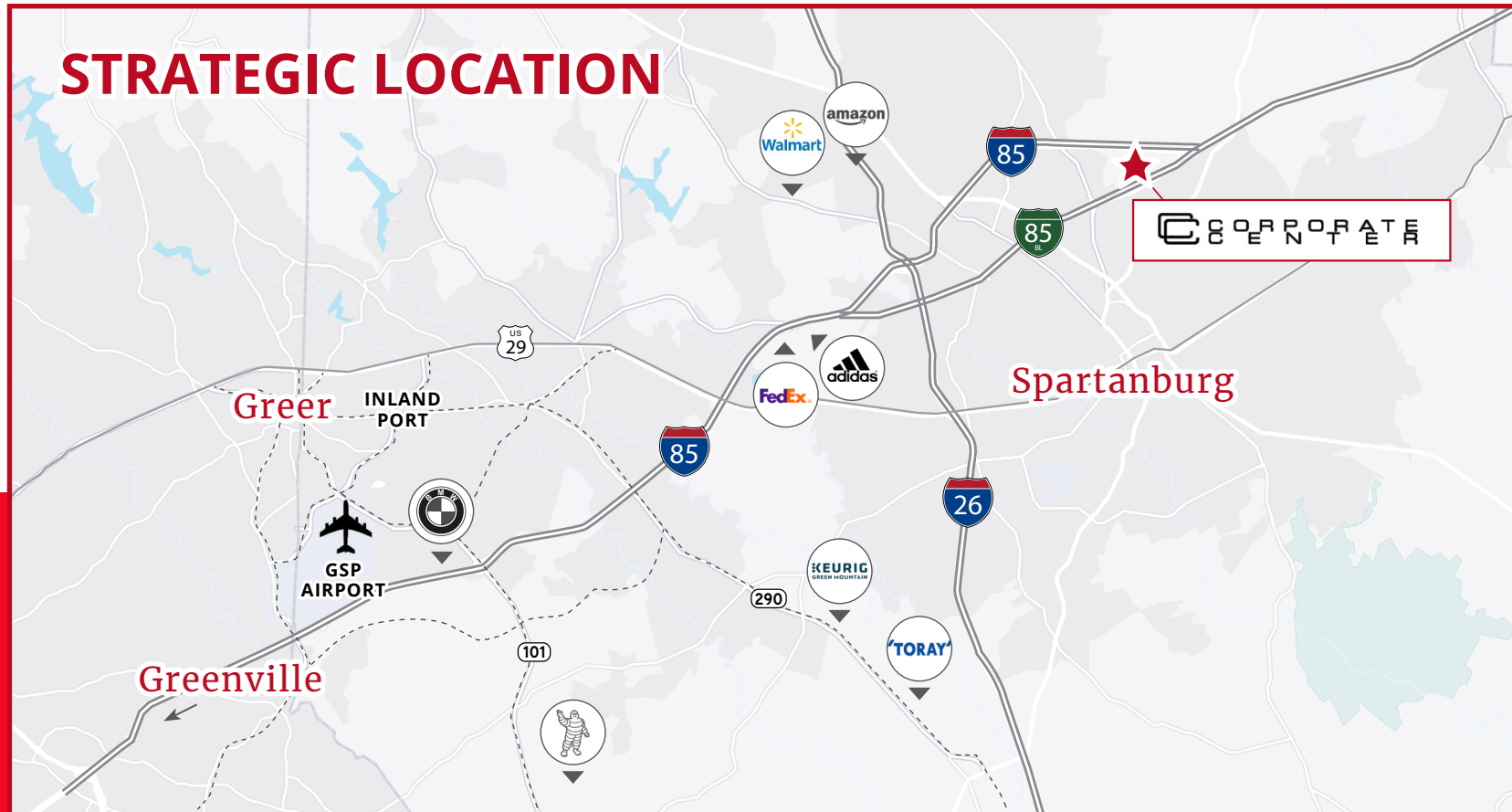




Spartanburg's Premier Business Park

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 with easy interstate access and connections
- 3 international airports serve Upstate South Carolina
- Situated on 193 acres
- Space available : ±43,000 square feet
- 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
- **Lab-ready and office space available,** in addition to warehouse space.
- ±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 2022, the SCIP moved nearly 2.8 million TEU.
- 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
Spartanburg, SC	5.5 miles
Greenville, SC	31 miles
Atlanta, GA	174 miles
Charlotte, NC	71 miles
SC Inland Port	19 miles

GSP International Airport	21 miles
Charlotte Douglas International Airport	64 miles
BMW	20 miles
Milliken	2.9 miles
Amazon Fulfillment	9.5 miles



AVAILABILITIES

Building 105	Suite D	±1,350 SF	Office Space
Building 107	Suite C	±7,000 SF	Flex/Lab Space
Building 111	Suite A	±15,000 SF	Flex/Lab Space
Building 140	Suites A-E	±19,200 SF	Flex Space
Building 150	Delivery date to be determined		

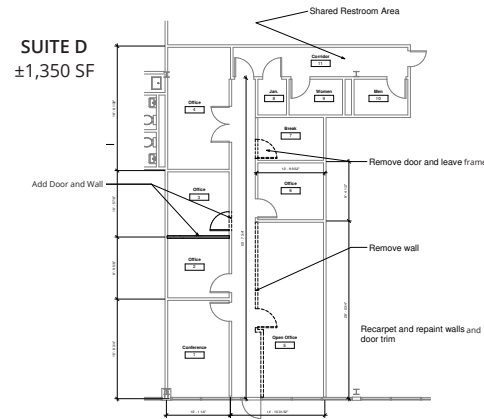
AVAILABILITIES

www.corporatecenteri85.com

Building 105

Suite D

Building 105 has $\pm 1,350$ SF available in Suite D.



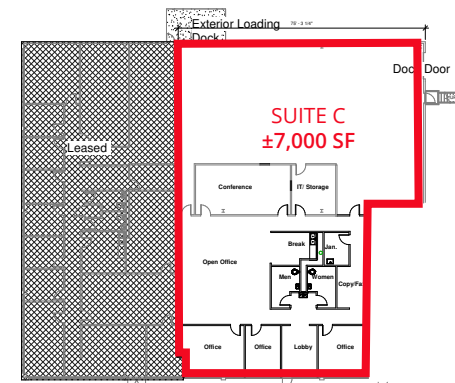
Building 107

Suite C

Building 107 has $\pm 7,000$ SF available in Suite C.

Office and/or Lab-Ready Space.

Currently in shell condition.



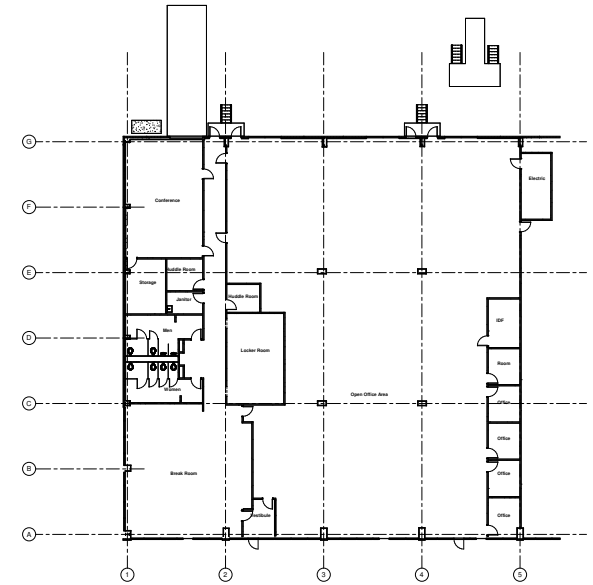
AVAILABILITIES (Cont.)

Building 111

Suite A

Building 111 has $\pm 15,000$ SF available.

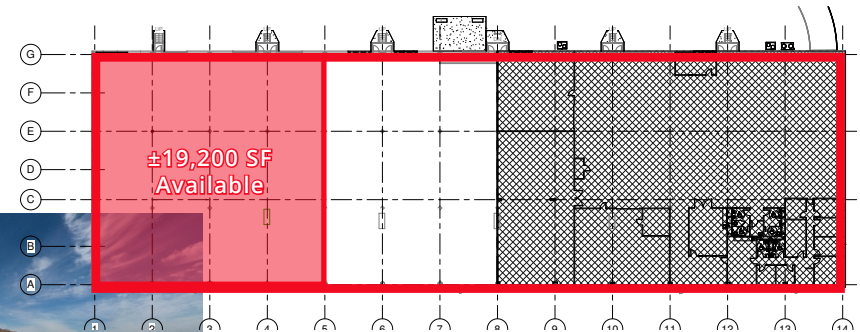
Move-in ready with existing cubicles and furnishings — perfect for office use or easily customizable for lab operations.



Building 140

Suite A-E

Building 140 is the newest buildings to the Corporate Center Business Park campus. Suites A-E are available totaling $\pm 19,200$ SF.



AVAILABILITIES (Cont.)

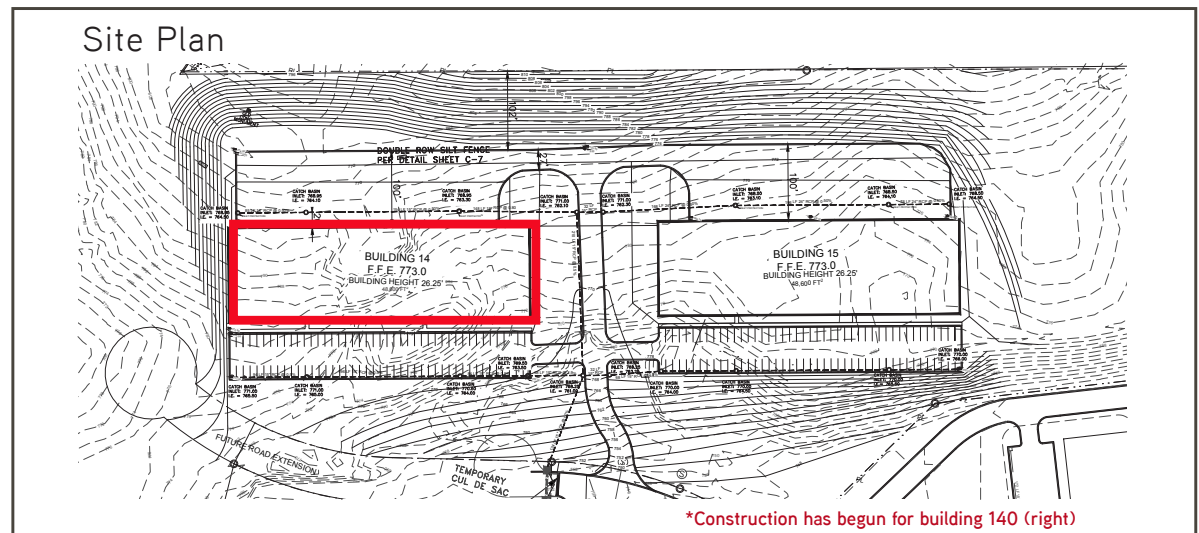
Building 150

Suites A-M

Building 150 will be the newest buildings to the Corporate Center Business Park campus. Suites A-M will be available and offer ±50,000 SF. Pad ready.

*delivery date to be determined

TO BE BUILT



CORPORATE

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