



FOR SALE

50 PEACHVIEW BOULEVARD

GAFFNEY, SOUTH CAROLINA 29341

±226,968 SF (EXPANDABLE TO ± 366,503 SF) AVAILABLE

34.11 ACRES

100% AIR CONDITIONED

LISTING PRICE: \$14,750,000

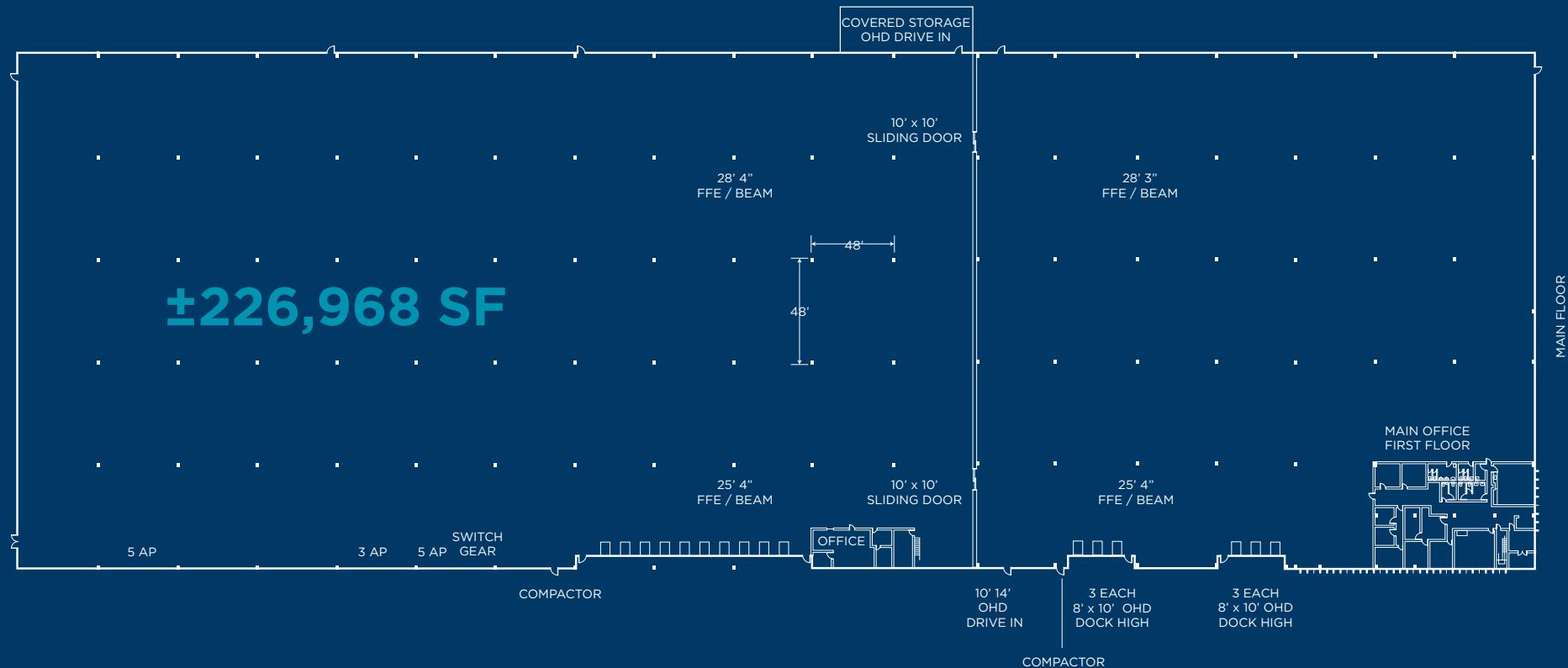
 CUSHMAN &
WAKEFIELD

 STAG
INDUSTRIAL

PROPERTY FEATURES

| | |
|-------------------------|--|
| BUILDING SIZE | ±226,968 SF (Expandable to ± 366,503 SF) |
| MAIN OFFICE (1ST FLOOR) | ±4,930 SF |
| MAIN OFFICE (2ND FLOOR) | ±4,913 SF |
| CLEAR HEIGHT | 25' - 28' |
| DOCK DOORS | 16 Dock High Doors with Pit Levelers & Seals |
| DRIVE-IN | 2 Ground Level Doors |
| LIGHTING | LED |
| AUTO PARKS | ±230 Free Surface Spaces |
| HVAC | 100% Conditioned |

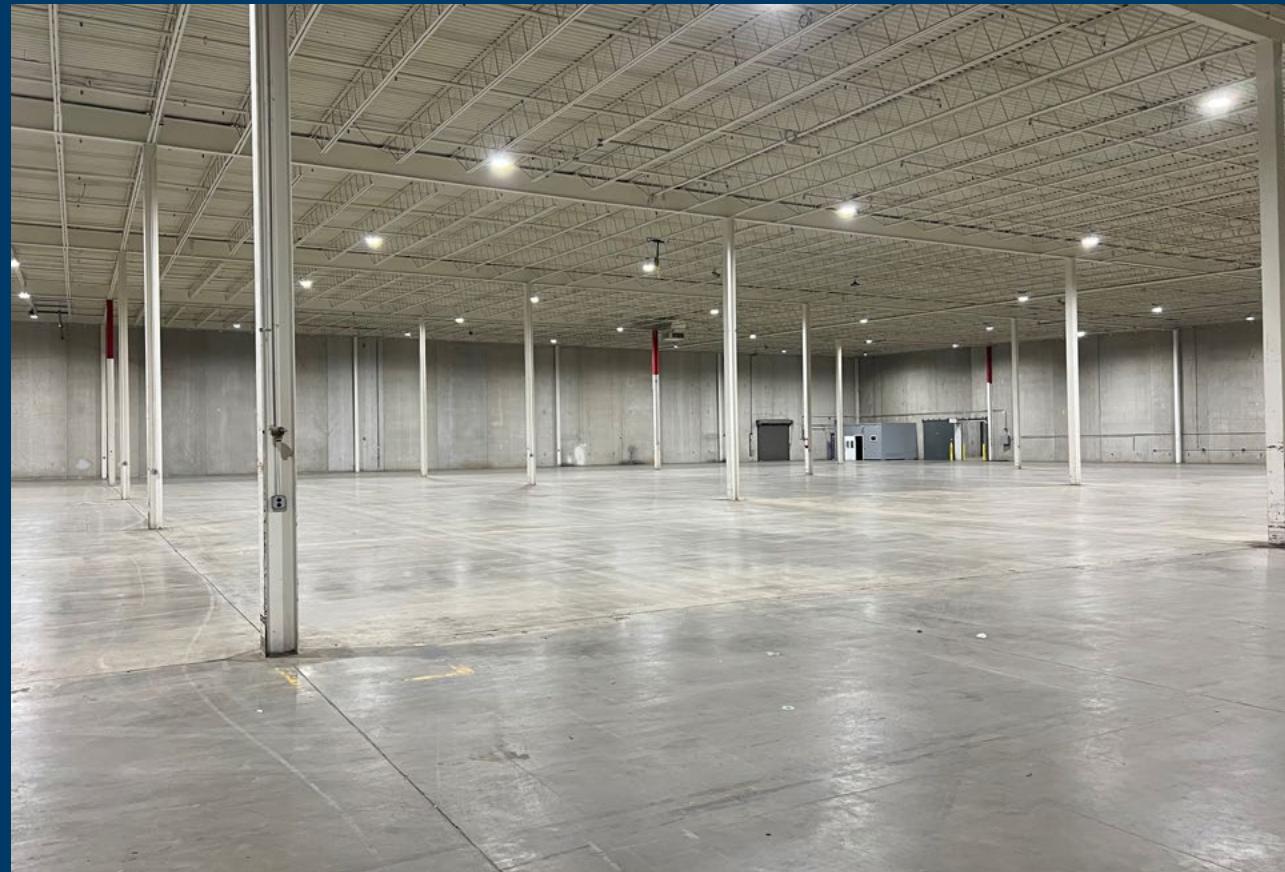
| | |
|--------------------|---|
| FIRE PROTECTION | Wet Pipe System |
| ELECTRICAL | 1,600 Amps, 480Y/277, 3 Phase, 4 Wire with Capability to Charge to 3,000 Amps |
| INCENTIVE | Cherokee County (Tier IV County in the State of SC) |
| OPERATING EXPENSES | Competitive |
| COLUMN SPACING | 48' x 48' |
| SALE PRICE | \$14,750,000 |



EXISTING BUILDING AND POTENTIAL EXPANSION



BUILDING IMAGERY



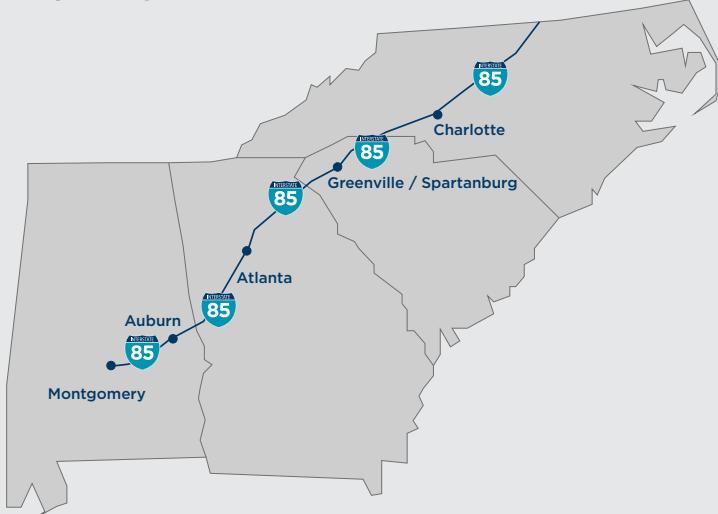
AERIAL



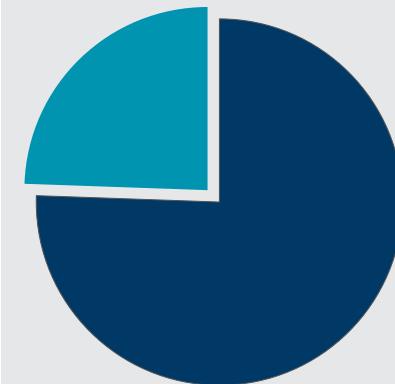
THE CHEROKEE COUNTY ADVANTAGE

INDUSTRIAL HUB OF THE CAROLINAS

Direct access to ports, air cargo, and Southeast markets



EMPLOYMENT & MANUFACTURING STRENGTH



24.4%

of the county's workforce is employed in manufacturing

RECENT ECONOMIC DEVELOPMENT WINS



- New production facility
- \$330M investment
- 600+ new jobs

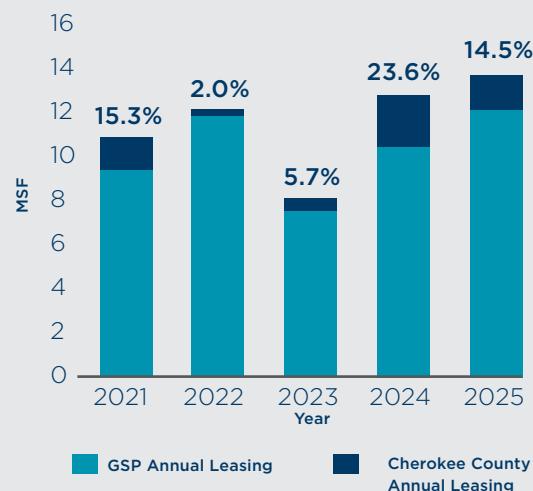


- \$150M into existing facility



- New data center campus
- \$2.1B investment
- 30 new jobs

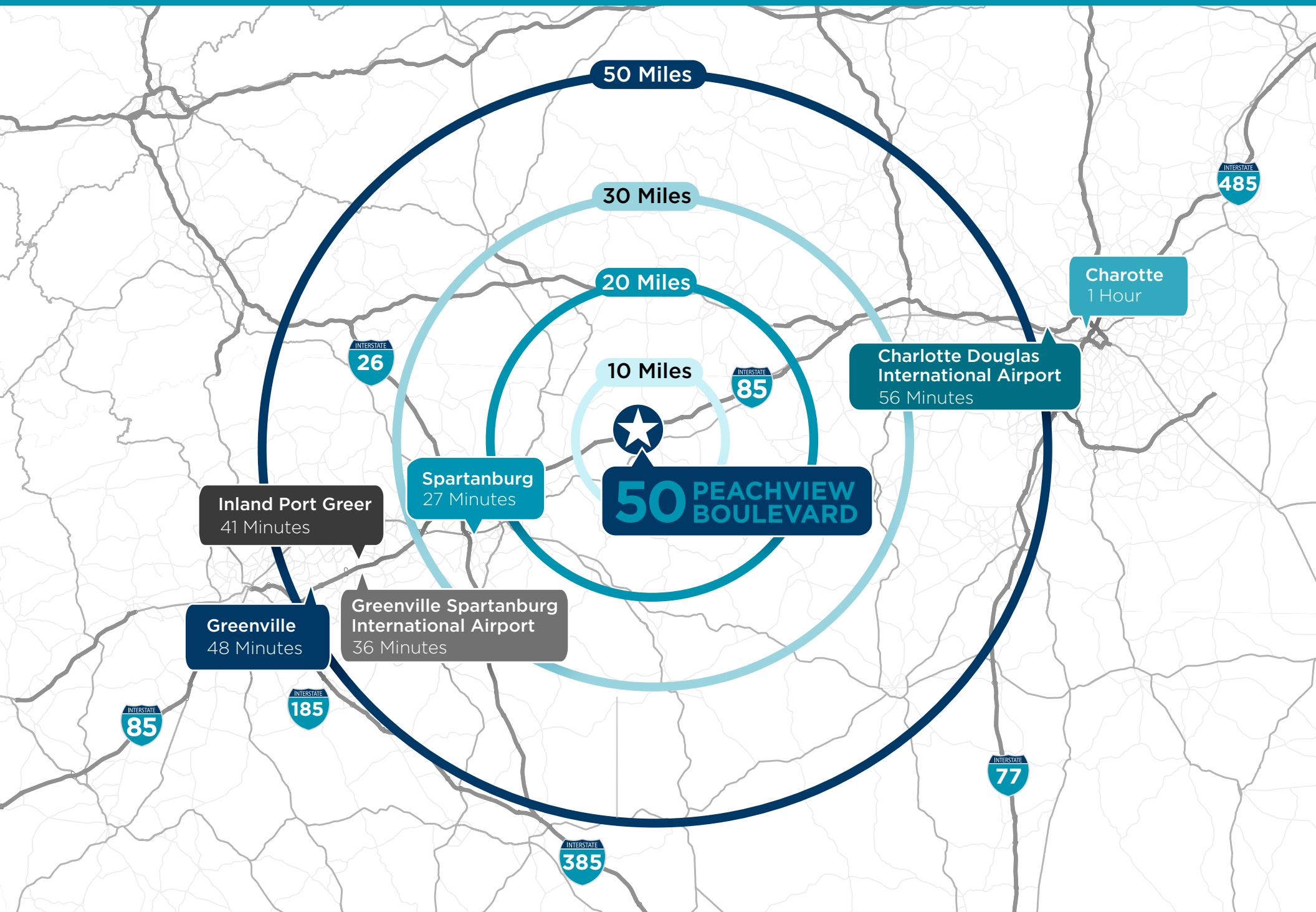
GSP ANNUAL LEASING VS. CHEROKEE COUNTY ANNUAL LEASING



Cherokee County holds just 5.1% of GSP industrial inventory but has driven 14.5%+ of new leasing in 3 of the past 5 years.

It also leads the Carolinas in 1-msf mega-deals, with 4 totaling 4.9 MSF.

DRIVE TIME MAP



FOR SALE

50 PEACHVIEW BOULEVARD

Gaffney, South Carolina 29341

KACIE JACKSON, SIOR

SENIOR DIRECTOR

864 370 8193

kacie.jackson@cushwake.com

ELLIOTT FAYSSOUX, SIOR

SENIOR DIRECTOR

864 370 8190

elliott.fayssoux@cushwake.com

MATT TREBLE

VICE CHAIR

704 335 4430

matt.treble@cushwake.com



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