



**419,120 SF BUILD TO SUIT**



**FOR MORE INFORMATION,  
PLEASE CONTACT:**

Elliott Faysoux, SIOR  
Senior Director  
864 370 8190  
[elliott.faysoux@cushwake.com](mailto:elliott.faysoux@cushwake.com)

Kacie Jackson, SIOR  
Senior Director  
864 370 8193  
[kacie.jackson@cushwake.com](mailto:kacie.jackson@cushwake.com)

Drew Walters  
Associate  
864 704 1345  
[andrew.walters@cushwake.com](mailto:andrew.walters@cushwake.com)

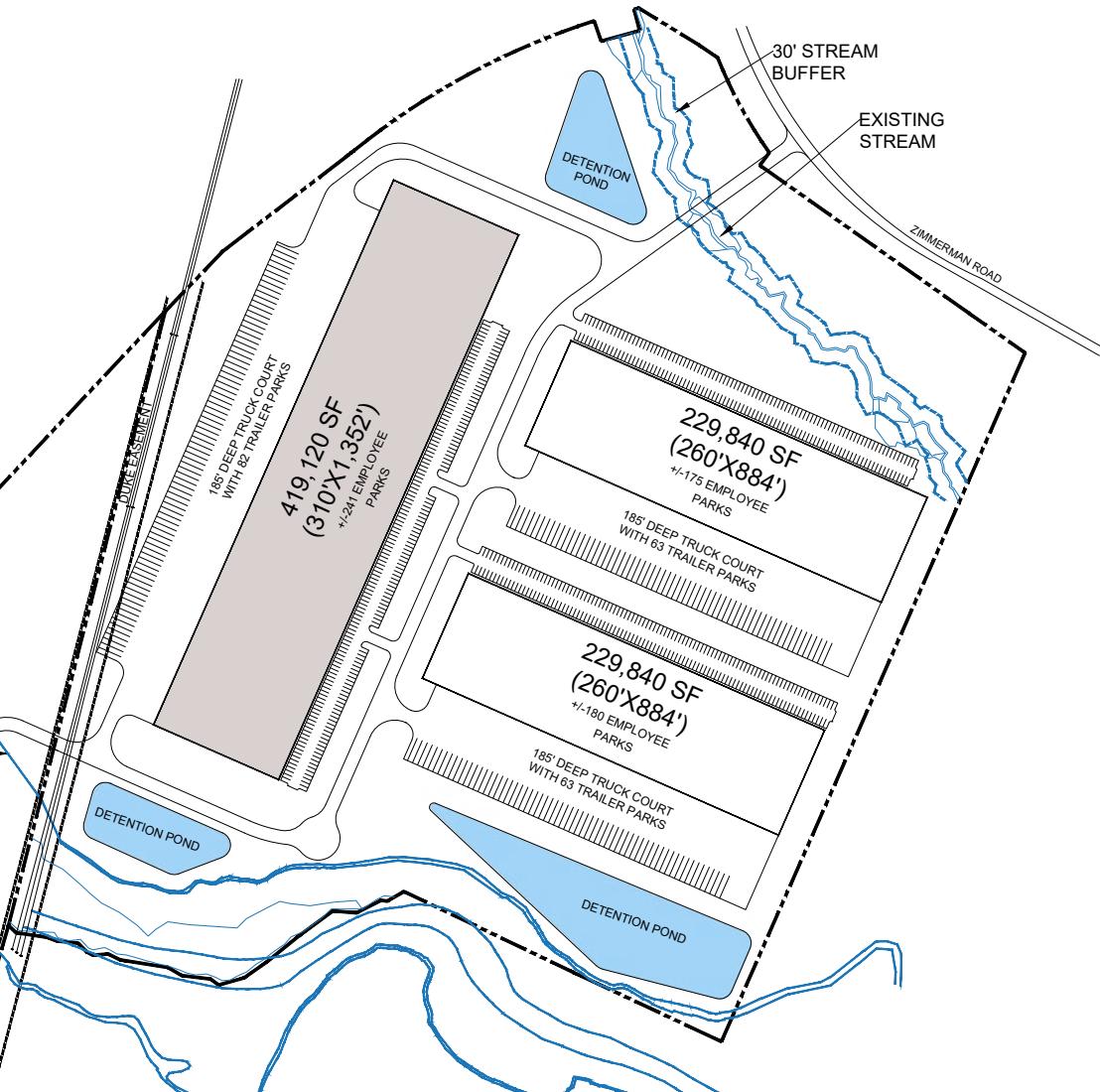
Kyle Berdugo  
Director  
864 386 7940  
[kyle.berdugo@cushwake.com](mailto:kyle.berdugo@cushwake.com)

**720 ZIMMERMAN ROAD, SPARTANBURG, SC 29303**

**REALTYLINK**

 **CUSHMAN &  
WAKEFIELD**

# PHASE TWO BUILDING THREE OVERVIEW

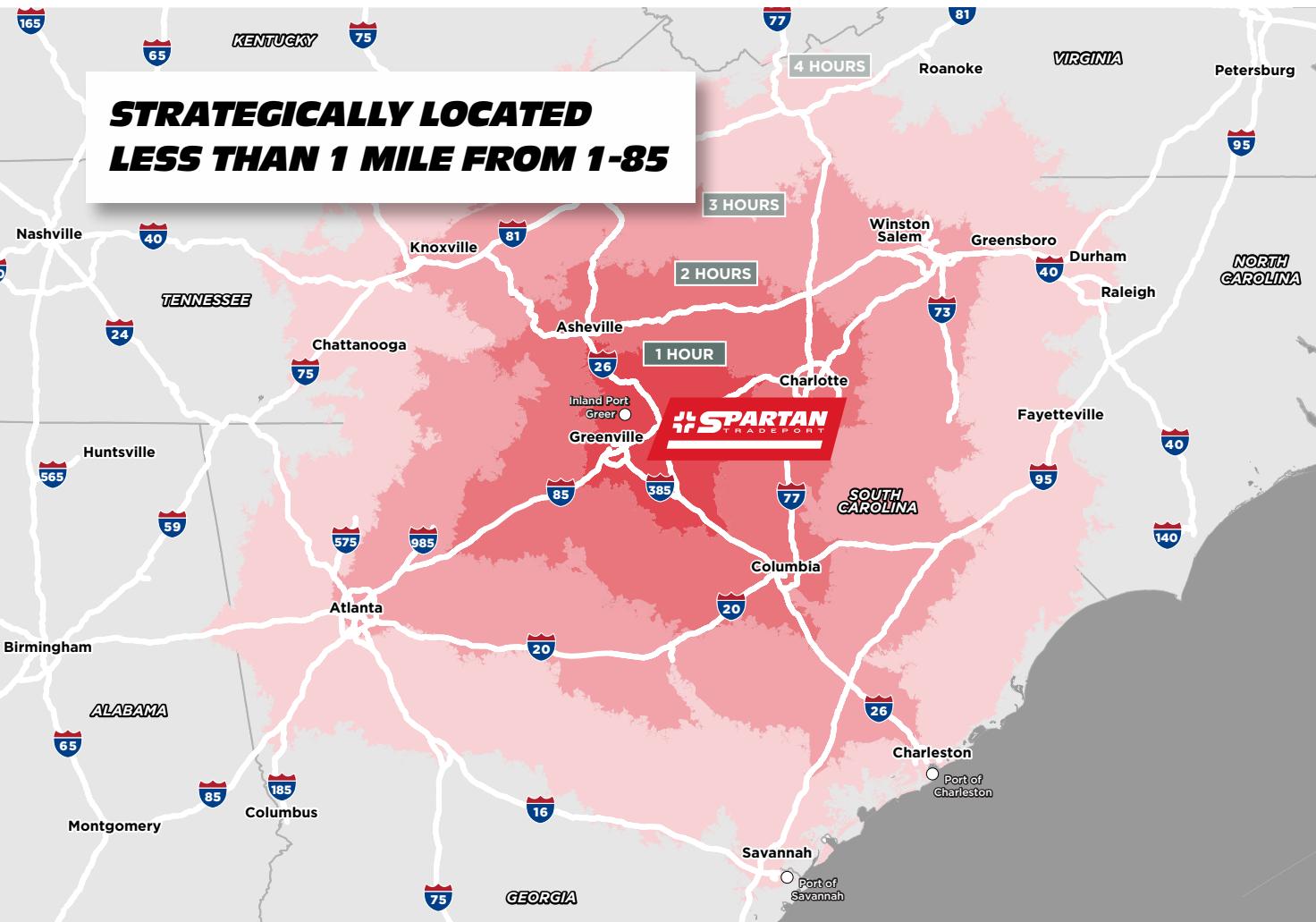


- Location at I-85 and I-26 Intersection
- Visibility Along the I-85 Corridor
- Close Proximity to the Inland Port, GSP, BMW, Michelin and other large manufacturers
- Glass Store Front Entrances

## PHASE TWO

|                       |                                  |
|-----------------------|----------------------------------|
| Building 3            | 419,120 SF Build To Suit         |
| Clear Height          | TBD                              |
| Walls                 | Tilt-Up Concrete                 |
| Lighting              | LED                              |
| Fire Protection       | ESFR                             |
| Floors                | TBD                              |
| Parking Spaces        | 241 Employee Spaces              |
| Drive-in Doors        | TBD                              |
| Dock Doors            | 45 Doors (9' x 10')              |
| Trailer Spaces        | 82                               |
| Telecommunication     | Spectrum                         |
| Main Sewer            | 8", SSSD                         |
| Water Main            | 8", Spartanburg Water            |
| Power                 | 8000 AMP Capacity (Duke Energy)  |
| Concrete Dolly Pad    | 10'                              |
| Interior Bays         | 56' W x 52' D                    |
| Speed Bays            | 56' W x 55' D                    |
| Roof                  | 45 MIL Mechanically Fastened TPO |
| Truck Court:          | 200'                             |
| Concrete Trailer Pads | 60'                              |

# STRATEGICALLY LOCATED



## 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](mailto:elliott.fayssoux@cushwake.com)

**Kacie Jackson, SIOR**  
Senior Director  
864 370 8193  
[kacie.jackson@cushwake.com](mailto:kacie.jackson@cushwake.com)

**Drew Walters**  
Associate  
864 704 1345  
[andrew.walters@cushwake.com](mailto:andrew.walters@cushwake.com)

**Kyle Berdugo**  
Director  
864 386 7940  
[kyle.berdugo@cushwake.com](mailto:kyle.berdugo@cushwake.com)

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

