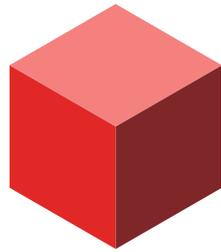


AVAILABLE



# THE CUBES

## INLAND WOODS



**FOR LEASE OR SALE**

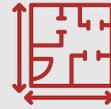
±430,700 SF



**Class-A Industrial Building  
Near the Inland Port in Greer**

1127 WOODS CHAPEL ROAD | DUNCAN, SC

# Proposed Specifications



**Building**  
±430,700 SF  
(39.32 acres)



**Dimensions**  
1180' x 365'



**Orientation**  
Cross-docked



**Parking**  
224 Spaces



**Trailer Parking**  
127 Spaces



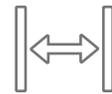
**Truck Court**  
130' Depth



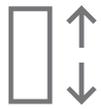
**Drive-in Doors**  
4 (14' x 16')



**Dock Doors**  
119



**Column Spacing**  
54'x49'  
(61' Speed Bays)



**Clear Height**  
36"



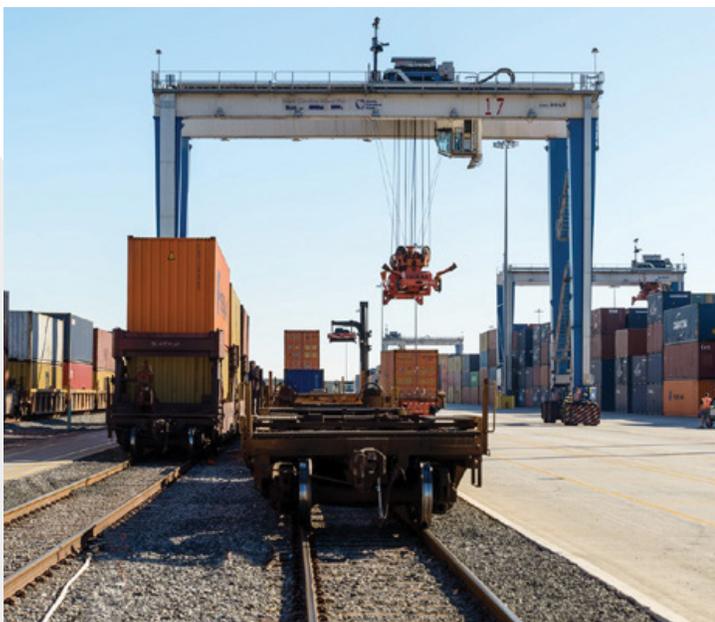
**Fire Suppression**  
ESFR



**Lighting**  
LED



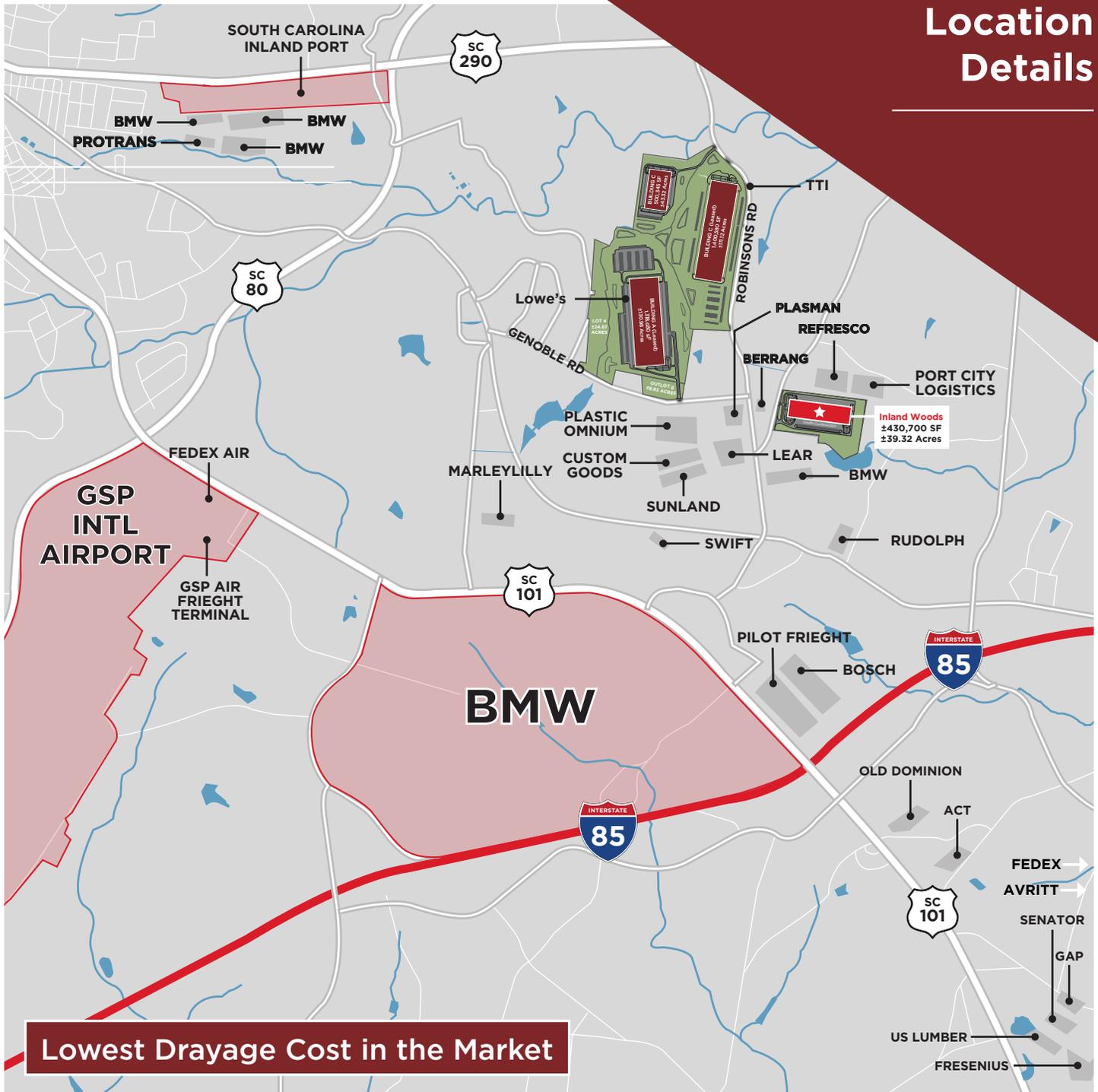
**Slab Thickness**  
7" Slab - 4,000 PSI



## DIRECT ACCESS TO INLAND PORT GREER

- ±2 Miles from The Cubes
- Reach 40M with 1-Day Ground Delivery
  - 38% More than Atlanta
  - 41% More than Charlotte
- Connect to Charleston
  - Dedicated rail to/from Port of Charleston
  - Container to rail within 24 hours of vessel discharge
- Streamlined Service
  - 24/7 gates
  - 12-min average truck turn time

# Location Details



**Lowest Drayage Cost in the Market**

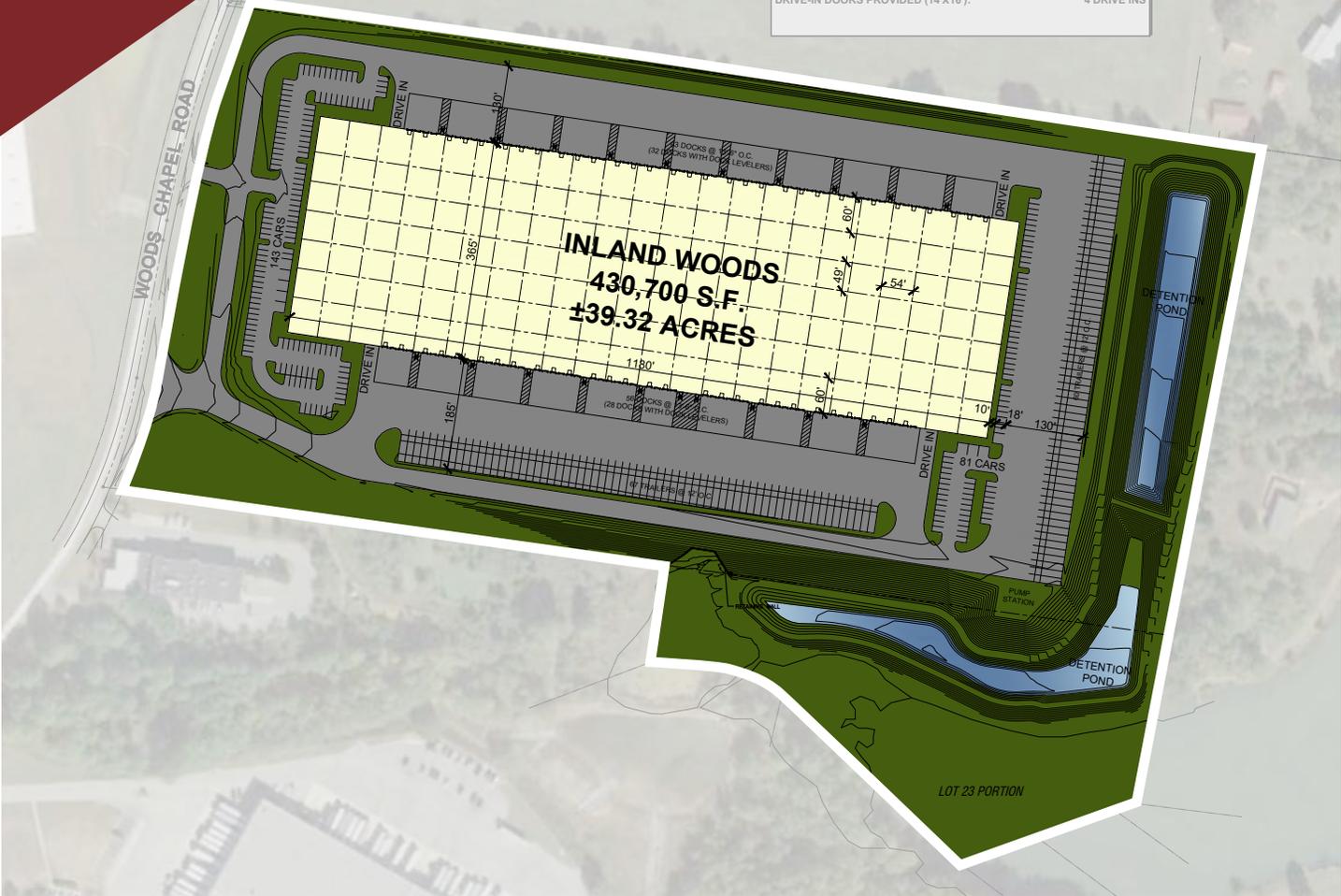
- SR-80:** 2.5 miles | 5 minutes
- I-85:** 2 miles | 5 minutes
- GSP Int'l Airport:** 6.4 miles | 10 minutes
- SC Inland Port Greer:** 3.5 miles | 9 minutes
- BMW Plant Spartanburg:** 1.5 miles | 4 minutes
- SR-80:** 11.5 miles

## ECOMMERCE SUPPORT

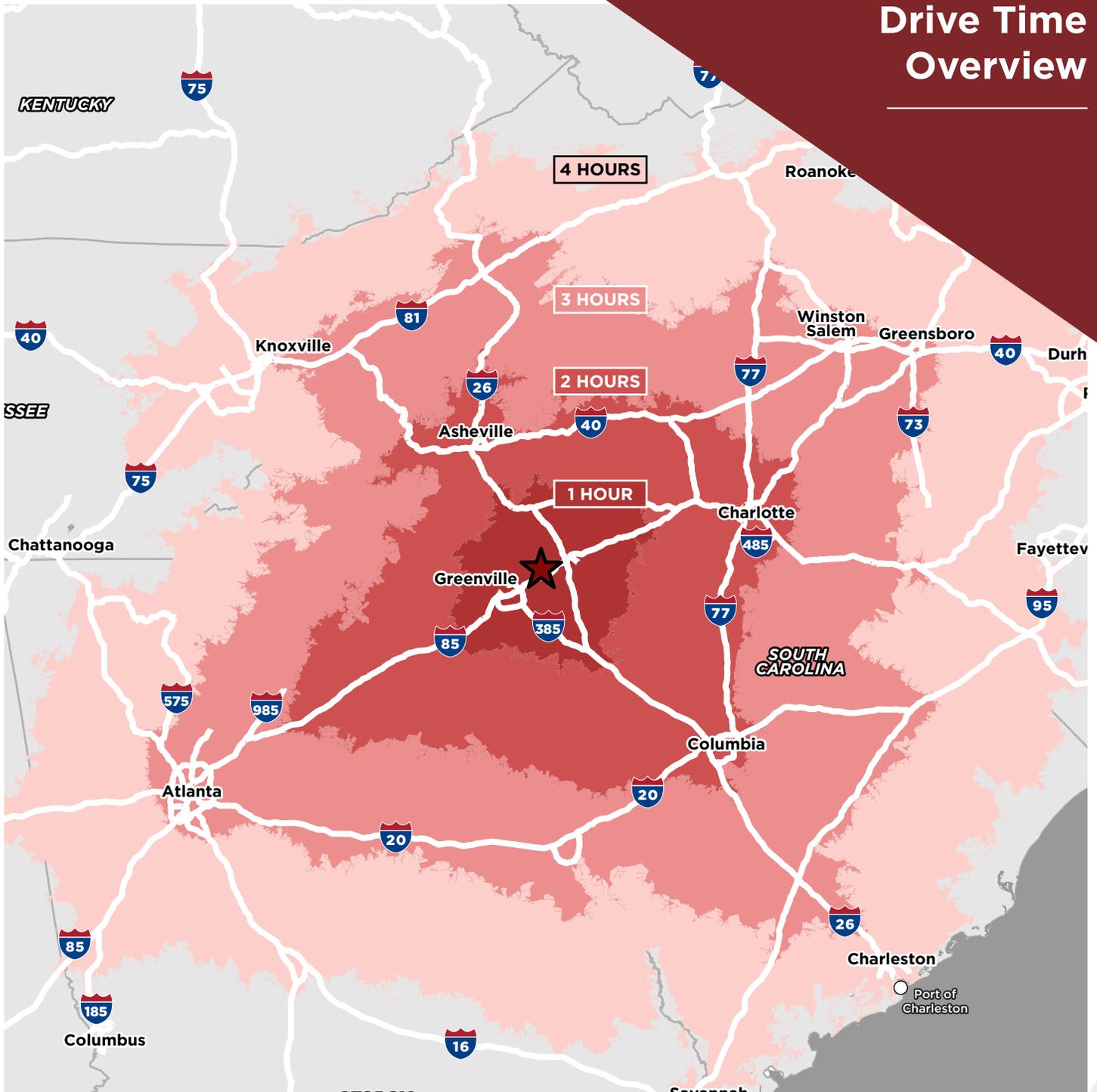
- FedEx Air: 3.2 miles
- FedEx Freight: 4.0 miles
- UPS Freight: 9.5 miles
- FedEx Ground: 11 miles

# Site Plan Overview

TABULATIONS:	
SITE AREA:	±39.32 ACRES
BUILDING AREA:	430,700 S.F.
CAR PARKING PROVIDED:	224 CARS
TRAILER PARKING PROVIDED:	127 TRAILERS
DOCK DOORS PROVIDED (9'X10'):	60 DOCKS
DOORS WITH LEVELERS / SEALS:	59 DOCKS
DOORS UNEQUIPPED:	119 DOCKS
DRIVE-IN DOORS PROVIDED (14'X16'):	4 DRIVE INS



# Drive Time Overview



## FOR MORE INFORMATION, PLEASE CONTACT:

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