



Colliers  
INTERNATIONAL



Asking Rate

\$3.50<sup>PSF</sup>  
NNN



# HAMILTON

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## INDUSTRIAL PARK

Spartanburg, SC 29303  
73,649 - 110,284 SF Available

**DILLON SWAYNGIM**

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# HAMILTON

INDUSTRIAL PARK

## Available Space

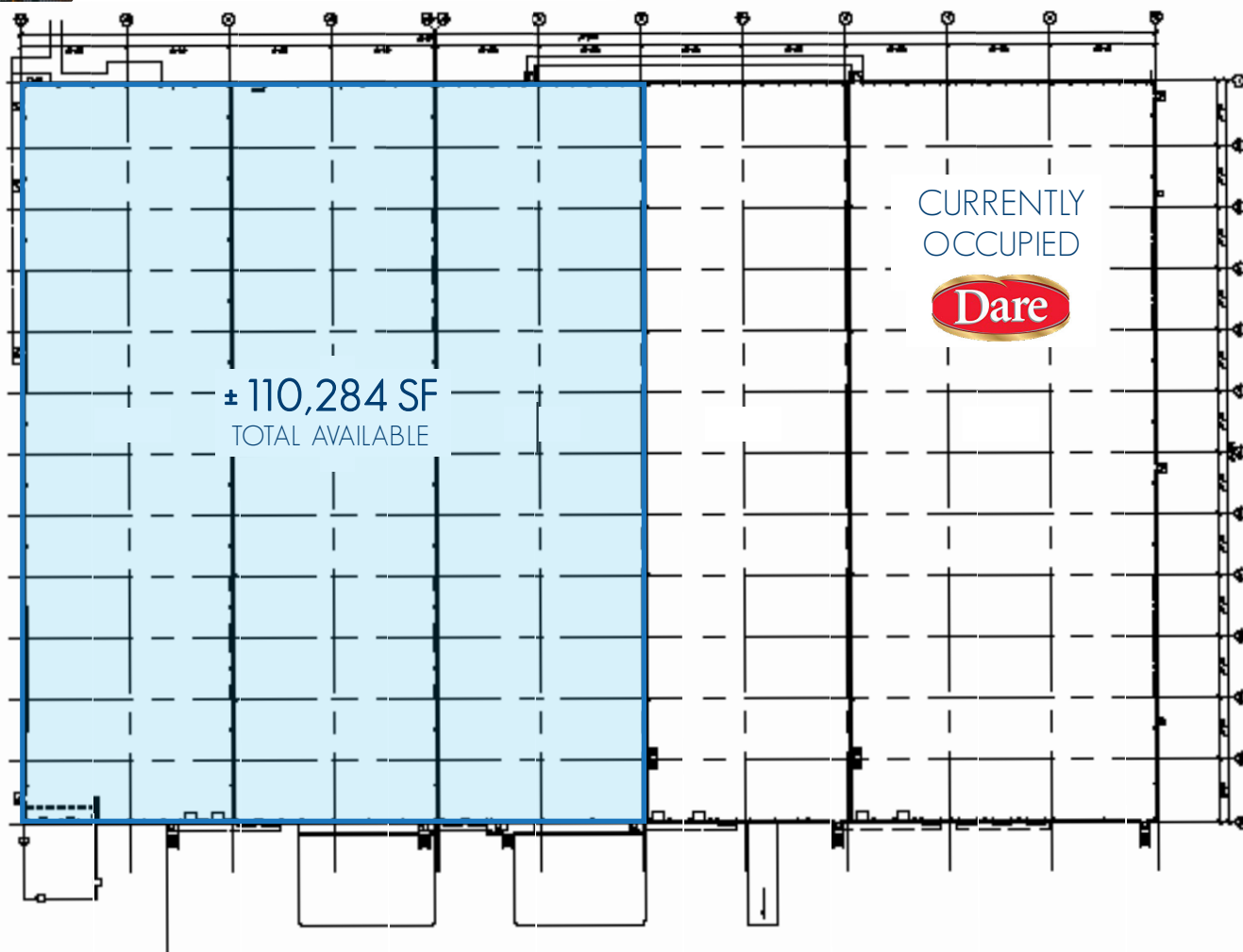
Up to 110,284 SF Sublease

SUBLEASE RATE= \$3.50 NNN PSF

TICAM = \$1.37/SF

- 100% ESRF Sprinkled
- T-5 Lighting
- Circular truck access
- 25' to 28' Clear heights
- 50' x 30' Column spacing
- 7 (9'x10') Dock doors
- 1 (9'x10') Drive-in door
- 150-ft Deep truck court
- 480V / 3-Phase / 800amp power
- Ample auto parking
- Additional trailer storage available
- High-capacity sewer line
- 2 New ADA-compliant restrooms

Expiration: 110,284 SF = 3/31/23



FOR SUBLEASE // 2071 Fryml Drive // Spartanburg, SC 29303

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# Available Space

## Up to 110,284 SF Sublease

Situated along the busy I-85 Business corridor with excellent visibility and access to the interstate. The available space at Hamilton Industrial Park consists of 110,284 SF of industrial warehouse/distribution space which can be subdivided to a minimum of 76,649 SF. Ideal for warehousing and distribution users with easy access to major supply chain corridor and infrastructure. Existing tenants within the park include Dare Foods and Quad Packaging.

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INDUSTRIAL PARK

## Hamilton Industrial Park



# Property Location

## Greenville-Spartanburg, SC

Greenville-Spartanburg is a growing industrial hub in the Southeast between Charlotte, NC and Atlanta, GA. The upstate region of South Carolina is ideally situated near one of the busiest inland ports in the nation and is less than a 3-hour drive to the Port of Charleston. More than 95 million consumers are reachable within a one-day drive.



- Approximately 70 miles to Charlotte, NC and 170 miles to Atlanta, GA
- Property is located less than 20 miles from the Inland Port in Greer and GSP International Airport
- Close proximity to large industrial network including advanced manufacturing, aerospace, automotive and distribution & logistics
- Spartanburg County growth rate is 3.2% with South Carolina ranked 6th highest population growth rate in the U.S.



# Property Location

## Greenville-Spartanburg, SC

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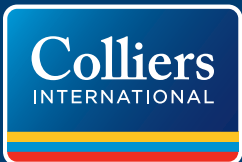
- |                             |                        |                          |                   |
|-----------------------------|------------------------|--------------------------|-------------------|
| 1 GSP International Airport | 7 Amazon Distribution  | 13 Rieter Corporation    | 19 Symtech        |
| 2 FedEx Air Freight         | 8 Walmart Distribution | 14 Automatiks Inc.       | 20 Dare Foods     |
| 3 Inland Port Greer         | 9 Adidas Distribution  | 15 ABM Facility Services | 21 Quad Packaging |
| 4 Lowe's Distribution       | 10 FedEx Ground        | 16 Omnicare              | 22 Auria          |
| 5 BMW Plant Spartanburg     | 11 UPS Customer Center | 17 Par Race Engines      | 23 Radici USA     |
| 6 FedEx Freight             | 12 Milliken & Company  | 18 Magna                 |                   |

● Infrastructure/Logistics    ● Industrial User



# HAMILTON

INDUSTRIAL PARK



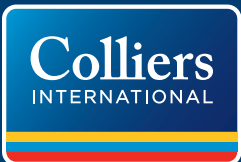
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