



**±30,000 SF TO ±229,840 SF AVAILABLE
DELIVERING Q4 2025**



**FOR MORE INFORMATION,
PLEASE CONTACT:**

Elliott Fayssoux, SIOR
Senior Director
864 370 8190
elliott.fayssoux@cushwake.com

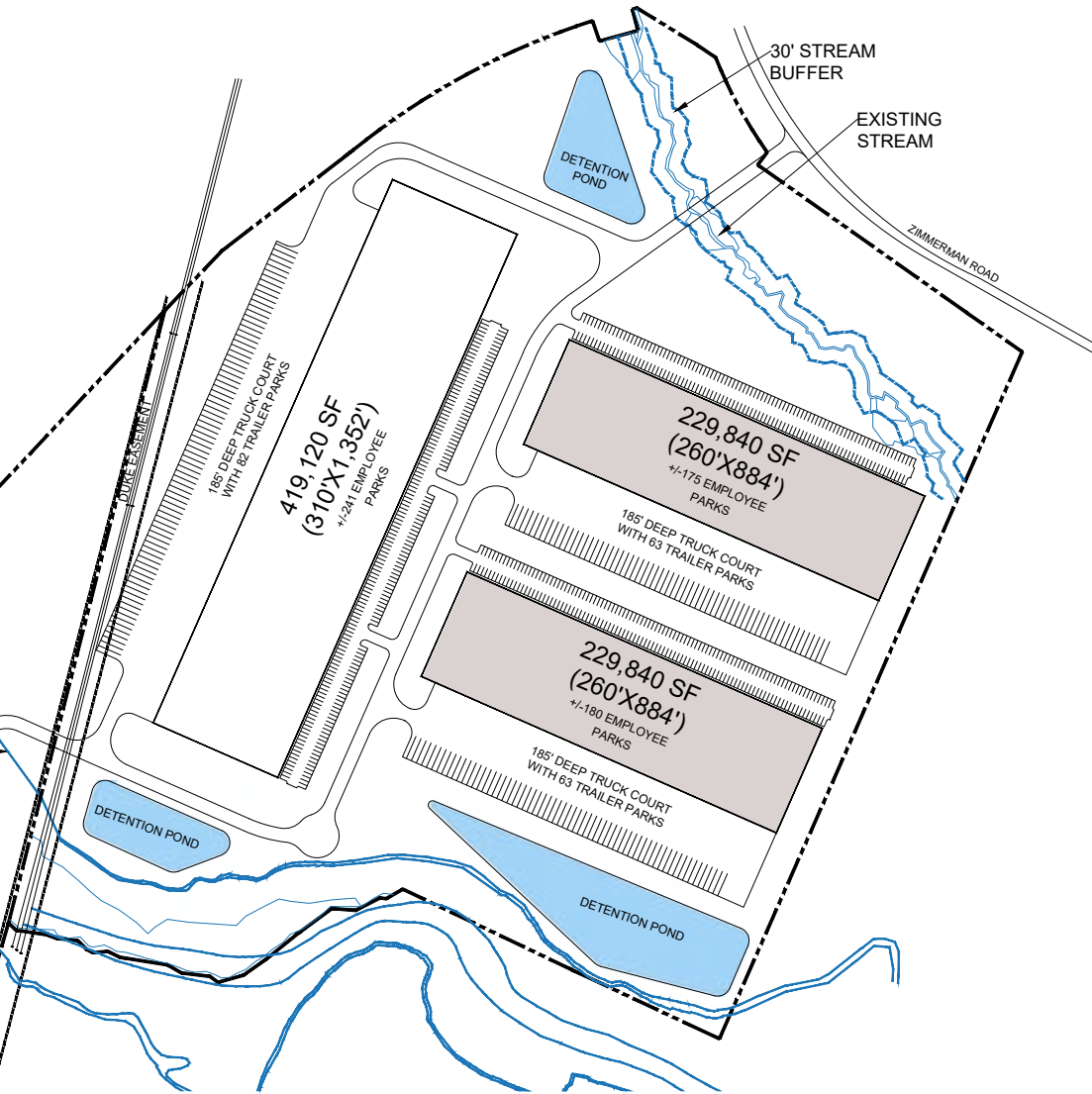
Kacie Jackson, SIOR
Senior Director
864 370 8193
kacie.jackson@cushwake.com

Drew Walters
Associate
864 704 1345
andrew.walters@cushwake.com

720 ZIMMERMAN ROAD, SPARTANBURG, SC 29303



PHASE ONE BUILDINGS ONE AND TWO OVERVIEW

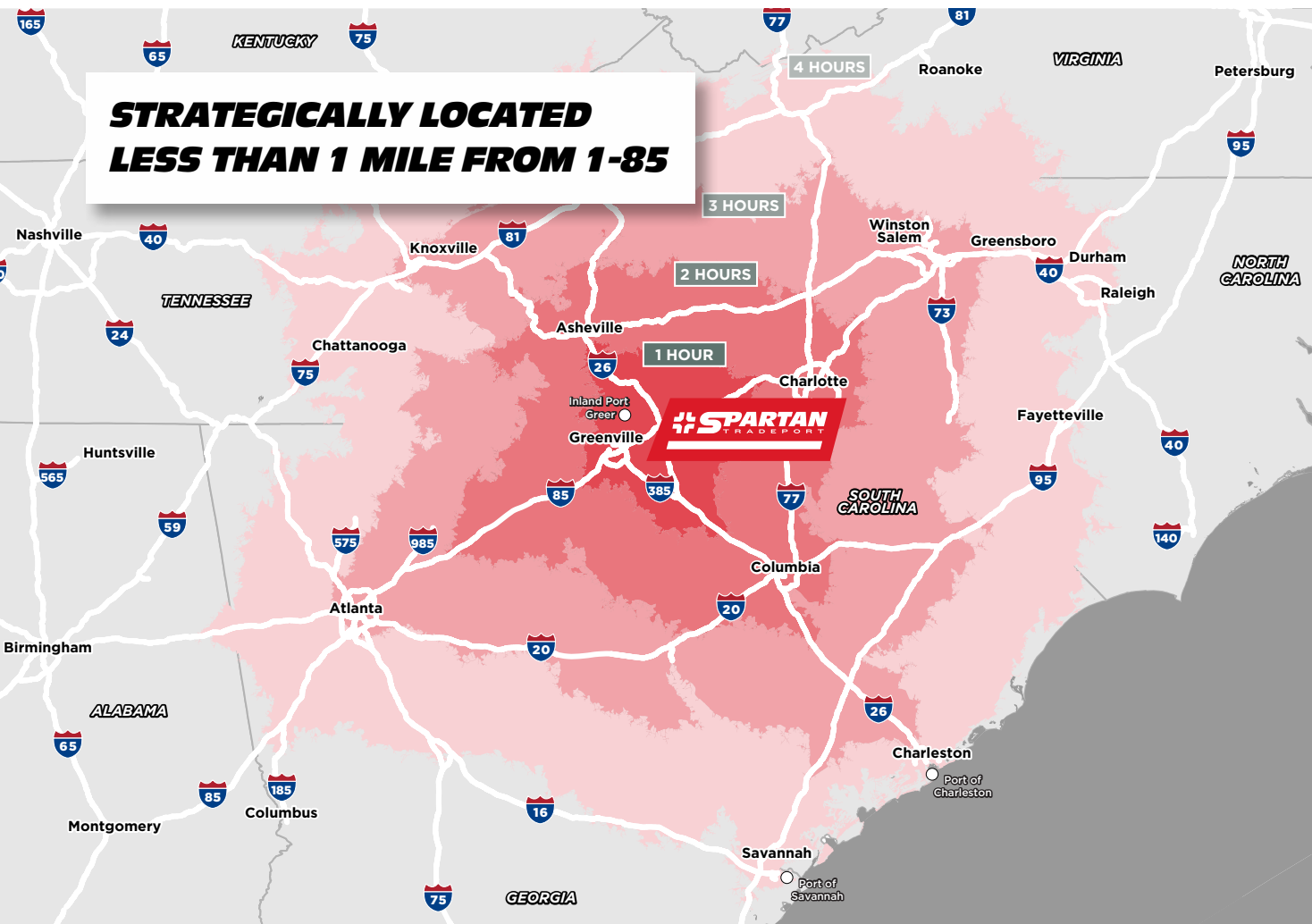


- Location at I-85 and I-26 Intersection
- Visibility Along the I-85 Corridor
- Close Proximity to the Inland Port, GSP, BMW, Michelin and other large manufacturers
- Glass Store Front Entrances

PHASE ONE	
Building 1	229,840 SF
Building 2	229,840 SF
Clear Height	34'
Walls	Tilt-Up Concrete
Lighting	LED
Fire Protection	ESFR
Floors	6" Reinforced Concrete Slab 6000 PSI
Parking Spaces	316 Total Employee Spaces (135 Building 1 181 Building 2)
Drive-in Doors	4 Total (2 Per Building)
Dock Doors	58 Total (28 Per Building with Additional 32 Option with 16 Per Building)
Trailer Spaces	130 Total (65 Per Building)
Telecommunication	Spectrum
Main Sewer	8", SSSD
Water Main	8", Spartanburg Water
Power	800 AMP 277/480V 8000 AMP Capacity (Duke Energy)
Concrete Dolly Pad	10'
Interior Bays	52' W x 50' D
Speed Bays	52' W x 60' D
Roof	45 MIL Mechanically Fastened TPO
Truck Court:	185'
Concrete Trailer Pads	55'

STRATEGICALLY LOCATED

**STRATEGICALLY LOCATED
LESS THAN 1 MILE FROM I-85**



AIRPORTS

GSP INTERNATIONAL: 14 Minutes
CLT INTERNATIONAL: 66 Minutes
CHS INTERNATIONAL: 160 Minutes
ATL INTERNATIONAL: 191 Minutes



PORTS

INLAND PORT GREER: 20 MINUTES
PORT OF CHARLESTON: 180 MINUTES
PORT OF SAVANNAH: 210 MINUTES



INTERSTATES

INTERSTATE 26: 3 MINUTES
INTERSTATE 85: 5 MINUTES
INTERSTATE 95: 140 MINUTES

***IN GOOD
COMPANY***

By choosing Spartanburg, SC, you position your industrial building for success in a competitive, supportive, and strategically located market





ABOUT THE DEVELOPER

RealtyLink, LLC founded in Greenville, South Carolina in 1998, is a full-service real estate development company. Developments across the company include grocery-anchored shopping centers, single tenant build-to-suit, multi-family, industrial, self-storage, and mixed use.

When you work with RealtyLink, you work with experienced real estate professionals who provide single-source project management. We have the in-house resources to deliver your project on time and within an agreed-upon budget.

As one of the Nation's top real estate developers, RealtyLink is the partner you can trust with all your development and property management needs.

FOR MORE INFORMATION, PLEASE CONTACT:

Elliott Fayssoux, SIOR
Senior Director
864 370 8190
elliott.fayssoux@cushwake.com

Kacie Jackson, SIOR
Senior Director
864 370 8193
kacie.jackson@cushwake.com

Drew Walters
Associate
864 704 1345
andrew.walters@cushwake.com