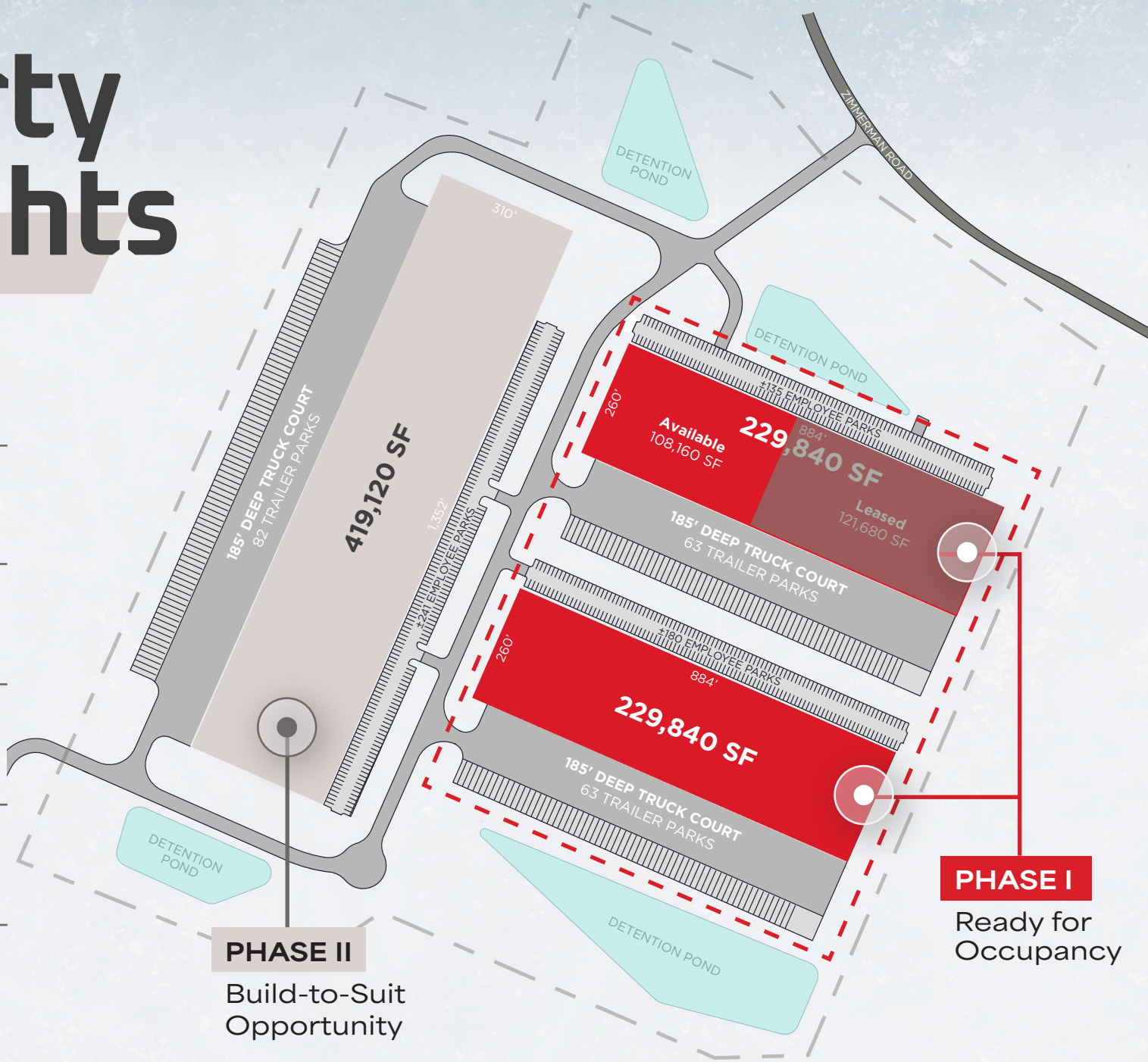
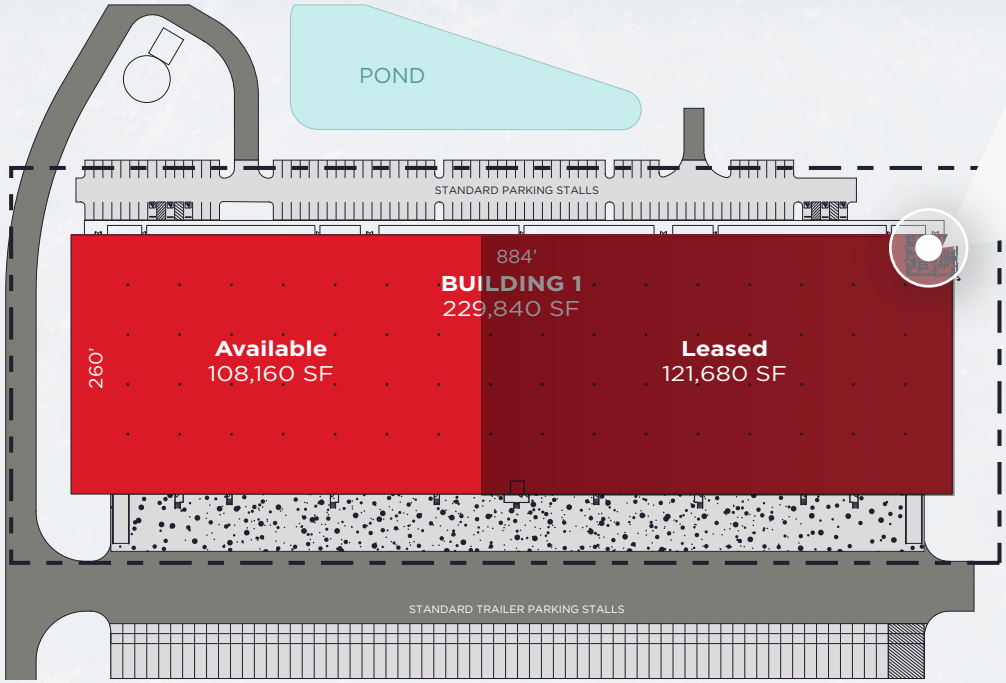

SPARTAN
TRADEPORT
INTERSTATE 85
INTERSTATE 26
CLASS A DISTRIBUTION HUB
AT THE CROSSROADS OF I-85 & I-26
658 & 670 ZIMMERMAN ROAD
SPARTANBURG, SC
CUSHMAN & WAKEFIELD
REALTYLINK LLC

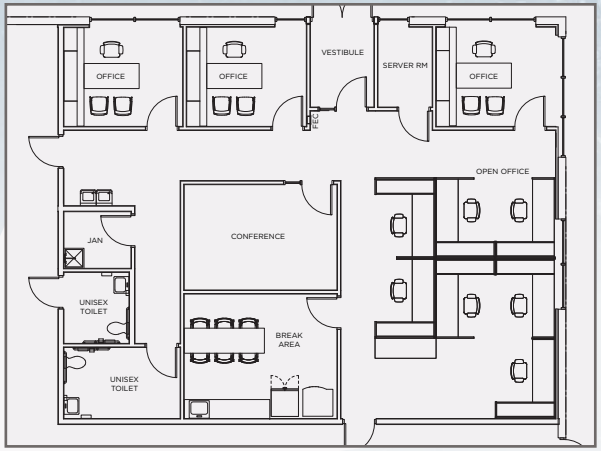
Property Highlights

- Strategic location at the intersection of I-85 and I-26 with excellent labor accessibility
- Designed for high-throughput distribution operations
- 34' clear height for enhanced cubic capacity
- Ample trailer and employee parking
- Robust power capacity suitable for manufacturing users
- Proximity to Inland Port Greer, GSP Airport, BMW, Michelin and other large manufactures



Building 1

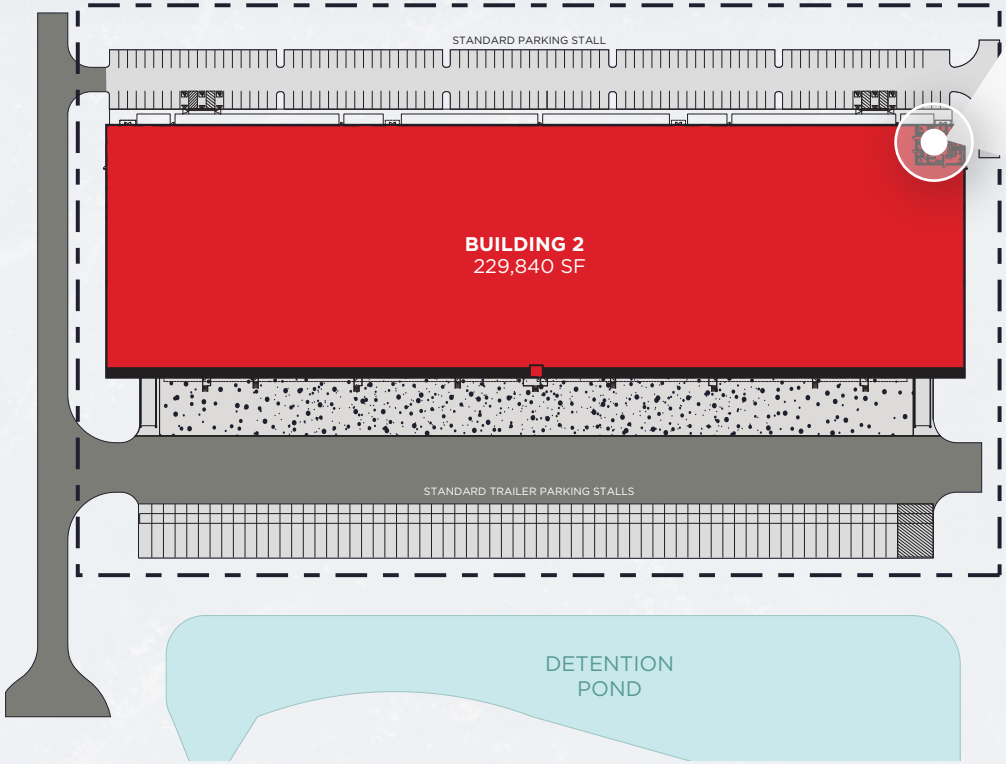


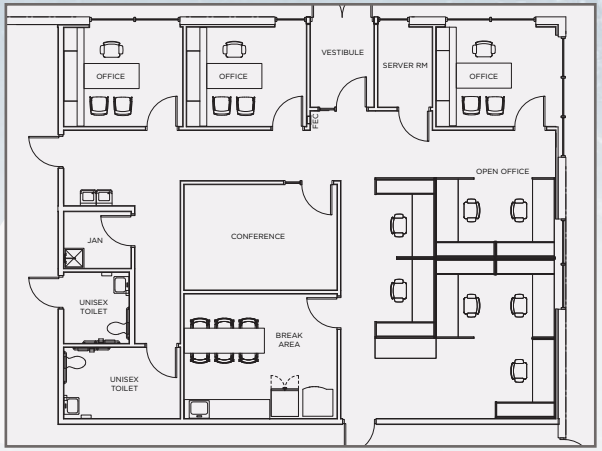




Available Space	40,560 - 229,840 SF
Spec Office	2,000 SF
Clear Height	34'
Interior Bays	52' W x 50' D
Speed Bays	52' W x 60' D
Dock Doors	28 (9' x 10') (with option to add additional 16)
Drive-In Doors	2 (12' x 14')
Parking Spaces	135
Trailer Spaces	65
Truck Court	185' Deep with 55' Concrete Trailer Pad
Lighting	LED Motion Sense
Fire Protection	ESFR
Walls	Tilt-Up Concrete
Roof	45 MIL Mechanically Fastened TPO
Floors	6” Unreinforced Concrete Slab 4,000 PSI
Telecommunication	Spectrum High-Speed Fiber
Main Sewer	8" Provider: SSSD
Water Sewer	8" Provider: Spartanburg Water
Power	800 AMP 227/480V | 8,000 AMP Capacity Provider: Duke Energy

Building 2





Available Space	40,560 - 229,840 SF
Spec Office	2,000 SF
Clear Height	34'
Interior Bays	52' W x 50' D
Speed Bays	52' W x 60' D
Dock Doors	28 (9' x 10') (with option to add additional 16)
Drive-In Doors	2 (12' x 14')
Parking Spaces	181
Trailer Spaces	65
Truck Court	185' Deep with 55' Concrete Trailer Pad
Lighting	LED Motion Sense
Fire Protection	ESFR
Walls	Tilt-Up Concrete
Roof	45 MIL Mechanically Fastened TPO
Floors	6” Unreinforced Concrete Slab 4,000 PSI
Telecommunication	Spectrum High-Speed Fiber
Main Sewer	8" Provider: SSSD
Water Sewer	8" Provider: Spartanburg Water
Power	800 AMP 227/480V | 8,000 AMP Capacity Provider: Duke Energy



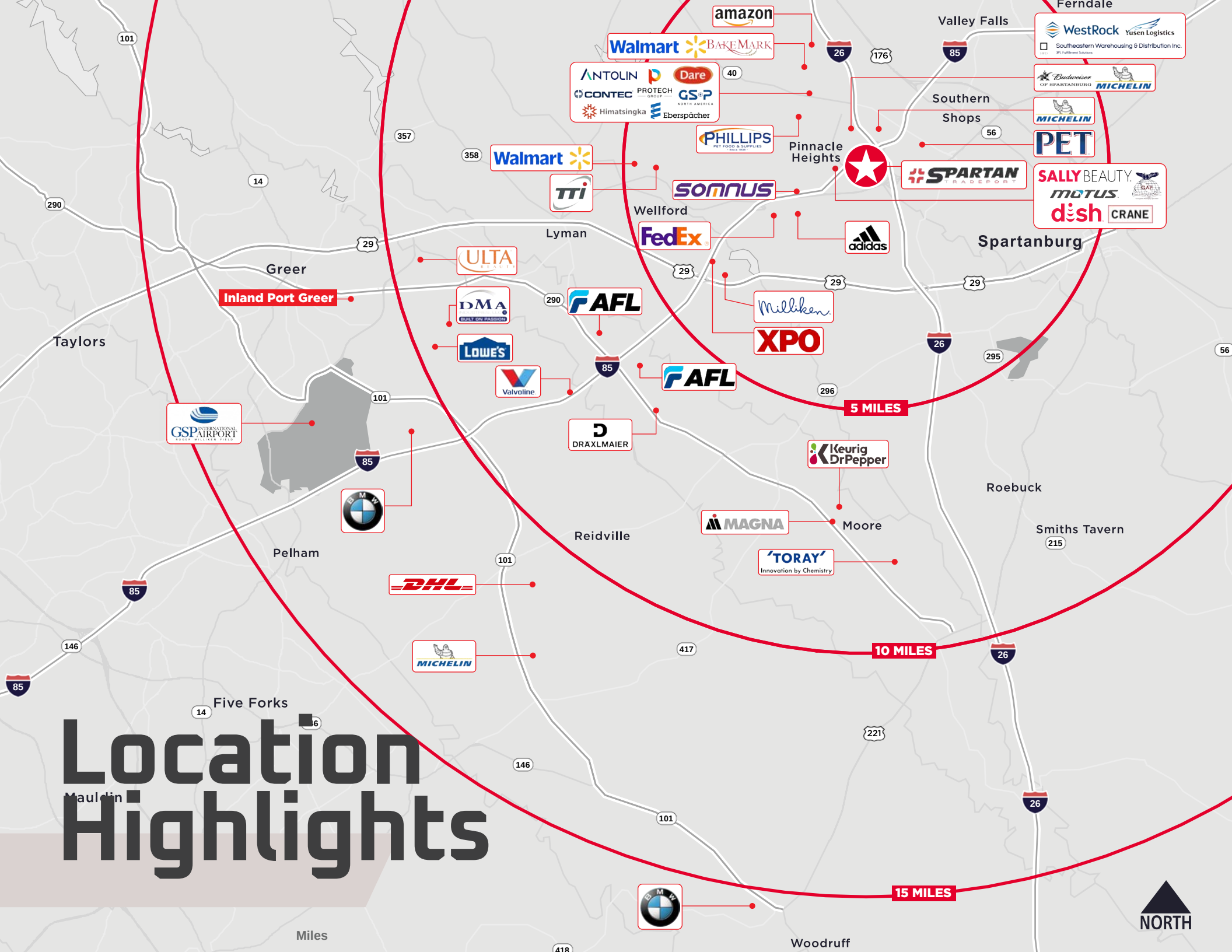


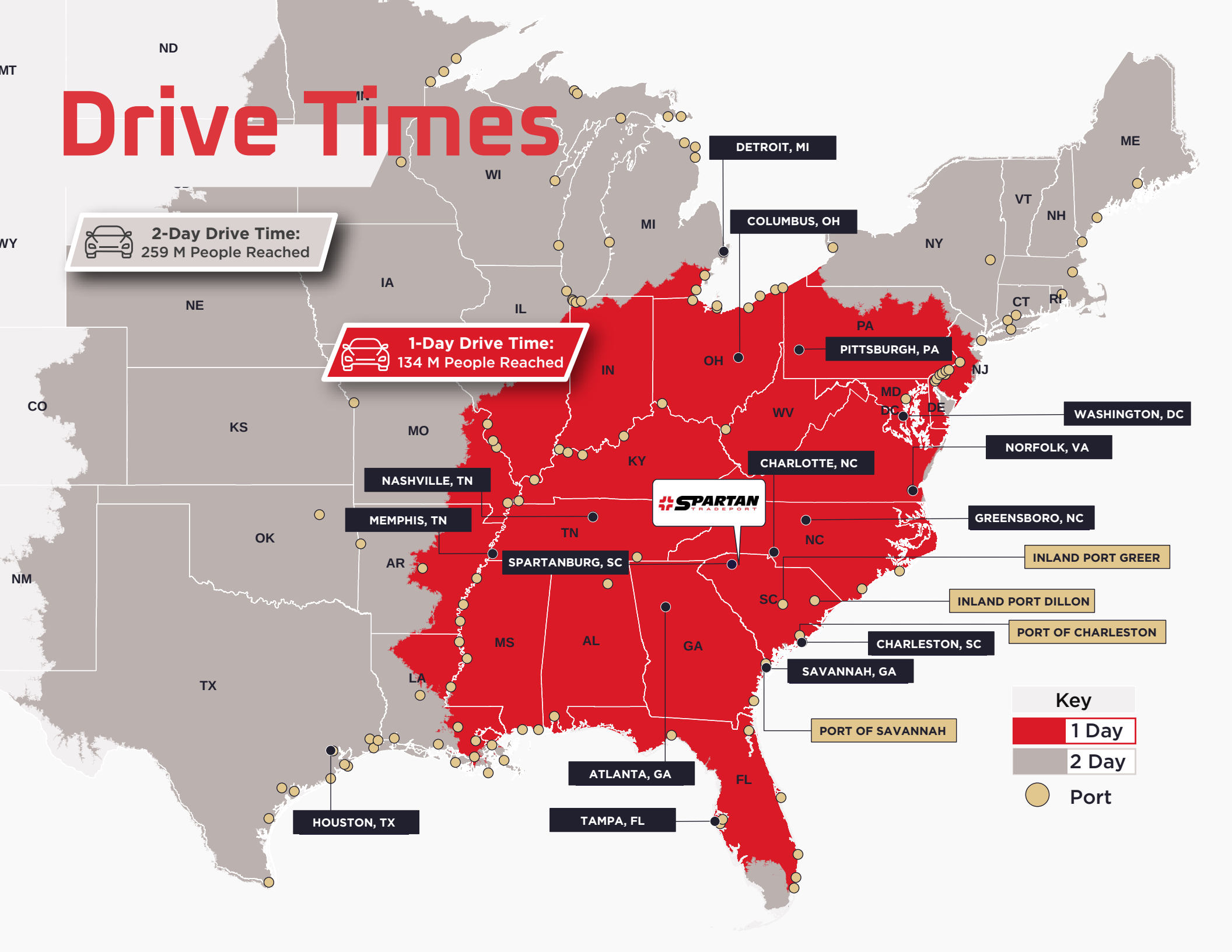









Location Highlights
Inland Port Greer
5 MILES
10 MILES
15 MILES
NORTH
Greer
Taylors
Pelham
Five Forks
Mauldin
Miles
Lyman
Wellford
Pinnacle Heights
Spartanburg
Valley Falls
Ferndale
Southern Shops
Reidville
Moore
Roebuck
Smiths Tavern
Woodruff
amazon
Walmart
BakeMark
Antolin
Dare
Contec
Protech Group
GSP North America
Himatsingka
Eberspächer
Phillips Pet Food & Supplies
Somnus
TTI
FedEx
adidas
Milliken
XPO
AFL
DMA
ULTA Beauty
Lowe's
Valvoline
Draxlmaier
Keurig Dr Pepper
Magna
Toray
Innovation by Chemistry
DHL
Michelin
BMW
GSP International Airport
WestRock
Yusen Logistics
Southeastern Warehousing & Distribution Inc.
Budweiser of Spartanburg
Michelin
PET
Spartan Tradeport
Sally Beauty
Motus
dish
Crane


Drive Times
2-Day Drive Time:
259 M People Reached
1-Day Drive Time:
134 M People Reached
DETROIT, MI
COLUMBUS, OH
PITTSBURGH, PA
WASHINGTON, DC
NORFOLK, VA
CHARLOTTE, NC
GREENSBORO, NC
INLAND PORT GREER
INLAND PORT DILLON
PORT OF CHARLESTON
CHARLESTON, SC
SAVANNAH, GA
PORT OF SAVANNAH
ATLANTA, GA
TAMPA, FL
HOUSTON, TX
NASHVILLE, TN
MEMPHIS, TN
SPARTANBURG, SC
SPARTAN TRADEPORT
Key
1 Day
2 Day
Port
ND
MT
WY
CO
NM
TX
OK
KS
NE
IA
MO
AR
LA
MS
AL
GA
FL
SC
NC
TN
KY
IN
IL
WI
MI
OH
WV
PA
NY
VT
NH
ME
CT
RI
NJ
MD
DC
DE



SPARTAN TRADEPORT

CUSHMAN & WAKEFIELD

REALTYLINK LLC

ELLIOTT FAYSSOUX, SIOR
Senior Director
864 370 8190
elliott.fayssoux@cushwake.com

KACIE JACKSON, SIOR
Senior Director
864 370 8193
kacie.jackson@cushwake.com

KYLE BERDUGO, SIOR, CCIM
Director
864 704 1366
kyle.berdugo@cushwake.com

DREW WALTERS, MBA
Senior Associate
864 704 1345
andrew.walters@cushwake.com

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.

©2026 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.