



Sublease Opportunity

±861,000-SF Move-In Ready Industrial Distribution Center

3805 Furman L Fendley Hwy | Jonesville (Union County), SC

Leasing Contacts:

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Property Overview

3805 Furman L Fendley Hwy | Jonesville, SC

This industrial facility offers an opportunity for immediate occupancy at an existing facility for distribution center space near Spartanburg in the Upstate, South Carolina market.

Property is currently operating as a Belk distribution center, with tenant vacancy upon sublease agreement. This property presents a unique opportunity to employ a pre-existing distribution setup and begin operations with little to no ramp-up time.

Lease includes $\pm 861,000$ -SF warehouse building with 35-60 ft clear heights, $\pm 26,000$ SF of office space, server room with building automation system and numerous employee amenity areas.

An industrial user at this location will also benefit from Union County's readily available pool of labor including high potential for retention of existing associates and Tier-3 Union County incentive opportunities.



Big-box footprint with $\pm 26,000$ -SF fully operational office



Immediate occupancy and operation



Heavy power available



Located in a Tier-3 County for incentives (Union)

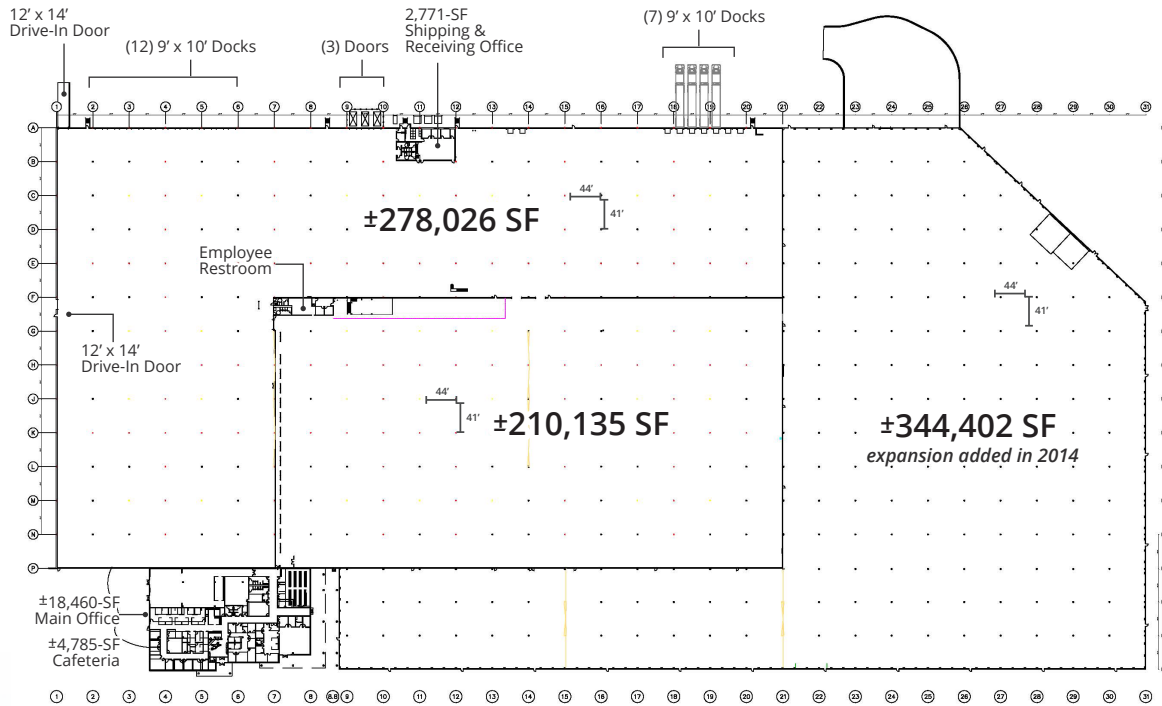


Large employee parking areas ideal for DC operations

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Property Layout



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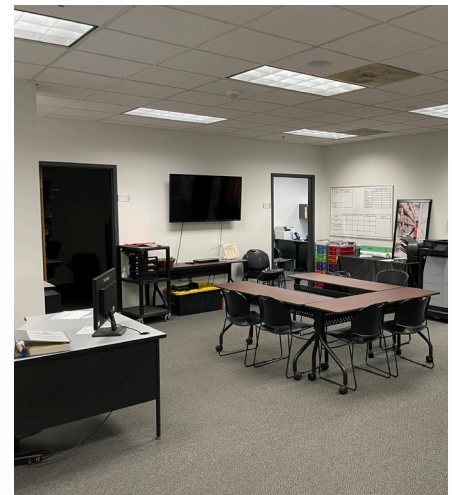
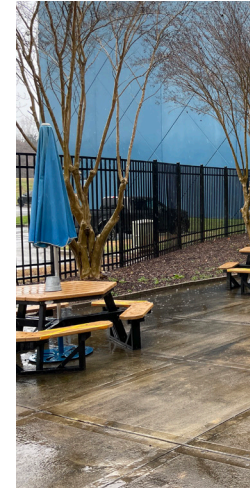
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Full Specifications

Building Size	±861,000 SF
Total Property Size	±54.2 acres
Office Space	±26,000 SF
Configuration	Single-side load
Clear Height	35' - 60'
Column Spacing	41' x 44' typ.
Power	Broad River can support 9MW of power (heavy)
Parking	±1,085 employee spaces (can be partially converted to trailer parking if needed) ±68 trailer spaces
Dock Doors	22 dock doors (20 additional knockouts)
Drive-In Doors	2 drive-in doors (12' x 14')
Fire Protection	ESFR fire suppression
Lighting	LED
HVAC	Fully conditioned warehouse
Additional Functional Improvements	Existing server room with building automation system Employee amenity areas including multiple large breakrooms, restrooms and canteen

Interior/Exterior Photos



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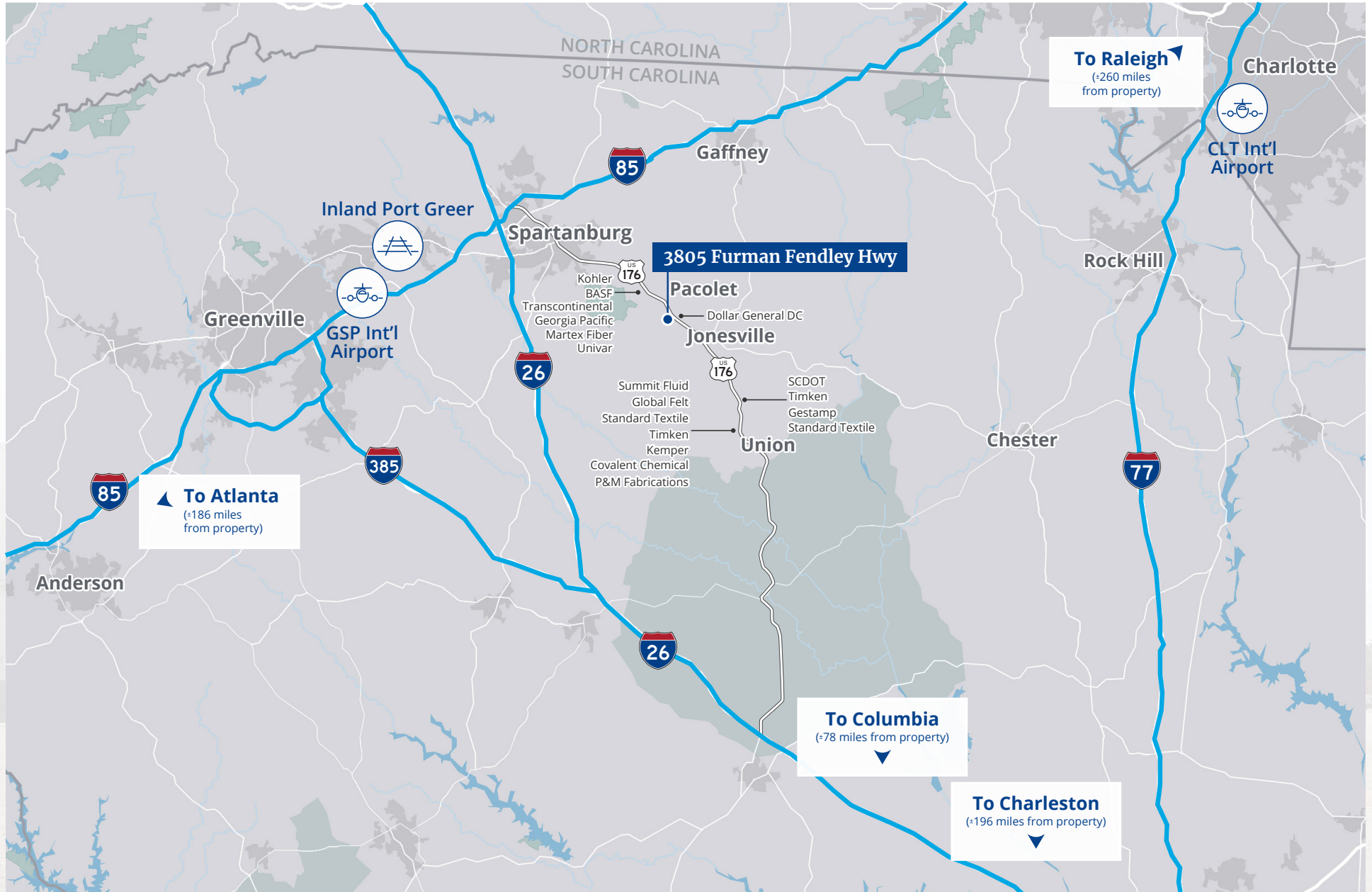
Aerial View



Location Overview

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