



# CONNEXIAL CENTER

101 CONNEXIAL BLVD GRAY COURT, SC 29645

## FOR LEASE OR SALE

±150,660 SF SPEC BUILDING | EXPANDABLE TO ±200,880 SF



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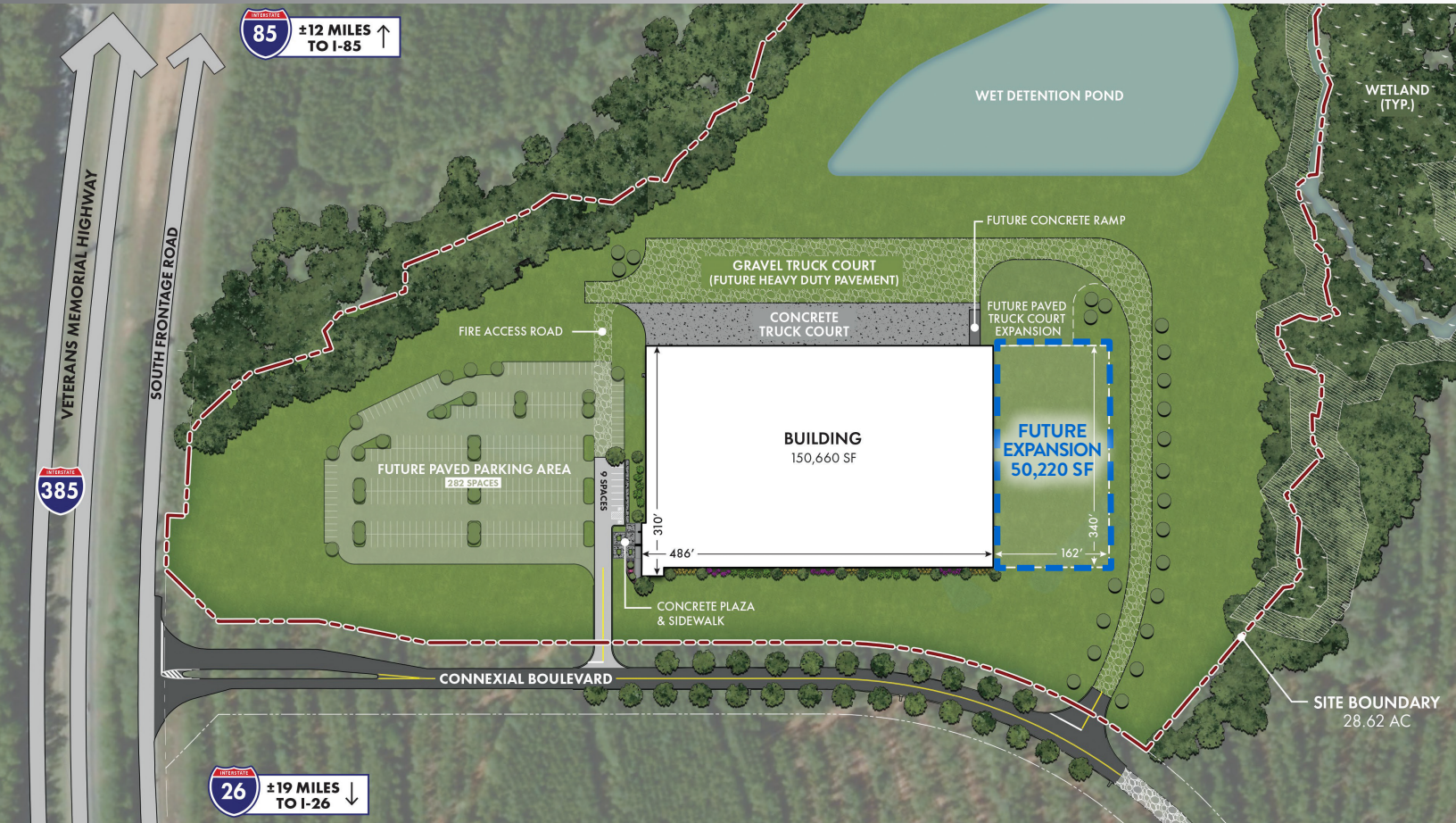
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# DETAILED SITE PLAN | SPEC BUILDING

±150,660 SF | Expandable to 200,880 SF



## BUILDING SPECIFICATIONS

<b>DIMENSIONS</b>	486' x 310'
<b>ACRES</b>	28 Acres
<b>CONSTRUCTION</b>	Insulated Precast Concrete Panels
<b>DOCK DOORS</b>	(6) 9' x 10' Dock Doors   (23) 9' x 10' Knockout Doors
<b>DRIVE-IN DOORS</b>	(1) 12' x 14'
<b>TRUCK COURTS</b>	150' Deep
<b>CLEAR HEIGHT</b>	32' at Speed Bay
<b>COLUMN SPACING</b>	50' x 54' Interior Bays with 60' x 54' Speed Bay

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# CONNEXIAL CENTER | CONSTRUCTION

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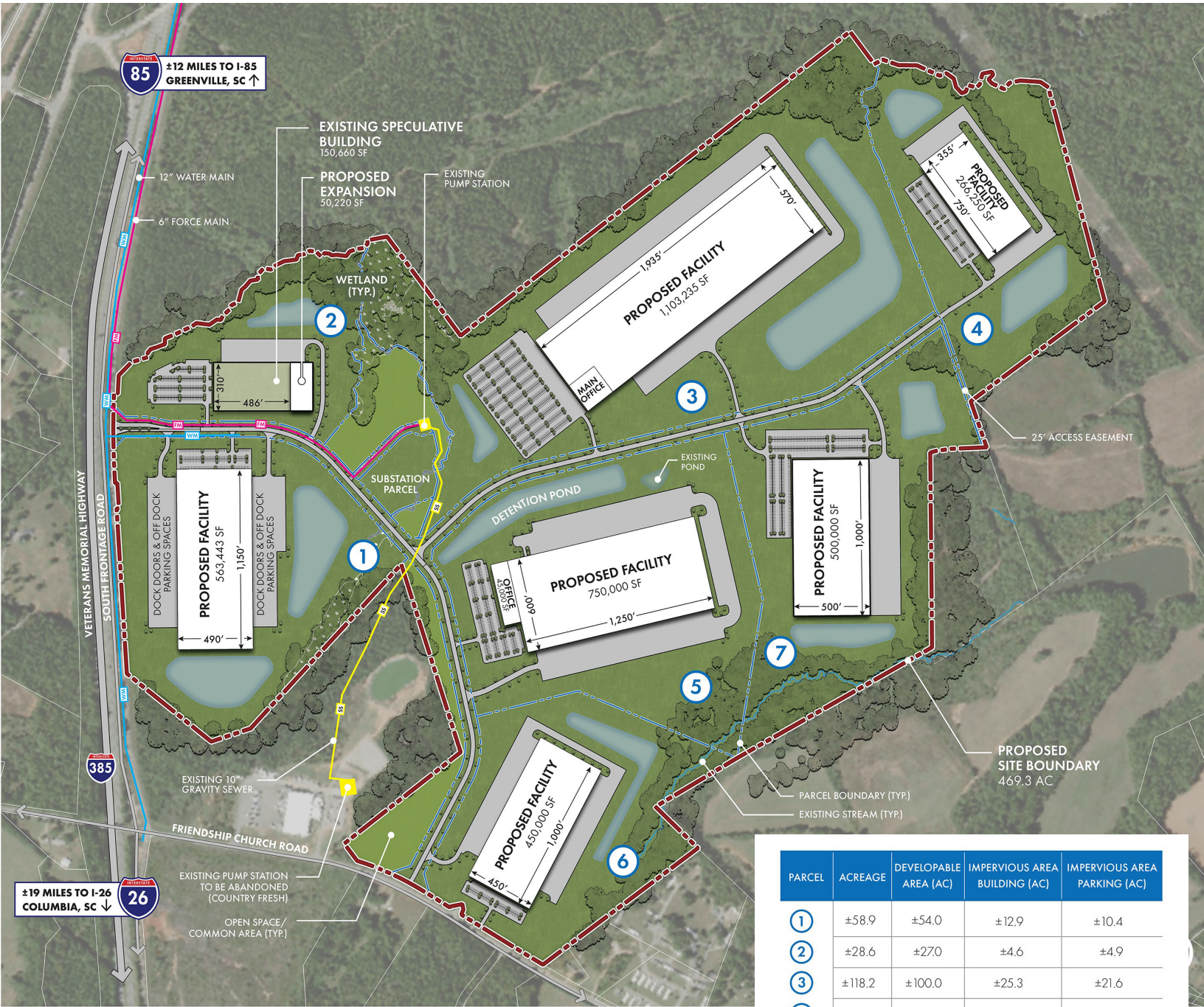
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# CONNEXIAL CENTER | MASTER PLAN

±150,660 SF - 1,103,235 SF



PARCEL	ACREAGE	DEVELOPABLE AREA (AC)	IMPERVIOUS AREA BUILDING (AC)	IMPERVIOUS AREA PARKING (AC)
①	±58.9	±54.0	±12.9	±10.4
②	±28.6	±270	±4.6	±4.9
③	±118.2	±100.0	±25.3	±21.6
④	±47.3	±45.0	±6.1	±6.2
⑤	±73.3	±69.0	±18.3	±16.7
⑥	±47.2	±470	±10.3	±78
⑦	±58.1	±51.0	±11.5	±9.8
<b>SUB-STATION</b>	±4.0	±3.6	±0.2	N/A

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