



**419,120 SF BUILD TO SUIT**



**FOR MORE INFORMATION,  
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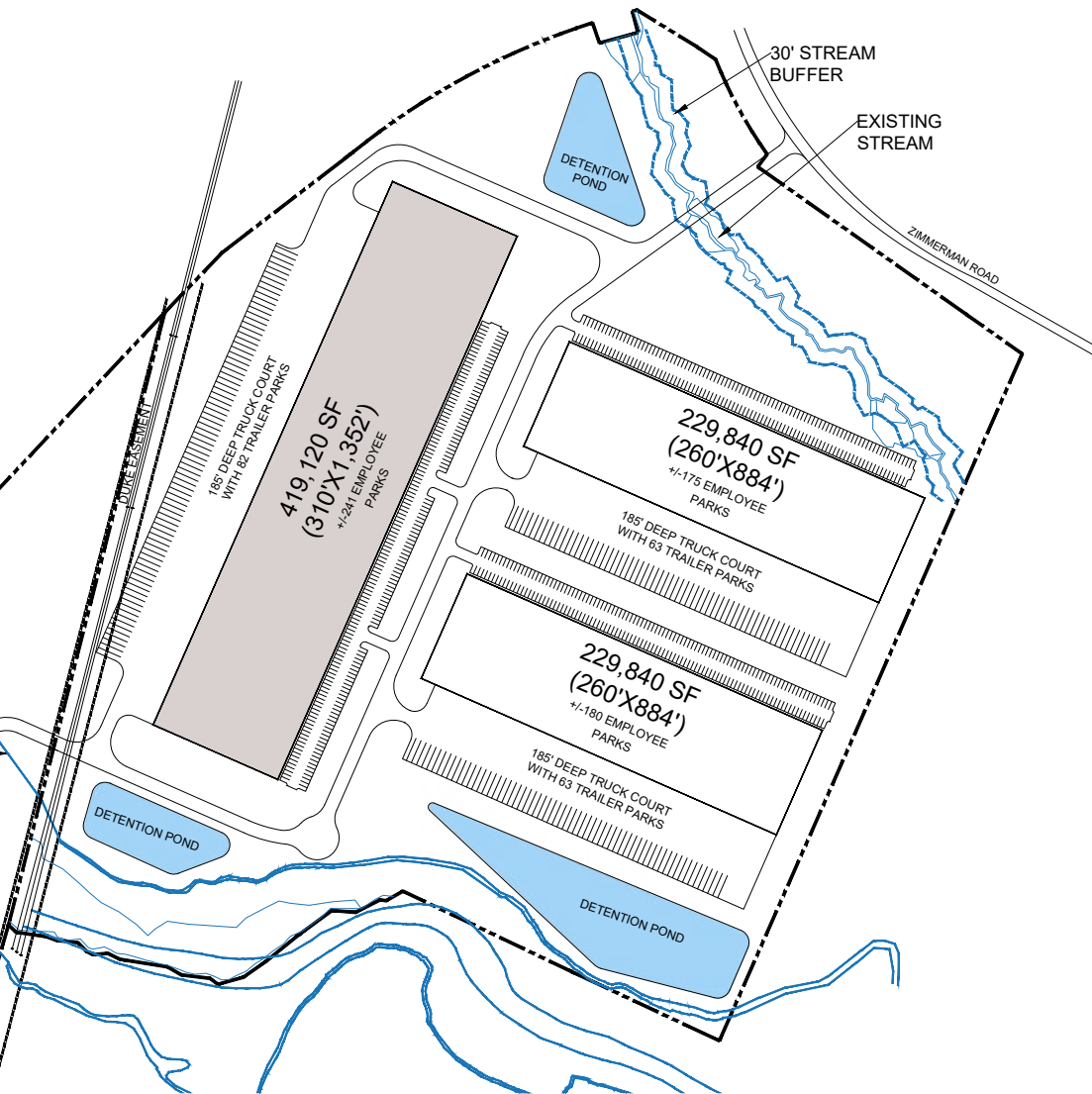
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720 ZIMMERMAN ROAD, SPARTANBURG, SC 29303



# PHASE TWO BUILDING THREE OVERVIEW

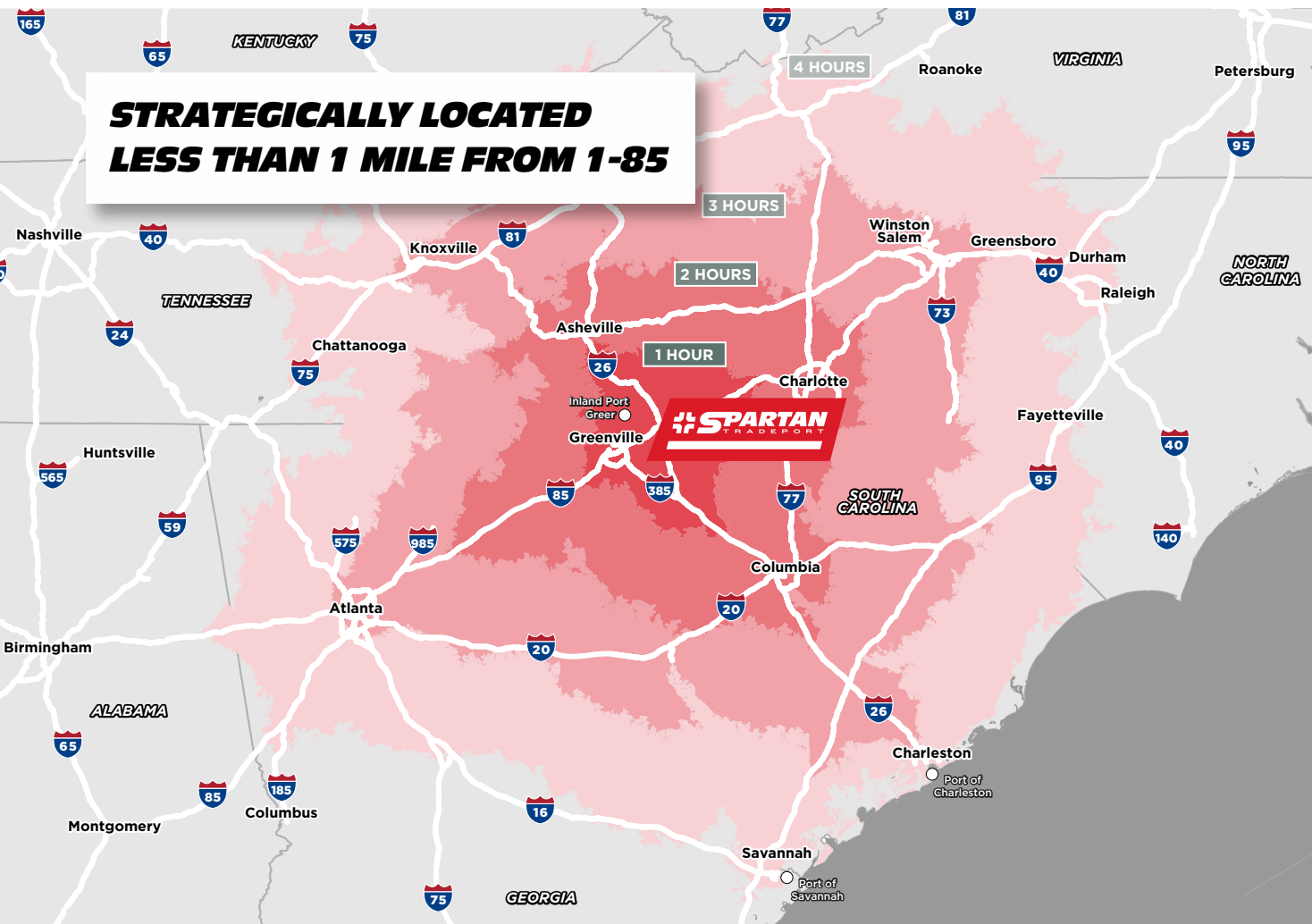


- Location at I-85 and I-26 Intersection
- Visibility Along the I-85 Corridor
- Close Proximity to the Inland Port, GSP, BMW, Michelin and other large manufacturers
- Glass Store Front Entrances

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

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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.

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