



GATEWAY GLOBAL LOGISTICS CENTER



GREENVILLE / SPARTANBURG, SOUTH CAROLINA
3160 Fairforest Clevedale Road, Spartanburg, SC 29301

± 1,043,446 SF

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GATEWAY GLOBAL INTRODUCTION



GATEWAY GLOBAL LOGISTICS CENTER

Gateway Global Logistics Center is a 1,043,446 SF Speculative or Build-to-Suit Class-A Industrial opportunity developed by Oppidan and located off of Hwy 29 in the Greenville/Spartanburg industrial market. Strategically developed at the intersection of I-85 and I-26, GGLC is centrally located between Atlanta, GA and Charlotte, NC, and serves as a gateway to both major Interstates and the Inland Port Greer, which seamlessly connects the markets of the Carolinas and throughout the Southeast. GGLC is positioned to reach over 100 million people within a one-day drive and is ideally positioned and designed for bulk distribution or manufacturing operations.



**100 MILLION PEOPLE
WITHIN A ONE-DAY DRIVE**



**INLAND PORT GREER
ONLY 11 MILES FROM FACILITY**



**EASY ACCESS TO MAJOR INTERSTATES
2.8 MILES TO I-85 & 2.6 MILES TO I-26**

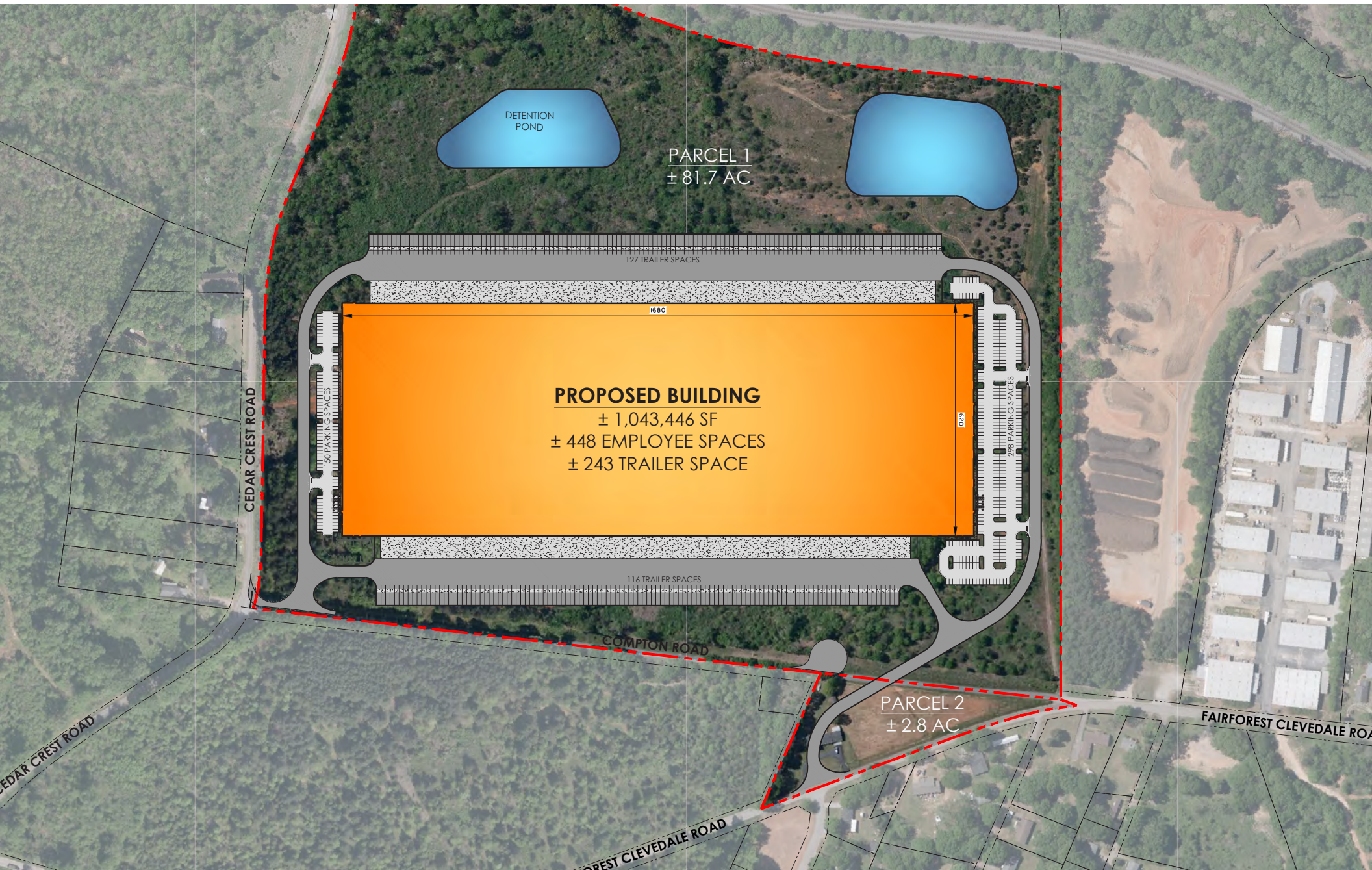


**GSP INTERNATIONAL AIRPORT
ONLY 12 MILES FROM FACILITY**

NEIGHBORING COMPANIES



SITE PLAN



PARCEL 1
± 81.7 AC

DETENTION POND

PROPOSED BUILDING
± 1,043,446 SF
± 448 EMPLOYEE SPACES
± 243 TRAILER SPACE

127 TRAILER SPACES

1680

629

150 PARKING SPACES

298 PARKING SPACES

116 TRAILER SPACES

COMPTON ROAD

PARCEL 2
± 2.8 AC

FAIRFOREST CLEVEDALE ROAD

FOREST CLEVEDALE ROAD

CEDAR CREST ROAD

CEDAR CREST ROAD

SPECIFICATIONS



Building SF	1,043,446
Office SF	Build-to-Suit
Structure	Tilt-Up Concrete
Clear Height	40'
Column Spacing	58' x 53'4" (70' Speed Bays)
Dimensions	620' x 1,680'
Load Type	Cross Dock
Bay Size SF	35,960

Docks	191
Drive-In Doors	4 (14' x 16')
Slab	7" 4,000 PSI
Lighting	Motion Sensor 30' LED
Electrical	4000 AMP, 480/277v
Fire Protection	ESFR
Ventilation	Per Tenant's Requirement
Roof	45 Mil TPO

Truck Court	185'
Loading Dock Apron	60" Concrete
Auto Parking	448
Trailer Parking	243 (10' Dolly PAD)
Power	Duke Energy
Sewer	Spartanburg Water
Water	Spartanburg Water
Gas	Piedmont Natural Gas

LOCATION OVERVIEW



Immediate access to I-85, the industrial “backbone” of the Southeast, as well as I-26



100 MILLION+ ONE-DAY DRIVE

Within a one-day drive, trucks from Gateway Global can reach over 100 million people in the Southeast



SEA PORTS ONE-DAY DRIVE

Seamless connectivity to the Sea Ports of Charleston and Savannah, providing access to the world



Immediate access to the Greer Inland Port and only a 3 hour drive the Dillon Inland Port

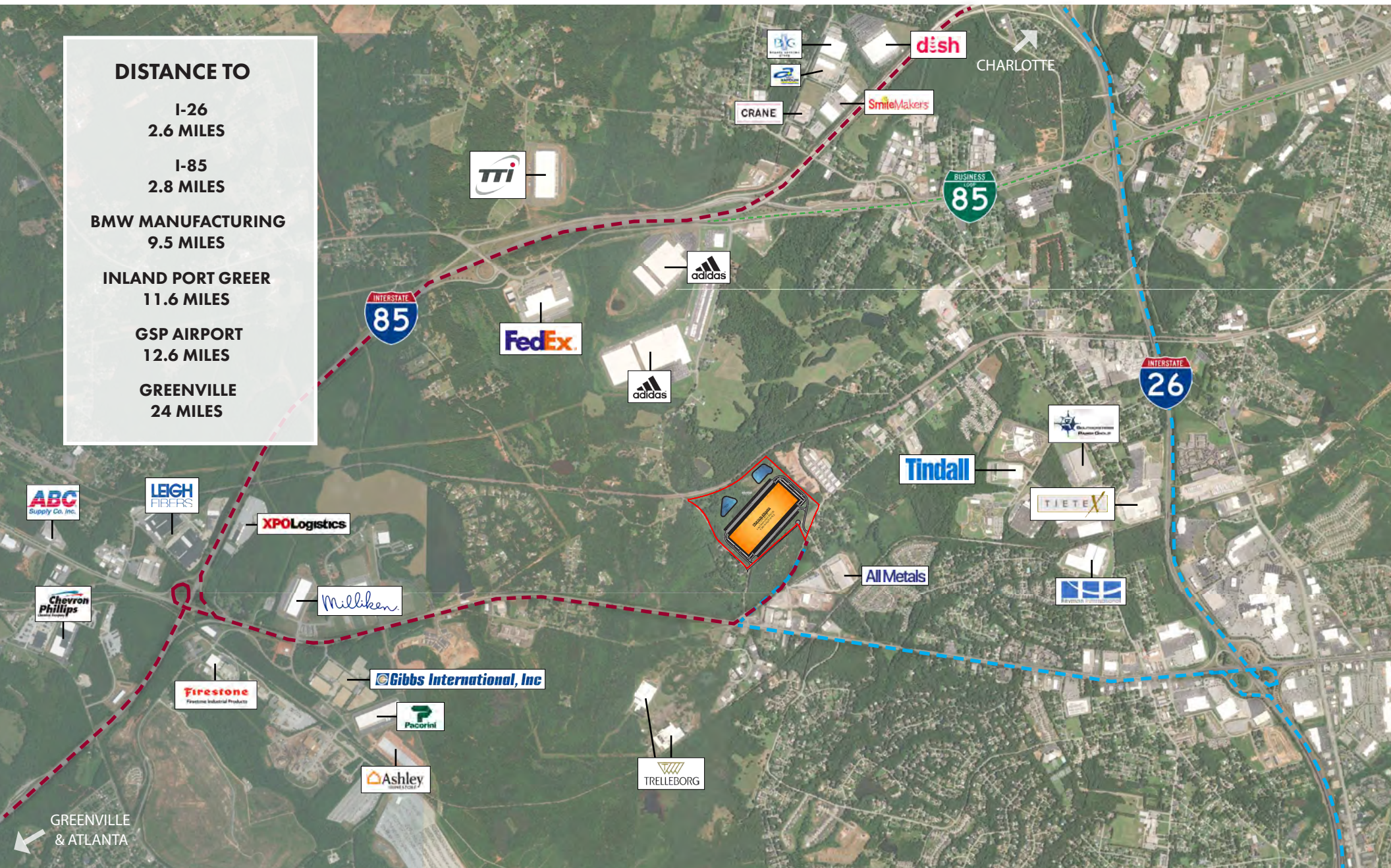


POINTS OF INTEREST

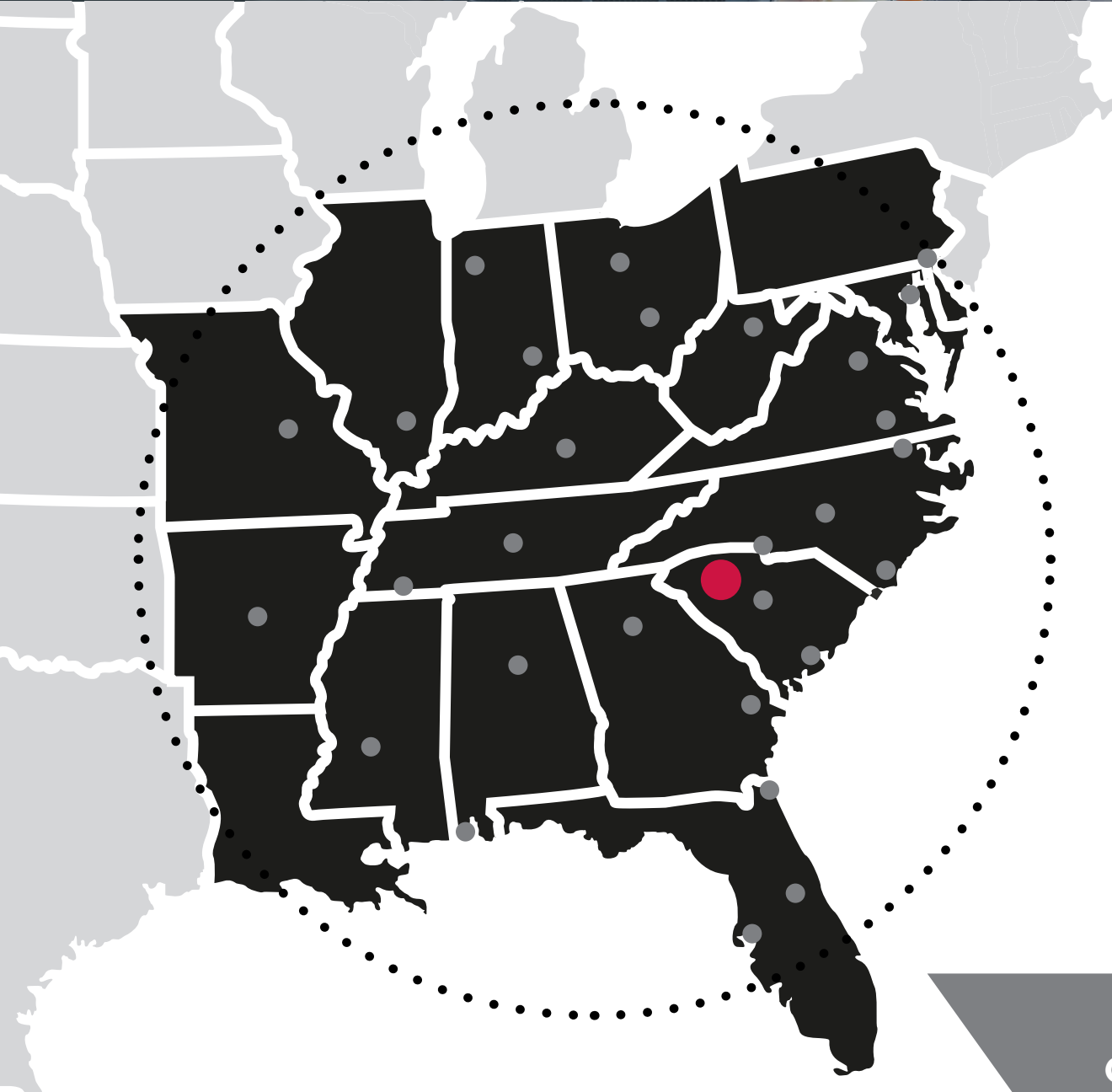


DISTANCE TO

- I-26
2.6 MILES
- I-85
2.8 MILES
- BMW MANUFACTURING
9.5 MILES
- INLAND PORT GREER
11.6 MILES
- GSP AIRPORT
12.6 MILES
- GREENVILLE
24 MILES



DRIVE TIMES



28 MAJOR CITIES WITHIN A ONE DAY DRIVE

- | | |
|---------------|-----------------|
| Chicago | Birmingham |
| Detroit | Atlanta |
| New York City | Charlotte |
| Columbus | Raleigh |
| Indianapolis | Wilmington |
| Cincinnati | Charleston |
| Pittsburgh | Savannah |
| Philadelphia | Jacksonville |
| Richmond | New Orleans |
| Norfolk | Tampa |
| Louisville | Jackson |
| St. Louis | Orlando |
| Nashville | Columbia |
| Memphis | Washington D.C. |

106,668,628
ONE DAY DRIVE POPULATION

INLAND PORT GREER



**SOUTH
CAROLINA
PORTS**

Inland Port Greer is an innovative new breed of rail-served inland port facility. Essentially, it is a marine terminal 212 miles inland, owned and operated by the South Carolina Ports Authority. Closer to population centers and key import/export clients, with 24/7 gates; and the best part is, next-day availability of containers. Import loads discharged in Charleston in the morning can be taken to the local Norfolk Southern Inter-modal ramp and will be available in Greer by 8:00 the next morning, 6 days per week. Inland Port Greer gives you unprecedented flexibility and control, which works for manufacturers running tight production lines and retailers in need of velocity and reliability in their supply chain.

SCPA delivers \$63.4 billion in annual statewide economic impact and is responsible for 224,963 S.C. jobs, according to a 2019 study by the University of South Carolina's Darla Moore School of Business.

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**MILLION+ CONSUMERS
LIVE WITHIN 500 MILES
OF INLAND PORT GREER**



**ONLY 11.6 MILES FROM
GATEWAY GLOBAL**



**100 FOREIGN PORTS
SERVED DIRECTLY**



**OVERNIGHT RAIL SERVICE
FROM CHARLESTON PORT**



**\$63.4 B
ANNUAL ECONOMIC GROWTH**



**MOST EFFICIENT PORT IN U.S.
LESS THAN 60 MIN. TURN TIME**



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