

Under Construction

GARLINGTON★NORTH

Multi-Tenant Class A Industrial Park



PROPERTY HIGHLIGHTS

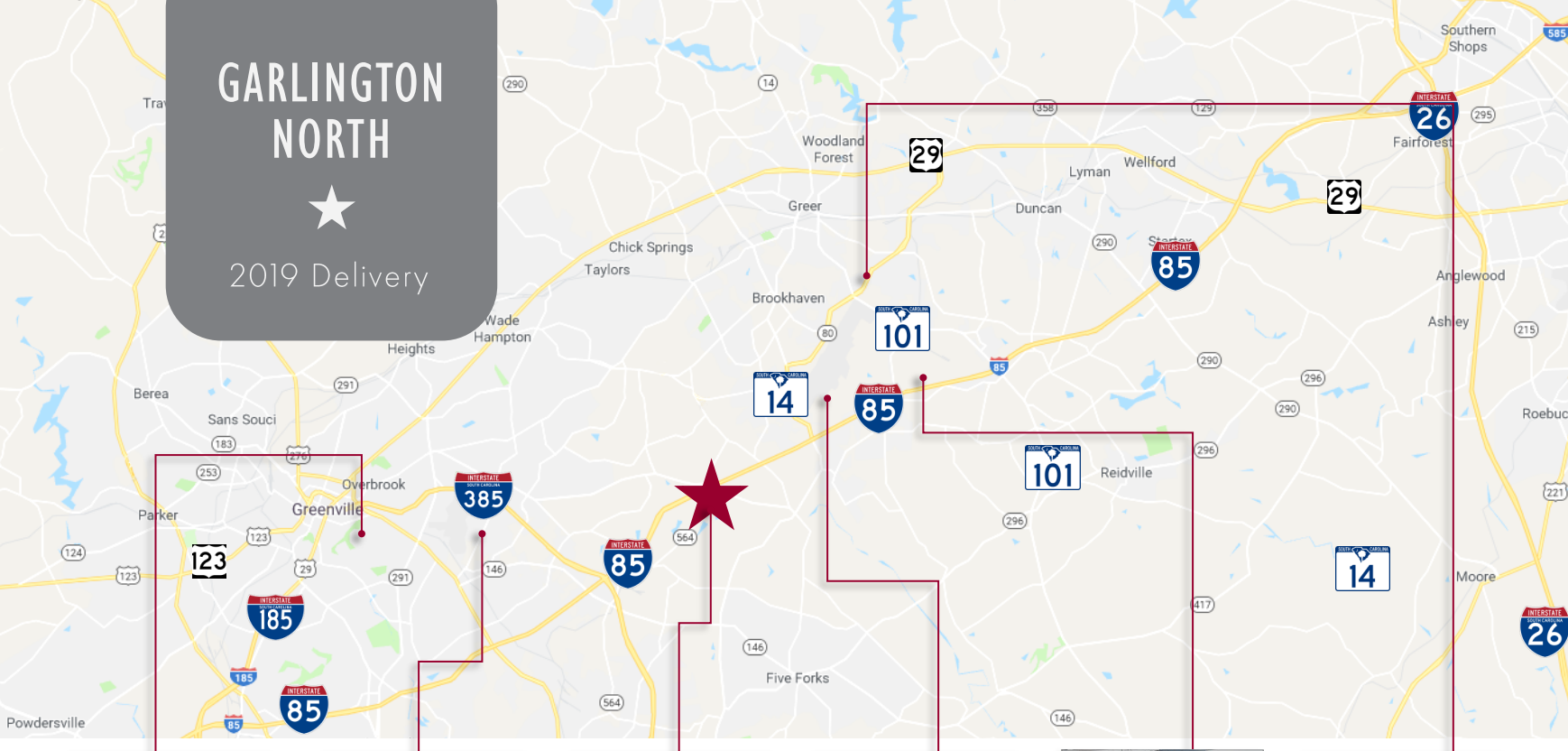
- ★ Garlington North is a Class A multi-tenant industrial park that will consist of three Class A multi-tenant industrial buildings totaling $\pm 421,000$ SF.
- ★ Phase One will consist of a $\pm 136,500$ SF Class A multi-tenant industrial building that will offer suite sizes from $\pm 34,020$ SF to $\pm 136,500$ SF.
- ★ Located on Garlington Road in Greenville County. This area is surrounded by major corporations such as Meyer Tools, Scan Source, SYNEX, Top Golf, Bausch + Lomb.
- ★ This development is situated at the Pelham Road and I-85 interchange, ± 0.25 miles from I-85, and ± 17 miles from I-26.
- ★ The BEST location in Greenville County!



GARLINGTON NORTH



2019 Delivery



DOWNTOWN GREENVILLE
(9 MILES)



DOWNTOWN AIRPORT
(7 MILES)



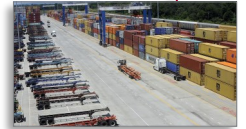
GARLINGTON NORTH
(SITE)



GSP INTL AIRPORT
(5.9 MILES)



BMW
(5.5 MILES)



SC INLAND PORT
(10 MILES)



BUILDING DETAILS

- > **ADDRESS:** Garlington Road, Greenville, SC
- > **ZONING:** S-1; Services
- > **TOTAL BUILDING SIZE:** ±136,500 SF
- > **OFFICE:** Build to Suit
- > **UNIT RANGE:** 34,020 SF - 136,500 SF
- > **CEILING HEIGHT:** 32' clear
- > **COLUMN SPACING:** 54' x 50' with 60' speed bays
- > **DOORS:** 3-4 per bay / 2 DID
- > **TRUCK COURT:** 200'
- > **SPRINKLER SYSTEM:** ESFR

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