

BUILDING

B



# THE CUBES

Inland 85

**FOR LEASE BUILD-TO-SUIT  
OR SPEC-TO-SUIT**

±500,345 SF BUILDING POTENTIAL

**Class-A Industrial Building Site  
Near the Inland Port in Greer**

ROBINSON ROAD | DUNCAN, SC

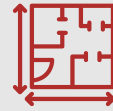


CRG



**CUSHMAN &  
WAKEFIELD**

# Proposed Building B Specifications



## Building Potential

±500,345 SF  
(43.32 acres)



## Dimensions

1048' x 480'



## Orientation

Cross-docked



## Parking

150 Spaces



## Trailer Parking

46 Spaces



## Truck Court

130' Depth



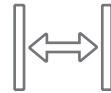
## Drive-in Doors

4 (14' x 16')



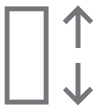
## Dock Doors

99



## Column Spacing

54'x54'  
(61' Speed Bays)



## Clear Height

36"



## Fire Suppression

ESFR



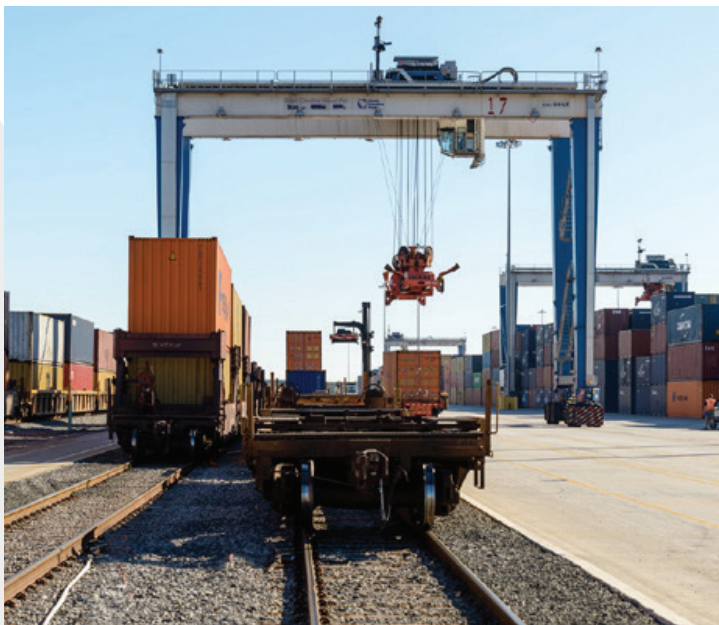
## Lighting

LED



## Slab Thickness

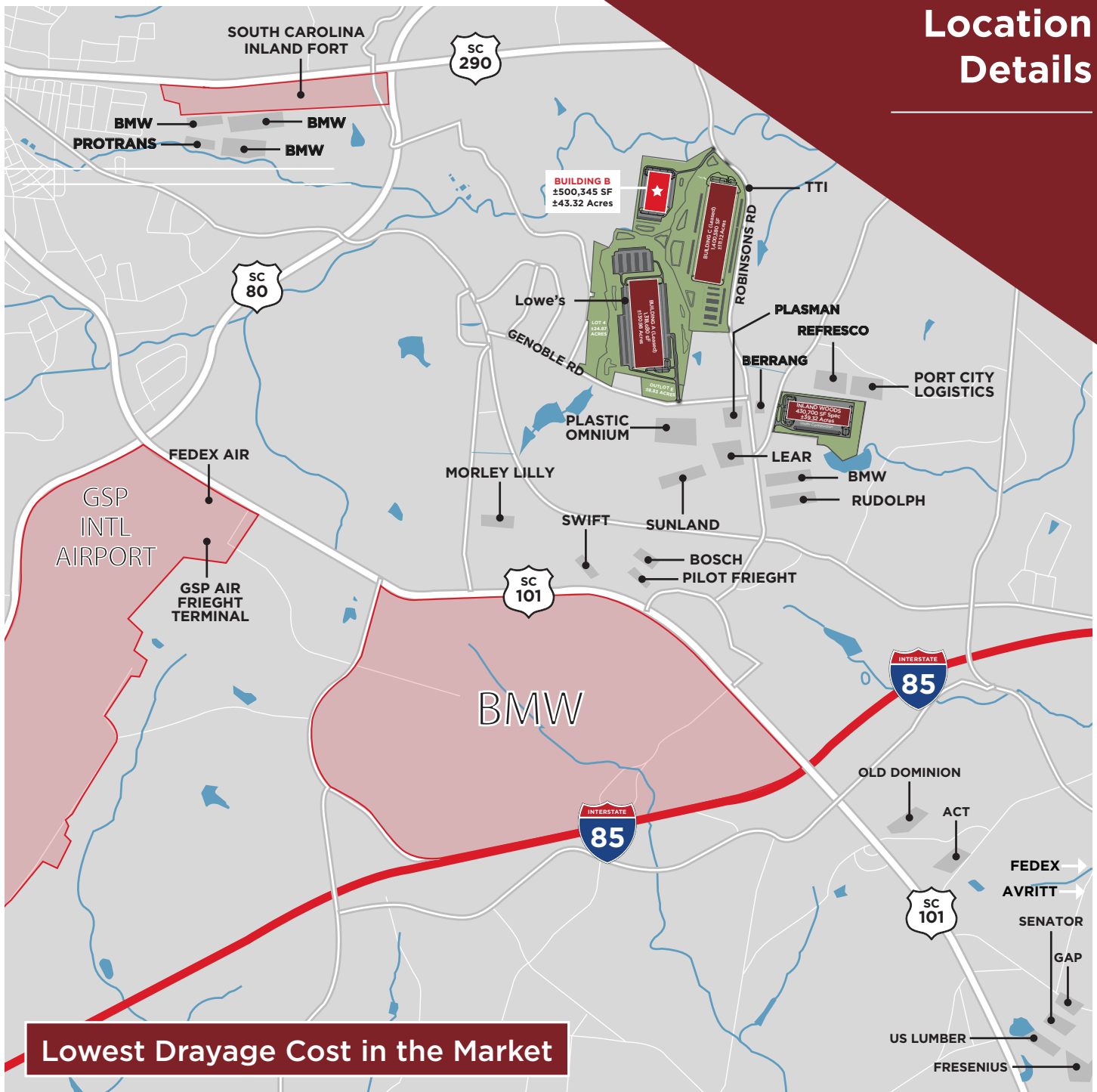
7" Slab - 4,000 PSI



## DIRECT ACCESS TO INLAND PORT GREER

- ±2 Miles from The Cubes
- Reach 40M with 1-Day Ground Delivery
  - 38% More than Atlanta
  - 41% More than Charlotte
- Connect to Charleston
  - Dedicated rail to/from Port of Charleston
  - Container to rail within 24 hours of vessel discharge
- Streamlined Service
  - 24/7 gates
  - 12-min average truck turn time

# Location Details



**I-85** I-85: 1.5 miles

**I-26** I-26: 11.5 miles

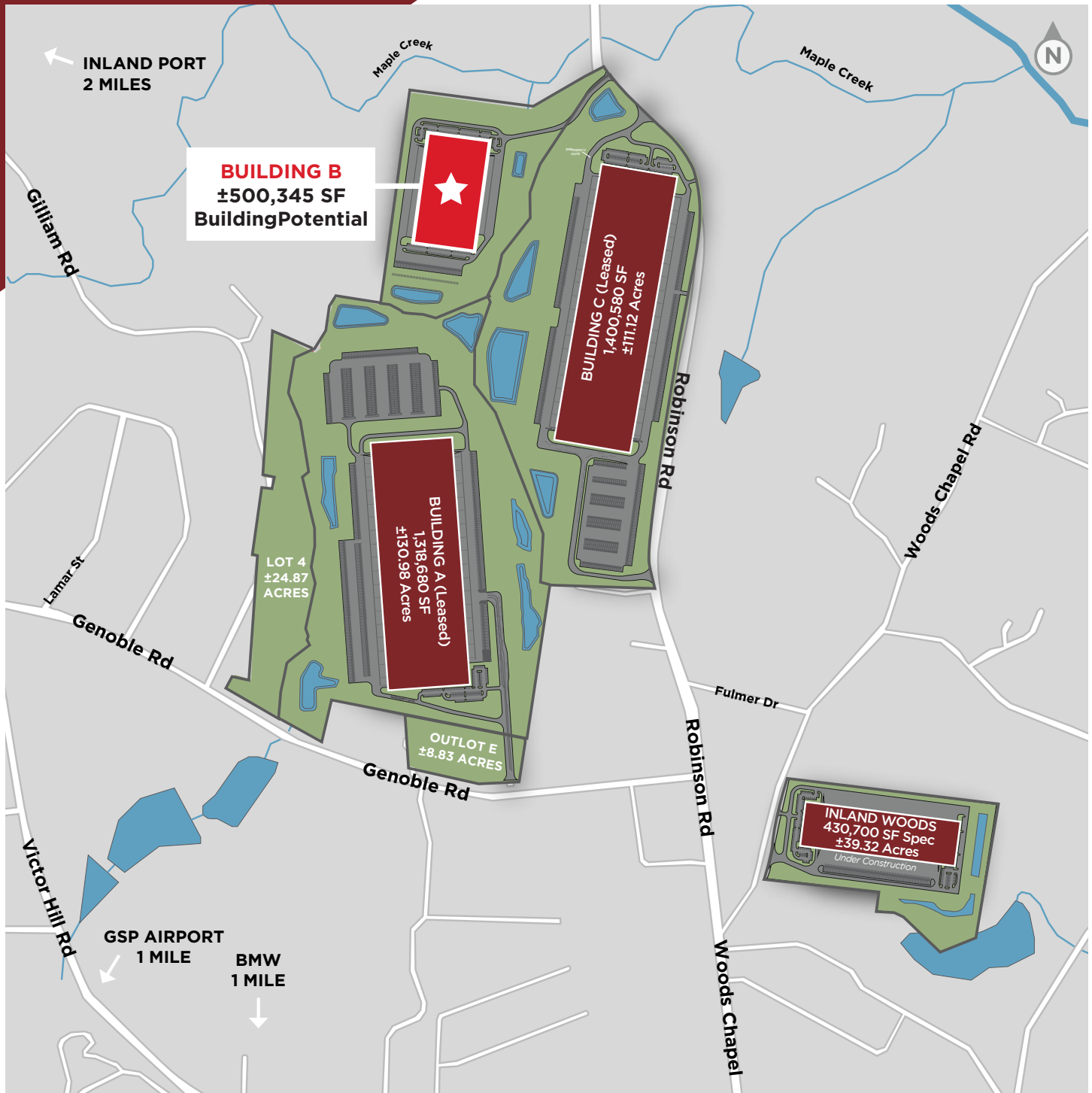
 SC Inland Port Greer: 2 miles

 BMW Plant Spartanburg: 1 mile

## ECOMMERCE SUPPORT

- FedEx Air: 3.2 miles
- FedEx Freight: 4.0 miles
- UPS Freight: 9.5 miles
- FedEx Ground: 11 miles

# Master Plan Overview



FOR MORE INFORMATION, PLEASE CONTACT:



**CUSHMAN & WAKEFIELD**



**THE CUBES**  
Inland 85



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