



LEASED

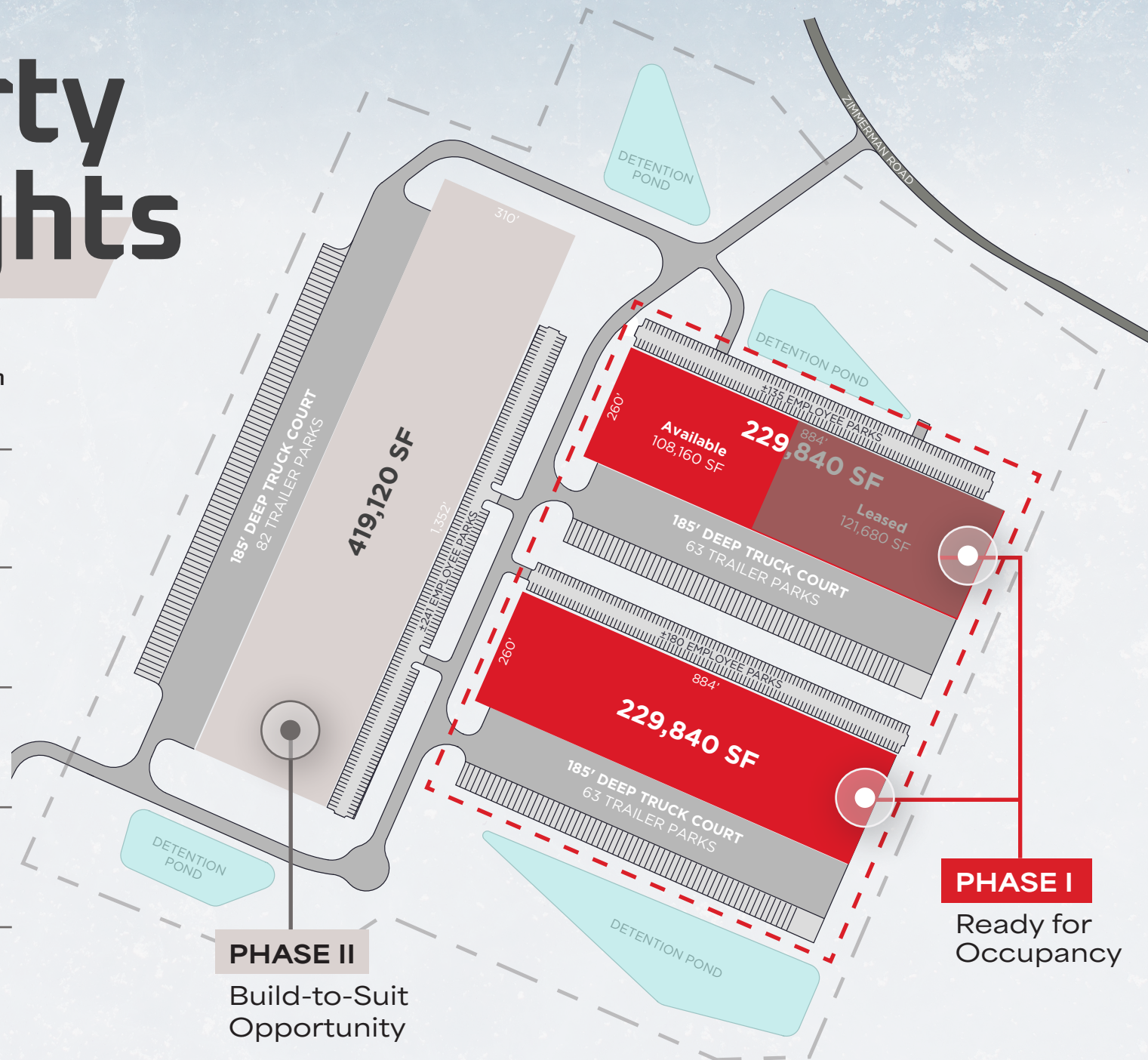
CLASS A DISTRIBUTION HUB
AT THE CROSSROADS OF I-85 & I-26

658 & 670 ZIMMERMAN ROAD
SPARTANBURG, SC

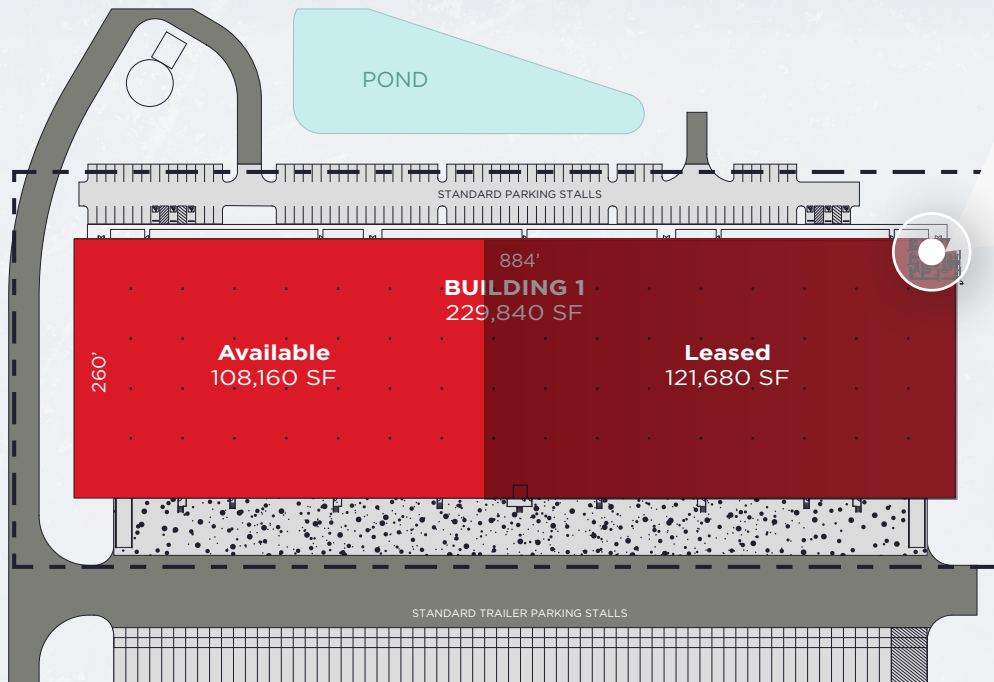


Property Highlights

- + 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



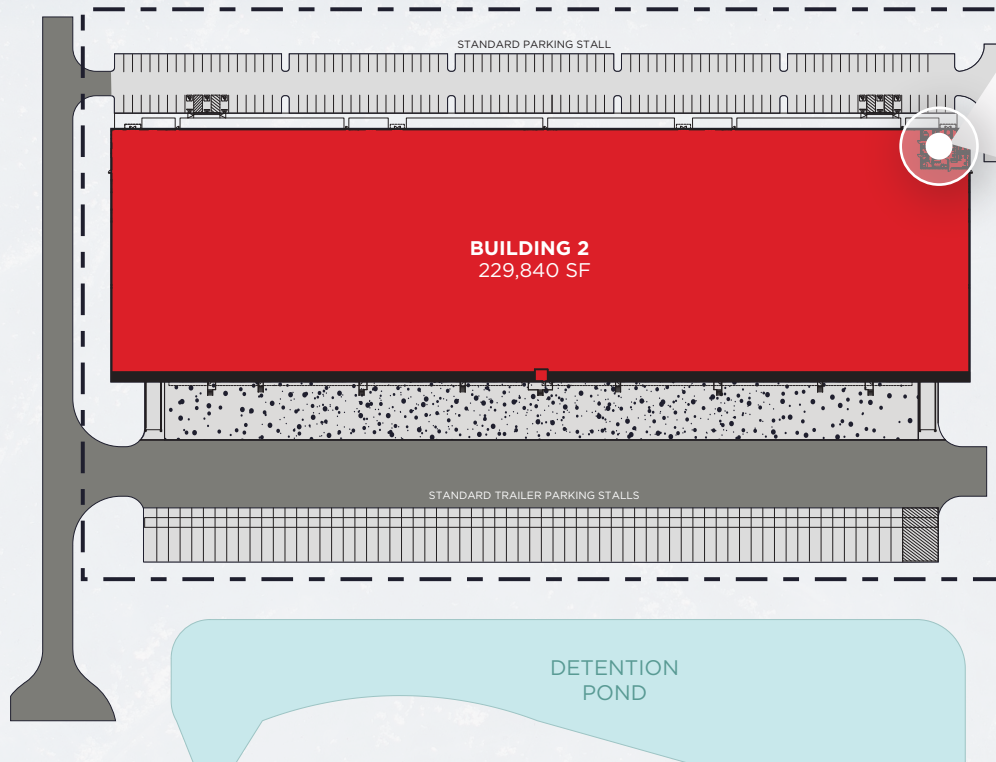
Building 1



Available Space	40,560 - 108,160 SF
Office	BTS
Clear Height	34'
Interior Bays	52' W x 50' D
Speed Bays	52' W x 60' D
Dock Doors	14 (9' x 10') (with option to add additional 9)
Drive-In Doors	1 (12' x 14')
Parking Spaces	±63
Trailer Spaces	±30
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' Reinforced Concrete Slab 6,000 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

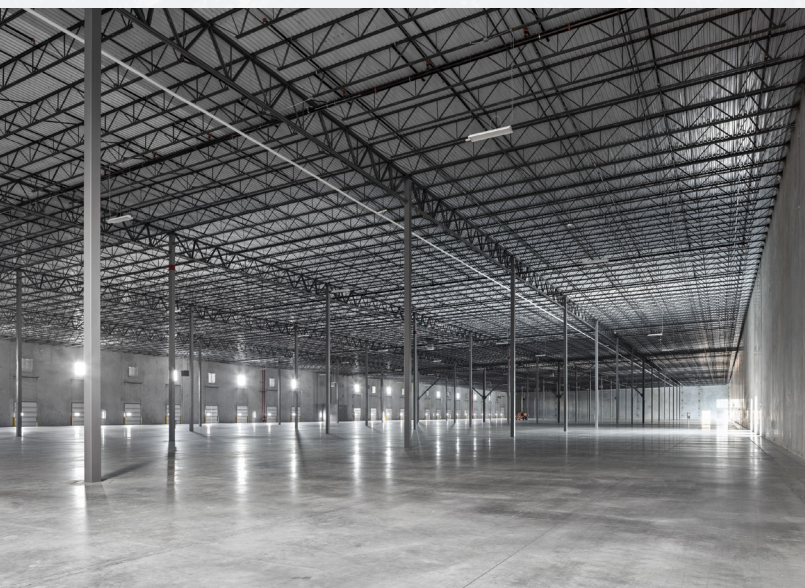


Building 2

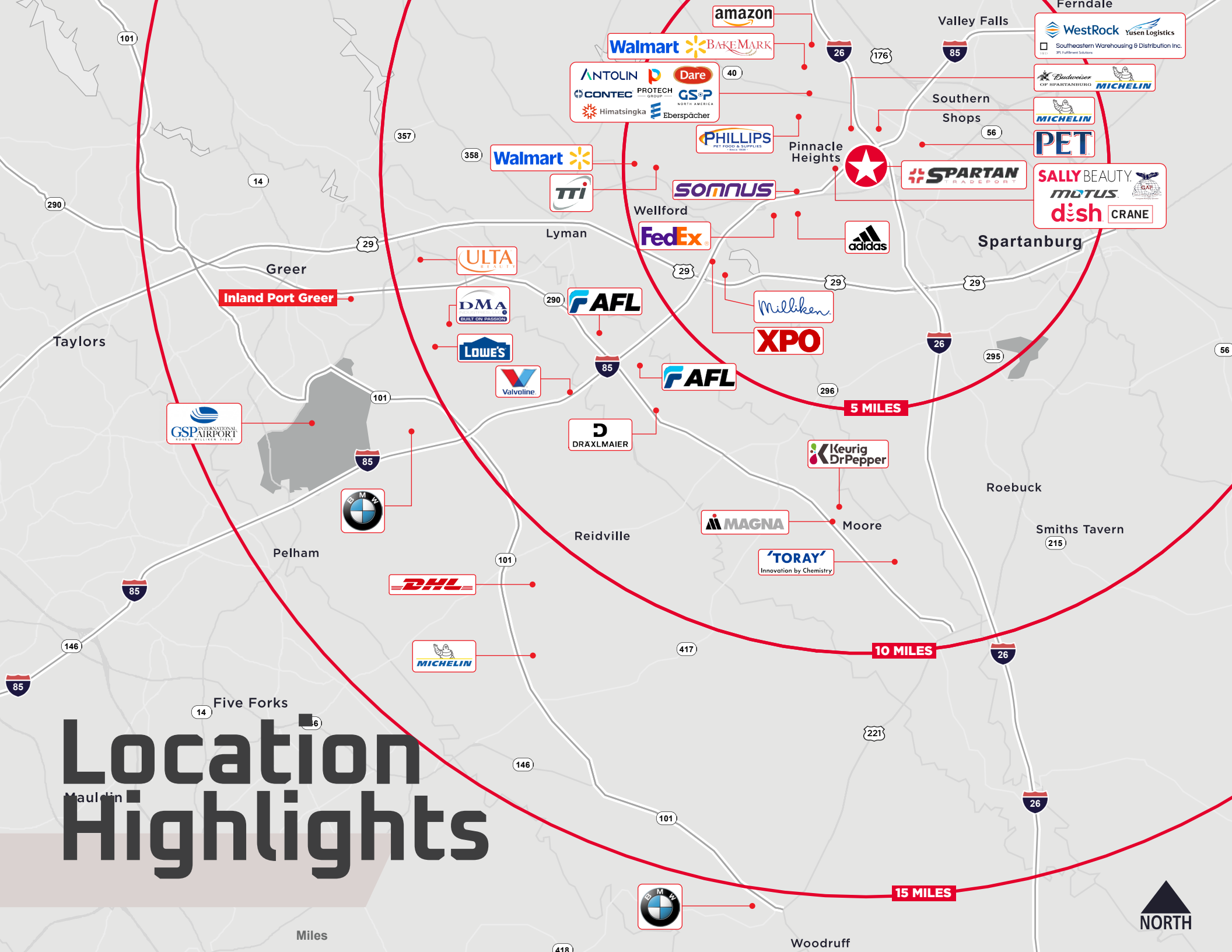


Available Space	40,560 - 229,840 SF
Spec Office	2,000 SF
Clear Height	34'
Interior Bays	52' W x 50' D
Speed Bays	52' W x 60' D
Dock Doors	28 (9' x 10') (with option to add additional 16)
Drive-In Doors	2 (12' x 14')
Parking Spaces	181
Trailer Spaces	65
Truck Court	185' Deep with 55' Concrete Trailer Pad
Lighting	LED Motion Sense
Fire Protection	ESFR
Walls	Tilt-Up Concrete
Roof	45 MIL Mechanically Fastened TPO
Floors	6' Reinforced Concrete Slab 6,000 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



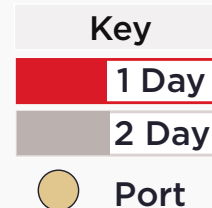
Drive Times



2-Day Drive Time:
259 M People Reached



1-Day Drive Time:
134 M People Reached





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.