



JOHNSON DEVELOPMENT ASSOCIATES, INC.

INDUSTRIAL & MULTI-FAMILY REAL ESTATE DEVELOPERS



SPARTANBURG MARKET - SPARTANBURG, SC

HIGH SITE • SPEC BUILDING I

SPECS: 342,000 SF expandable to 614,000 SF

SITE: +/- 30 acres

CLEAR HEIGHT: 32' 6"

COLUMN SPACING: 50' x 52' with 60' interior staging bays

FLOOR: 6" - 4,000 psi concrete

ROOF: TPO white heat welded system

LIGHTING: 400 watt metal halide

TRUCK COURT: 150' deep with 50' of opposing trailer storage potential

TRUCK DOORS: 36 (9' x 10') doors; 1 (12' x 14') drive-in door; knockouts accommodating 36 additional doors

FIRE PROTECTION: ESFR with 100% coverage

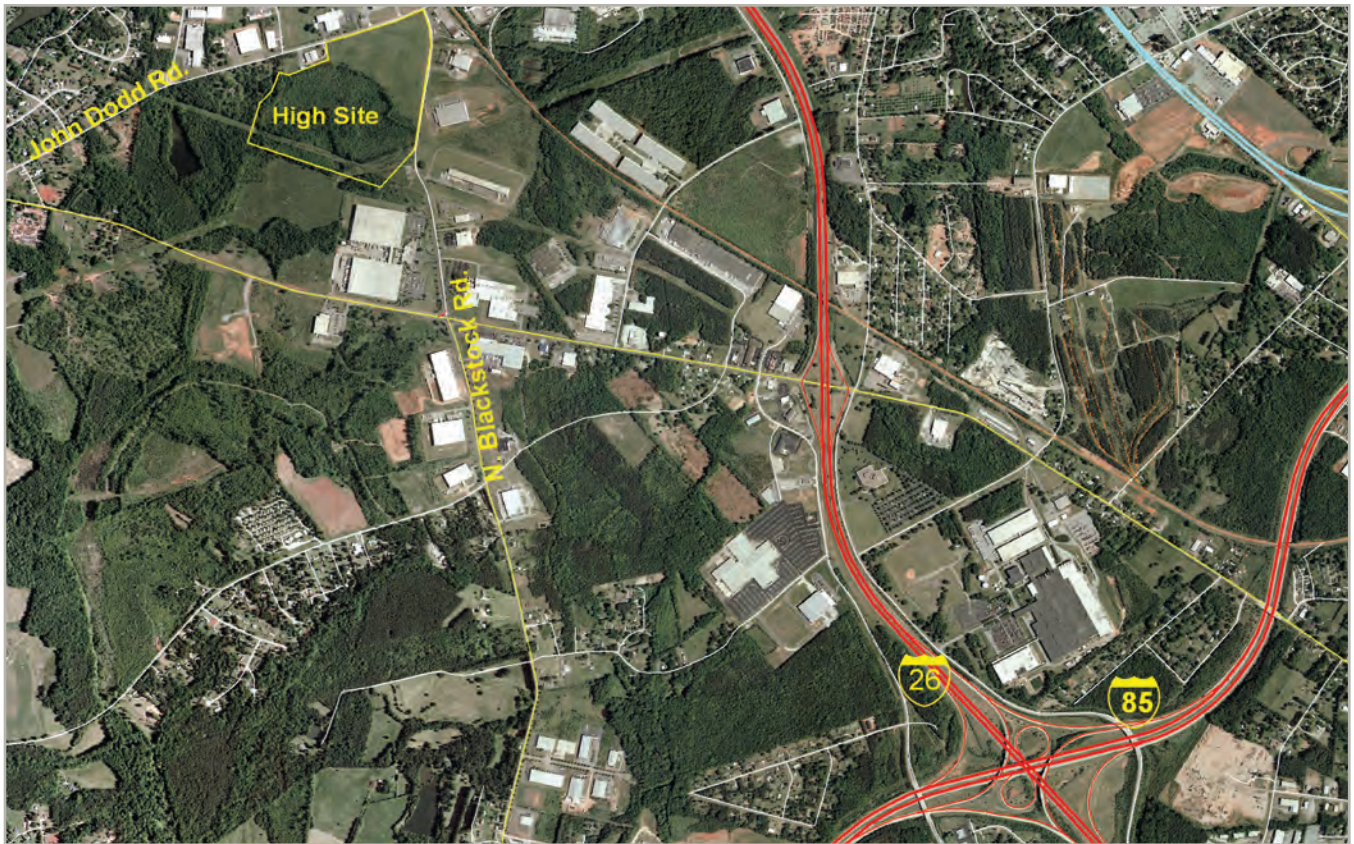
UTILITIES: Water, sewer, gas, and electricity are delivered to building; fiber capabilities are present

LOCATION: 5795 N Blackstock Road; Exit 16 (John Dodd Road) on I-26 in Spartanburg County; proximity to interstates 26 and 85; interstate visibility

HIGHLIGHTS

- ▶ 342,000 SF
- ▶ 470' x 728'
- ▶ onsite trailer storage
- ▶ ESFR

AERIAL



SITE PLAN

