

FOR LEASE

1043 GLOBAL AVENUE GRANITEVILLE, SC

125,108 SF OF CLASS A INDUSTRIAL
SPACE



GLOBAL AVENUE

LOGISTICS CENTER

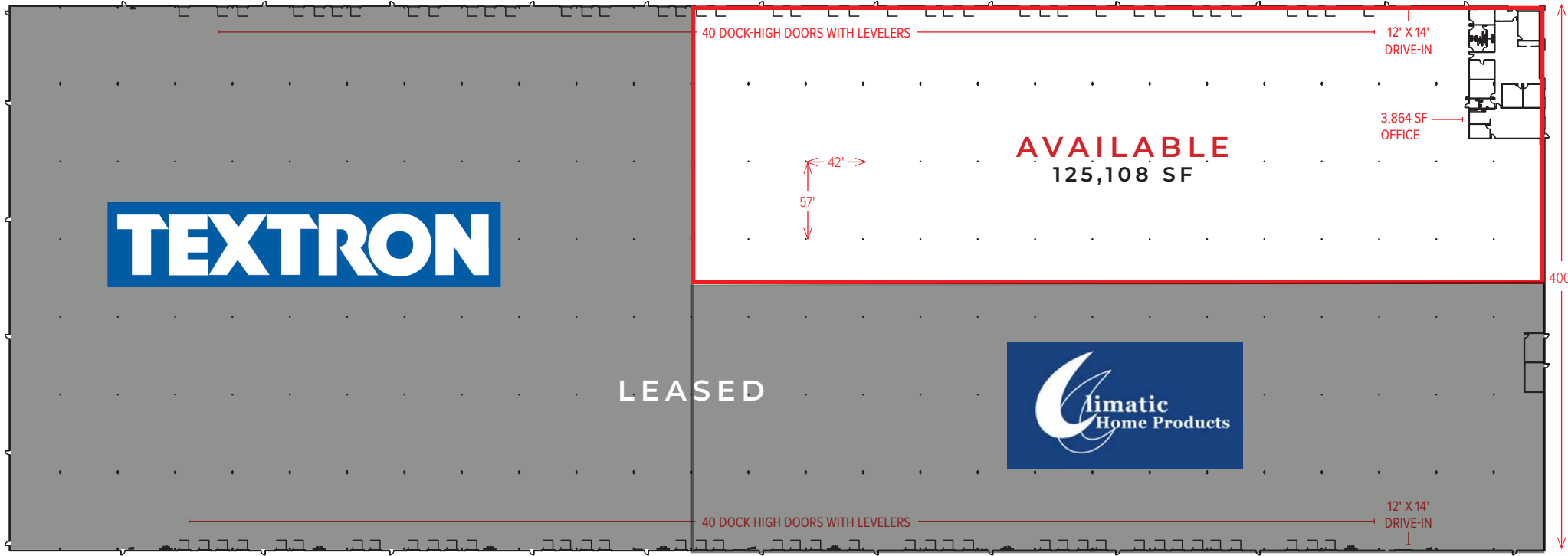




AVAILABLE FOR IMMEDIATE OCCUPANCY. GLOBAL AVENUE LOGISTICS CENTER IS A CLASS A FACILITY, CENTRAL TO THE CAROLINAS AND GEORGIA.

- 125,108 of Class A industrial space available in a 450,033 SF building
- 32' minimum clear height
- ESFR sprinkler system
- Cross-dock design with dedicated trailer storage
- Easily convertible to a manufacturing facility
- Located in Sage Mill Industrial Park
- 1.5 miles from I-20
- Available immediately





BUILDING FEATURES - AVAILABILITY

PROPERTY INFORMATION

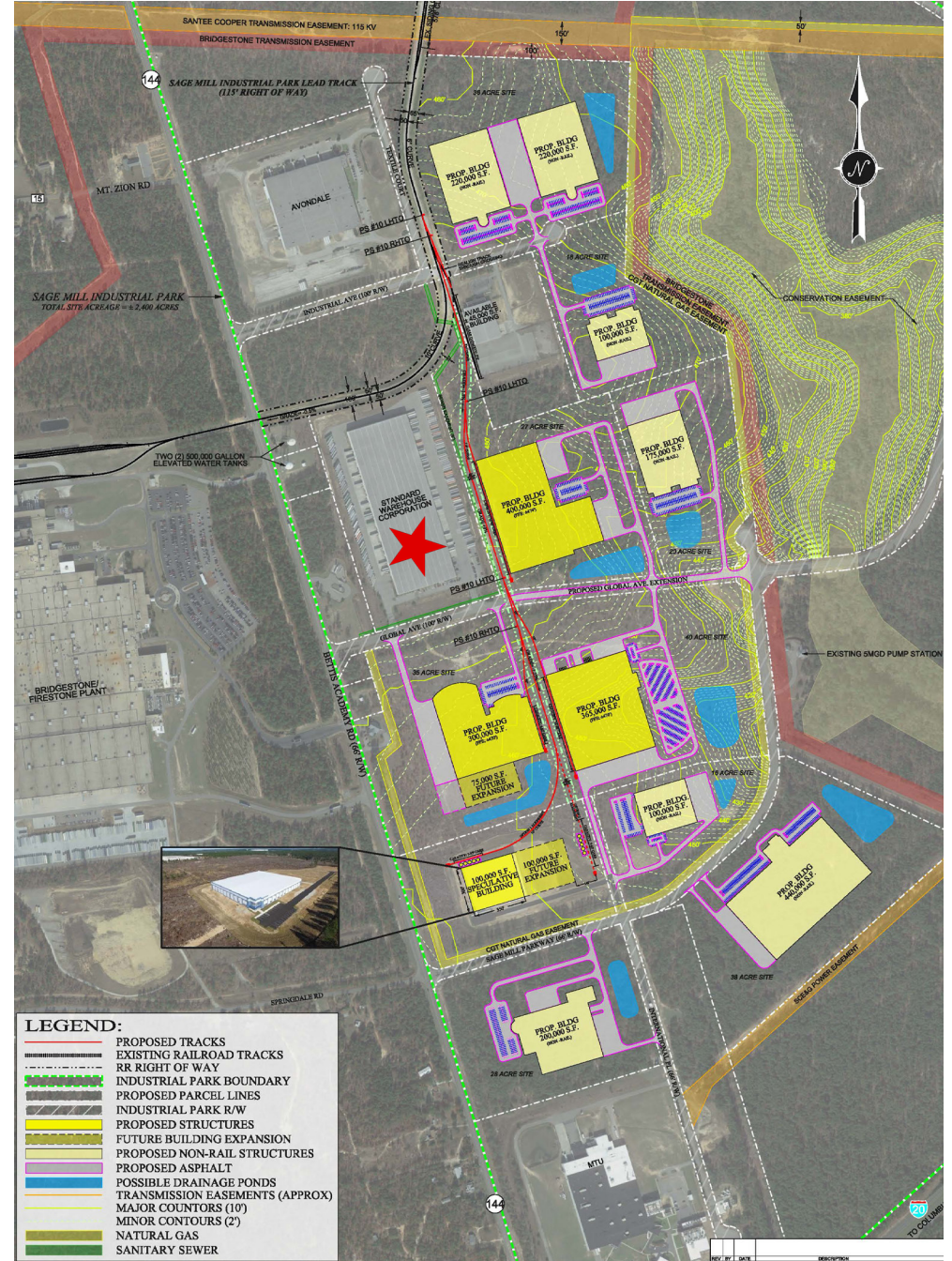
Address	1043 Global Avenue
City, State	Graniteville, SC
County	Aiken
Building Quality	Excellent
Year Built	1998
Lot Size	30.1 acres

BUILDING SPECIFICATIONS

Building Size	450,033 SF
Available SF	125,108 SF
Office	3,864 SF
Ceiling Height	36' 2" at center 32' at eaves
Column Spacing	57' - deep x 42' - wide
Wall Construction	Concrete tilt wall
Roof Type	Standing seam metal with coating over seams
Dock Doors	Twenty three (23), 9' x 10' dock high doors with levelers

Drive-in-doors	One (1), 12' x 14'
Parking - Automotive	46 cars (expandable)
Parking - Trailer	43 trailers
East Side Truck Court Depth	185' deep with 60' concrete apron. Concrete chassis pad in trailer storage area
West Side Truck Court Depth	150' deep with 60' concrete apron
Power (amps/volts)	1800 amp (Four, 400 amp services and one, 200 amp services); 480/277 volts; 3-phase/4-wire
Sprinklers	ESFR
Lighting	Motion sensor T-8

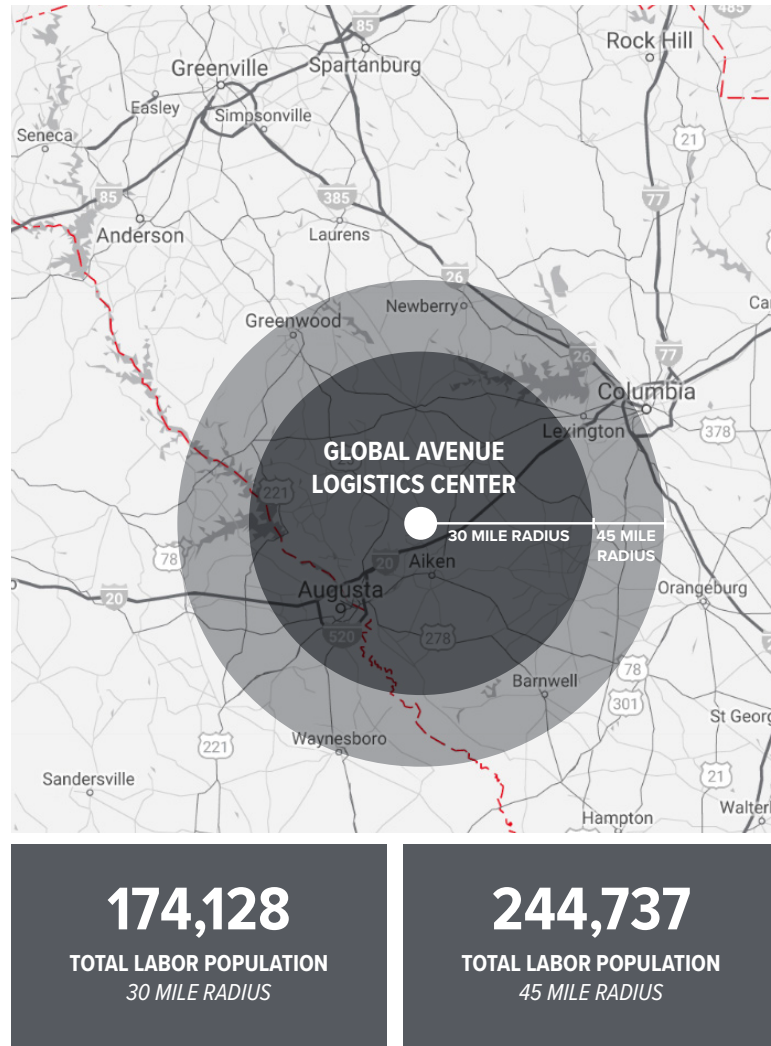
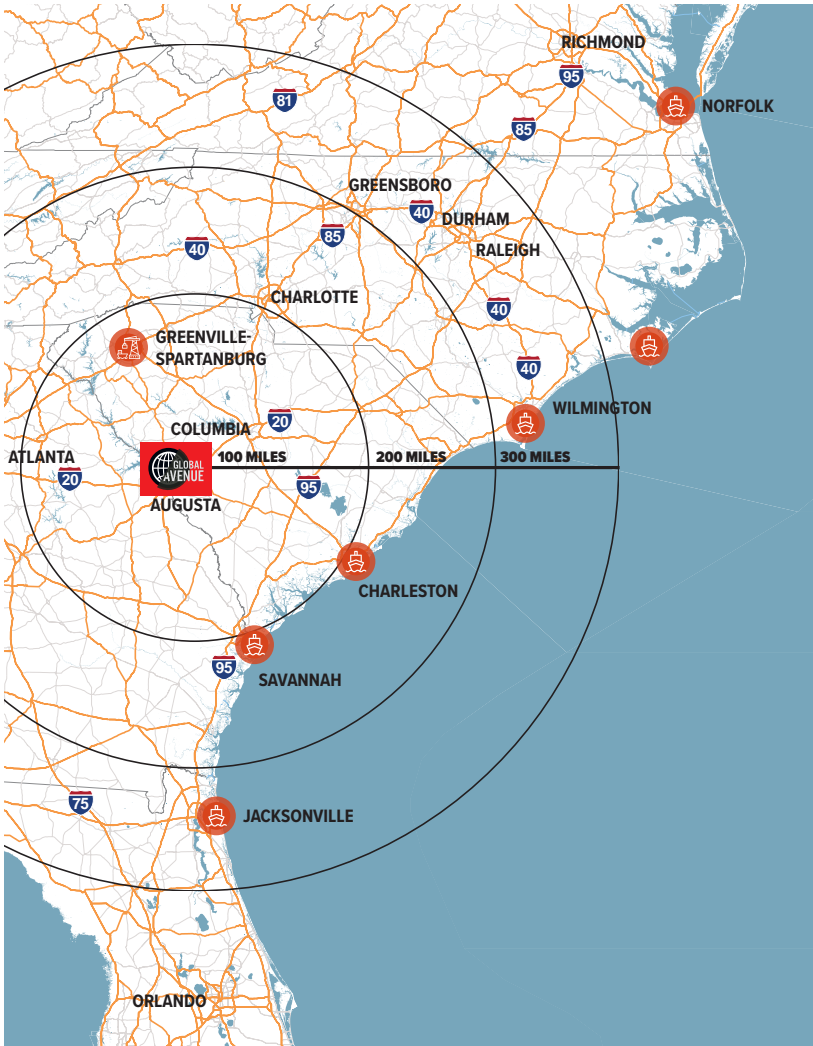
GLOBAL AVENUE LOGISTICS CENTER



LOCATION OVERVIEW

Port Neutral & Centralized

Global Avenue Logistics Center provides tenants the opportunity to be in a central location to the east coast's major cities and economic drivers such as automotive suppliers. Located near the South Carolina and Georgia border in the Augusta, Georgia MSA, Global Avenue Logistics Center is a one hour drive time to Columbia, a two hour drive time to Greenville, and a 2.5 hour drive time to Atlanta, Charlotte and the Ports of Charleston and Savannah.



174,128
TOTAL LABOR POPULATION
30 MILE RADIUS

244,737
TOTAL LABOR POPULATION
45 MILE RADIUS

JOB DEVELOPMENT CREDIT

Job Development Credit - Aiken County, SC is a business-friendly community offering State job development credits for businesses that meet certain criteria. Aiken is classified as a Tier 2 County and provides eligible companies with \$2,750/ job created.

\$7B

GROSS REVENUE PRODUCT

LARGEST REGIONAL MANUFACTURERS

TEXTRON

CardinalHealth

Graphic Packaging INTERNATIONAL

Kellogg's

S

SOLVAY

BRIDGESTONE

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GLOBALAVELOGISTICS.COM

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