



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

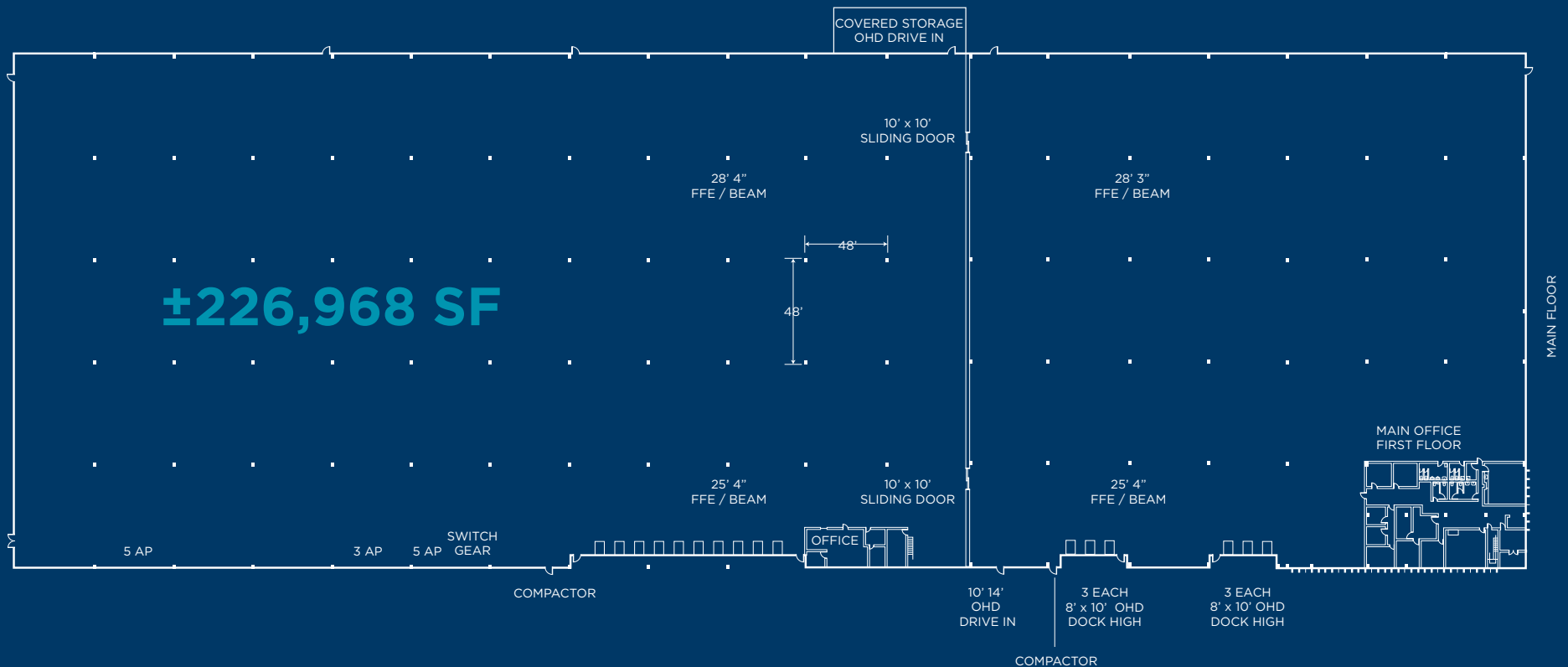
 CUSHMAN &
WAKEFIELD

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

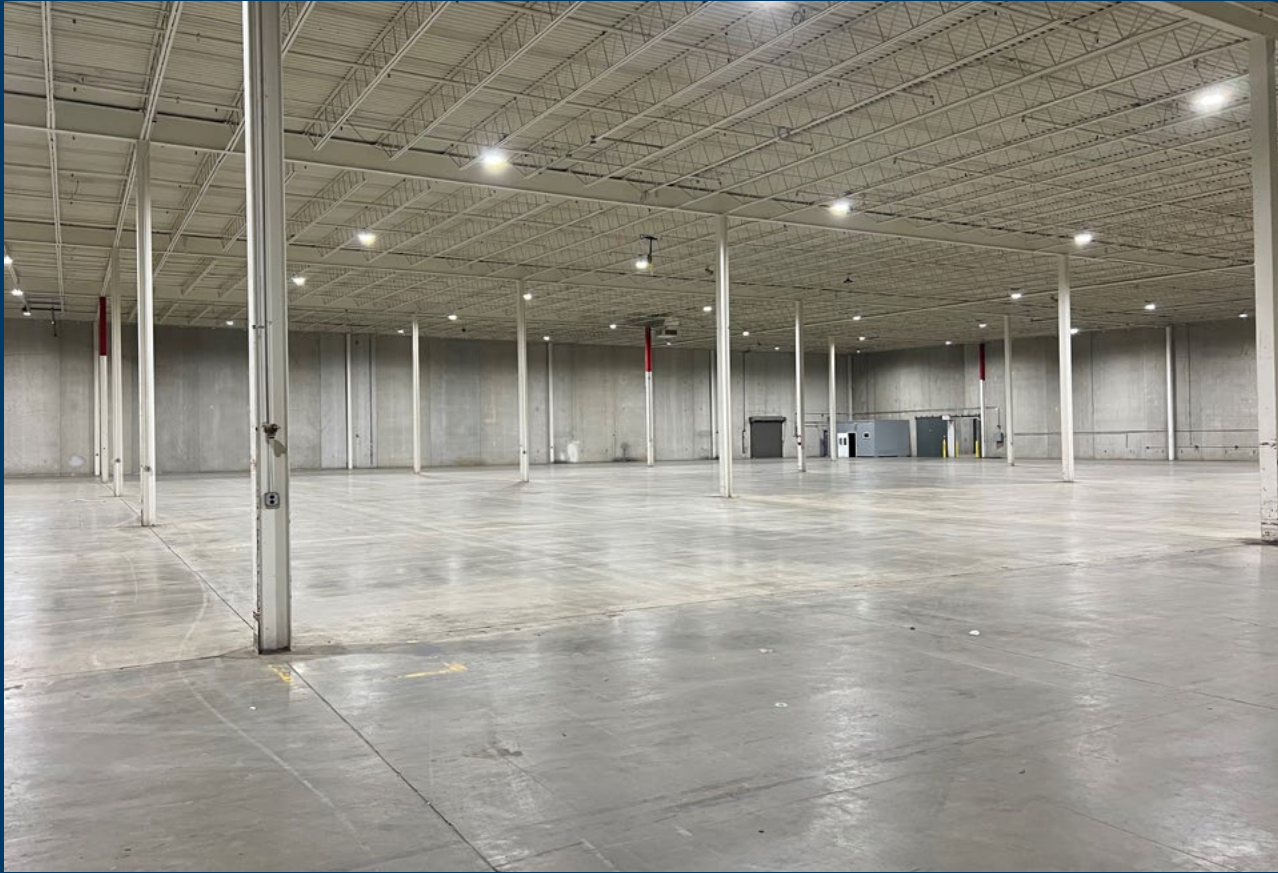
FIRE PROTECTION	Wet Pipe System
ELECTRICAL	1,600 Amps, 480Y/277, 3 Phase, 4 Wire with Capability to Charge to 3,000 Amps
INCENTIVE	Cherokee County (Tier IV County in the State of SC)
OPERATING EXPENSES	Competitive
COLUMN SPACING	48' x 48'
SALE PRICE	\$14,750,000



EXISTING BUILDING AND POTENTIAL EXPANSION



BUILDING IMAGERY



AERIAL



POTENTIAL DEVELOPMENT

EXISTING PAD

Royce
GLOBAL

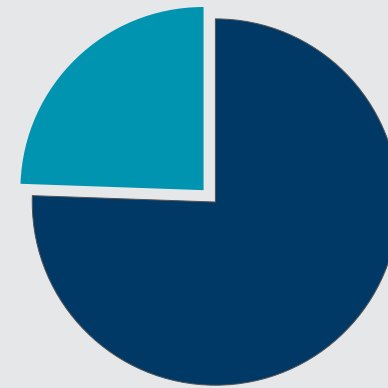
THE CHEROKEE COUNTY ADVANTAGE

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

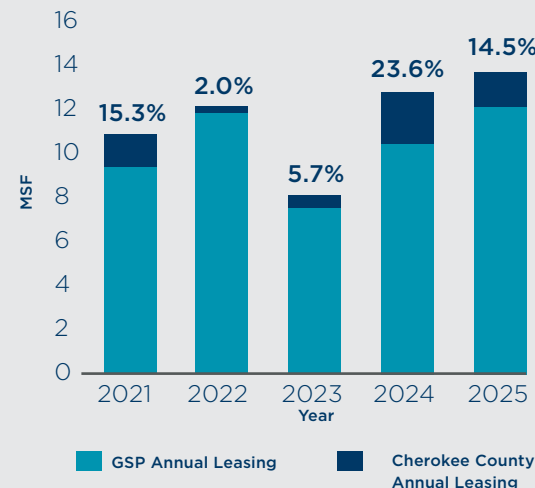


- \$150M into existing facility



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

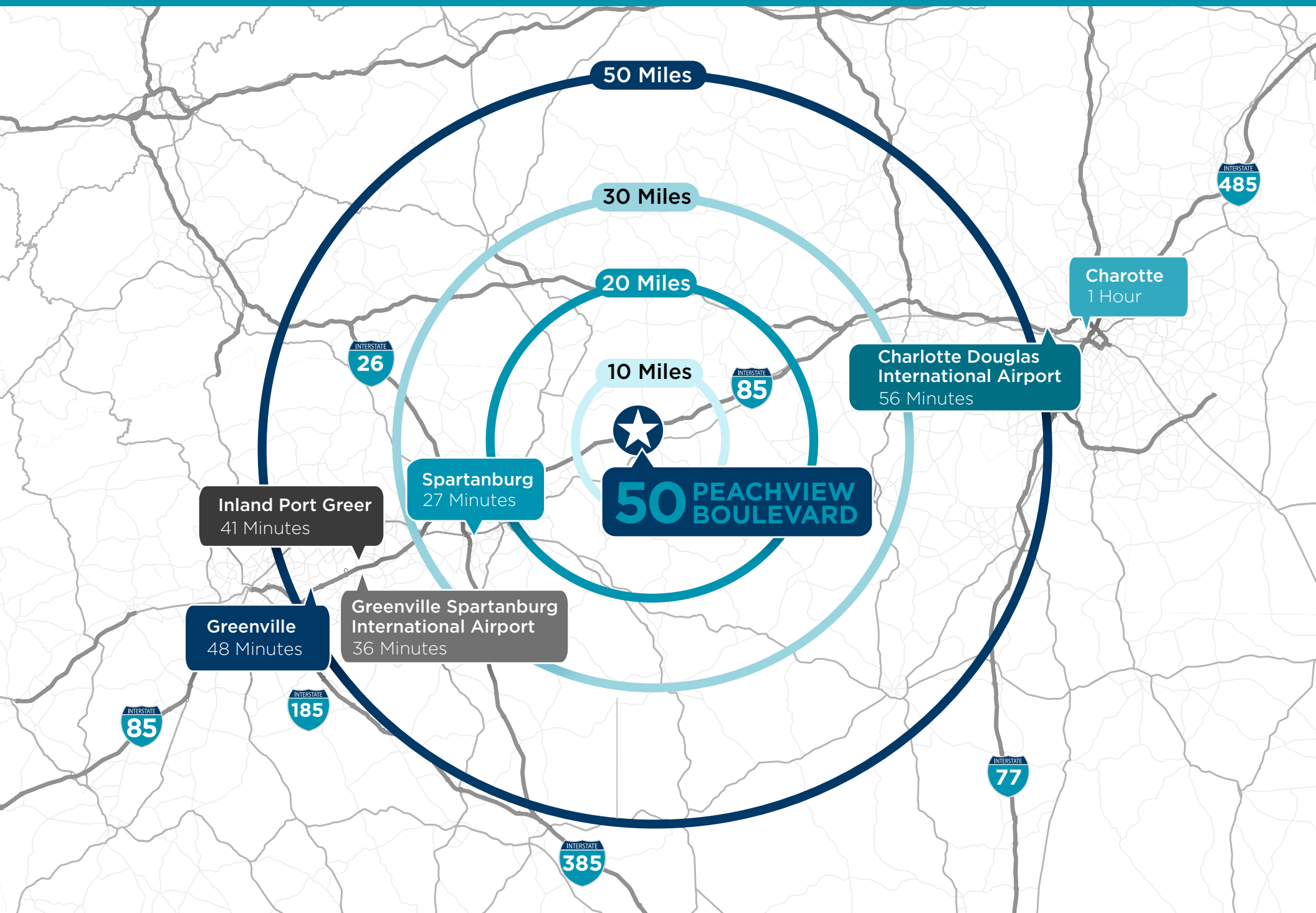
GSP ANNUAL LEASING VS. CHEROKEE COUNTY ANNUAL LEASING



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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