

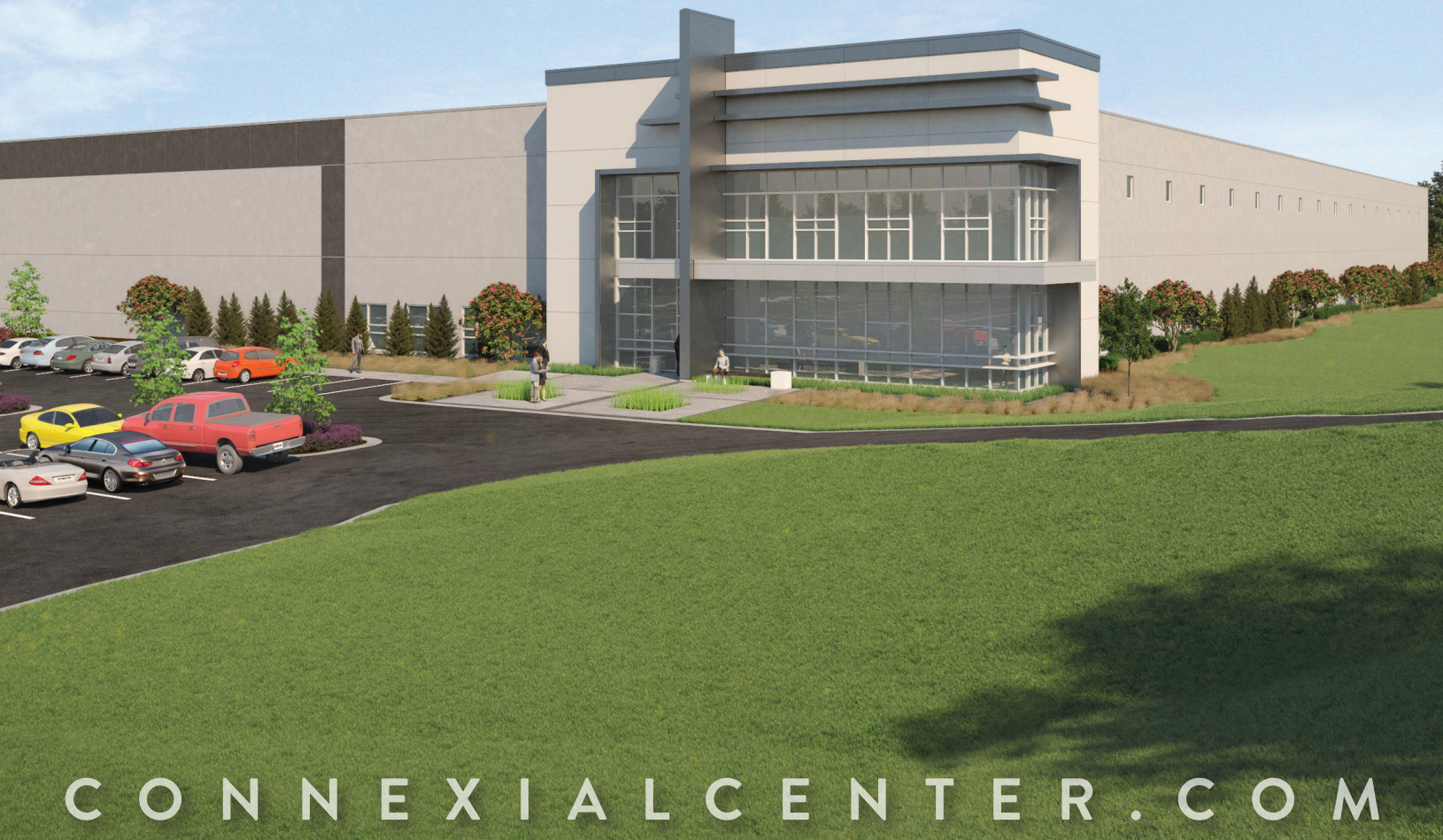


CONNEXIAL CENTER

101 CONNEXIAL BLVD GRAY COURT, SC 29645

FOR LEASE OR SALE

150,660 SF SPEC BUILDING | Q3 DELIVERY



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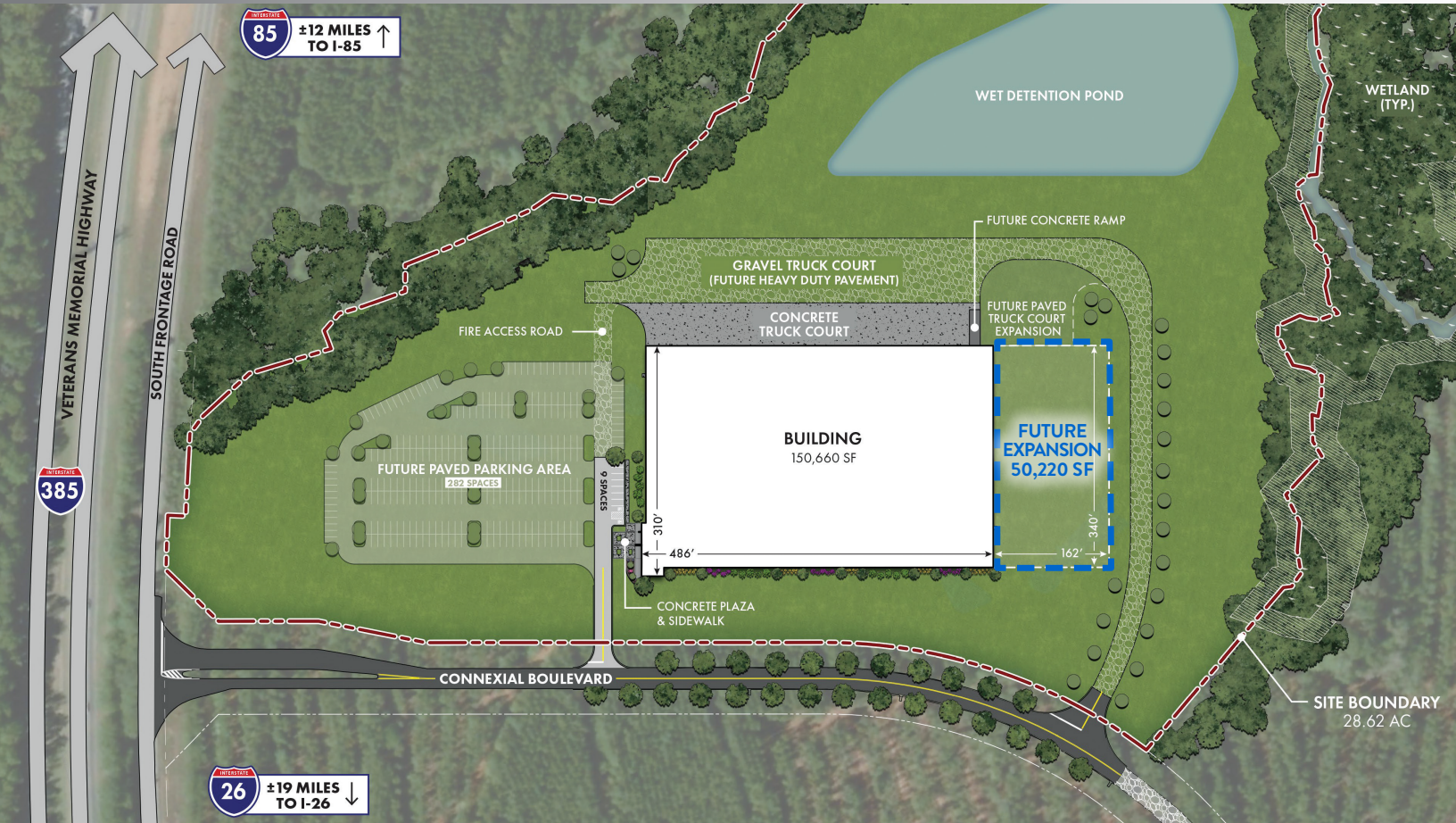
NAI Earle Furman

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DETAILED SITE PLAN | SPEC BUILDING

150,660 SF | Expandable to 200,880 SF



BUILDING SPECIFICATIONS

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

CONNEXIAL CENTER | LOCATION



MARKET DRIVERS

OPTIMUM MARKET LOCATION

- » Strategically located on I-385 between Exit 19/SC-14 & Exit 16/SC-101
- » The site is in close proximity to ZF Transmissions, Southchase Industrial Park, and Woodfield Industrial Park

KEY ATTRIBUTES

- » The Connexial Site has over 450 developable acres
- » Water and sewer on site
- » Class A Industrial Park
- » Within 32 miles of the SC Inland Port Greer (SCSPA)

LEAD DEVELOPMENT TEAM

- » NAI Earle Furman
- » Laurens Electric Cooperative, Inc.
- » SC Power Team
- » Laurens County Development Corporation



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