



FOR MORE INFORMATION

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- ♦ 172,130 SF Available January 2024
- ♦ 252,000 SF Graded Pad
- ♦ 8 Acre Pad, Graded
- ♦ 16 Acre Pad, Raw
- ♦ 140 Acre Raw Site
- ♦ All sites zoned Heavy Industrial with ALL utilities

- ♦ Existing Building and BTS Opportunities
- ♦ Located Directly Across I-85 from SK Innovation Plant
- ♦ Situated in a 221-Acre Controlled Business Park Environment



- ♦ Surrounding Businesses Include GE, Restaurant Depot, Enchem, Toyota and Ollie's Bargain Outlet
- ♦ Pro-Business City/County/State
- ♦ Entrepreneurial "Get It Done" Ownership

SITE PLAN



1. 172,130 SF Freestanding Building Available January 2024
2. Graded, Offsite Storm in Place, Sewer, UG Storm, Water, Fire Lines, Pad Ready with Permit Approved Plans for 252,500 SF with 185' Truck Court (Ready to Build Site)
3. New BTS Location for Pepsi
4. 8 Acre Pad Site for Sale or BTS; Graded, Offsite Storm in Place, Sewer
5. 16 Acre Pad Site for Sale or BTS; Raw Site Planned and Grading Plan Available
6. 140 Acre Raw Site Zoned with All Utilities

Take your place on Interstate 85 at Exit 147





