

TYGER RIVER INDUSTRIAL PARK NORTH

BUILDING 400

3448 Moore Duncan Highway | Moore, SC 29369

474,867 SF Available

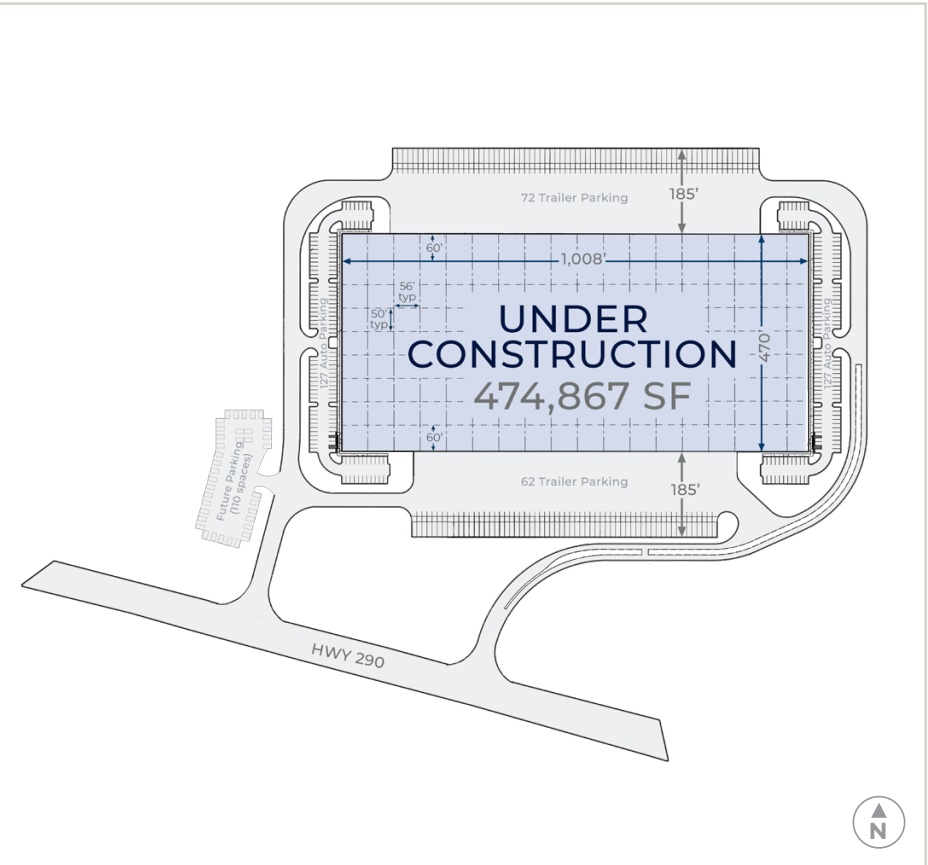
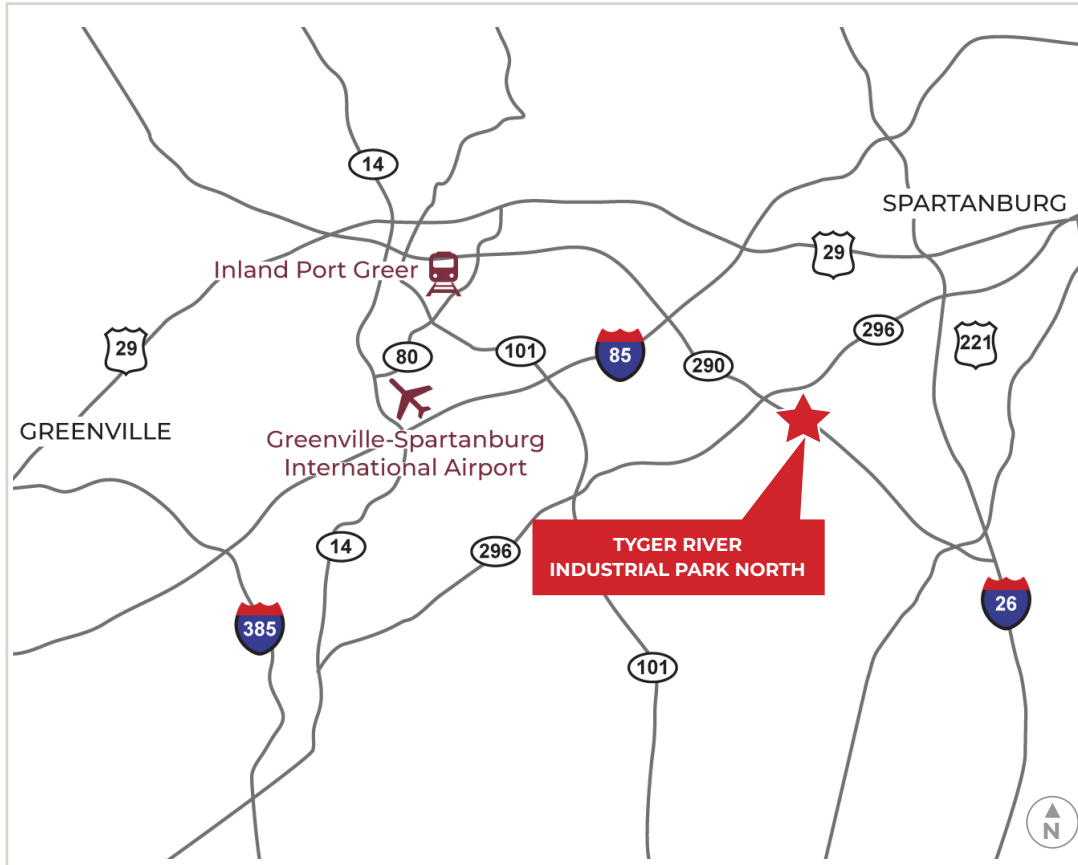
Tyger River Industrial Park North is a state-of-the-art industrial project providing access to Greenville-Spartanburg's most critical transportation networks, demand drivers, and population base. This facility boasts best-in-class specifications including 40' minimum clear height, cross-dock loading, two points of ingress/egress with building circulation, and abundant auto/trailer parking with expansion capability.











TYGER RIVER INDUSTRIAL PARK NORTH | BUILDING 400





3448 MOORE DUNCAN HIGHWAY | MOORE, SC 29369

PROPERTY OVERVIEW



-  474,867 SF on 57 acres
-  40' minimum clear height
-  Cross dock configuration
-  92 - 9' x 10' dock high doors

-  4 - 14' x 16' drive-in doors
-  134 - trailer parking spaces
-  254 - auto parking spaces (expandable to 352)
-  56' x 50' column spacing; 60' staging bays

-  185' truck courts
-  ESFR sprinkler system
-  7" conventional floor slab
-  480 volt / 3 phase electrical / capacity to suit

Development

TONY BLAKE

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Leasing

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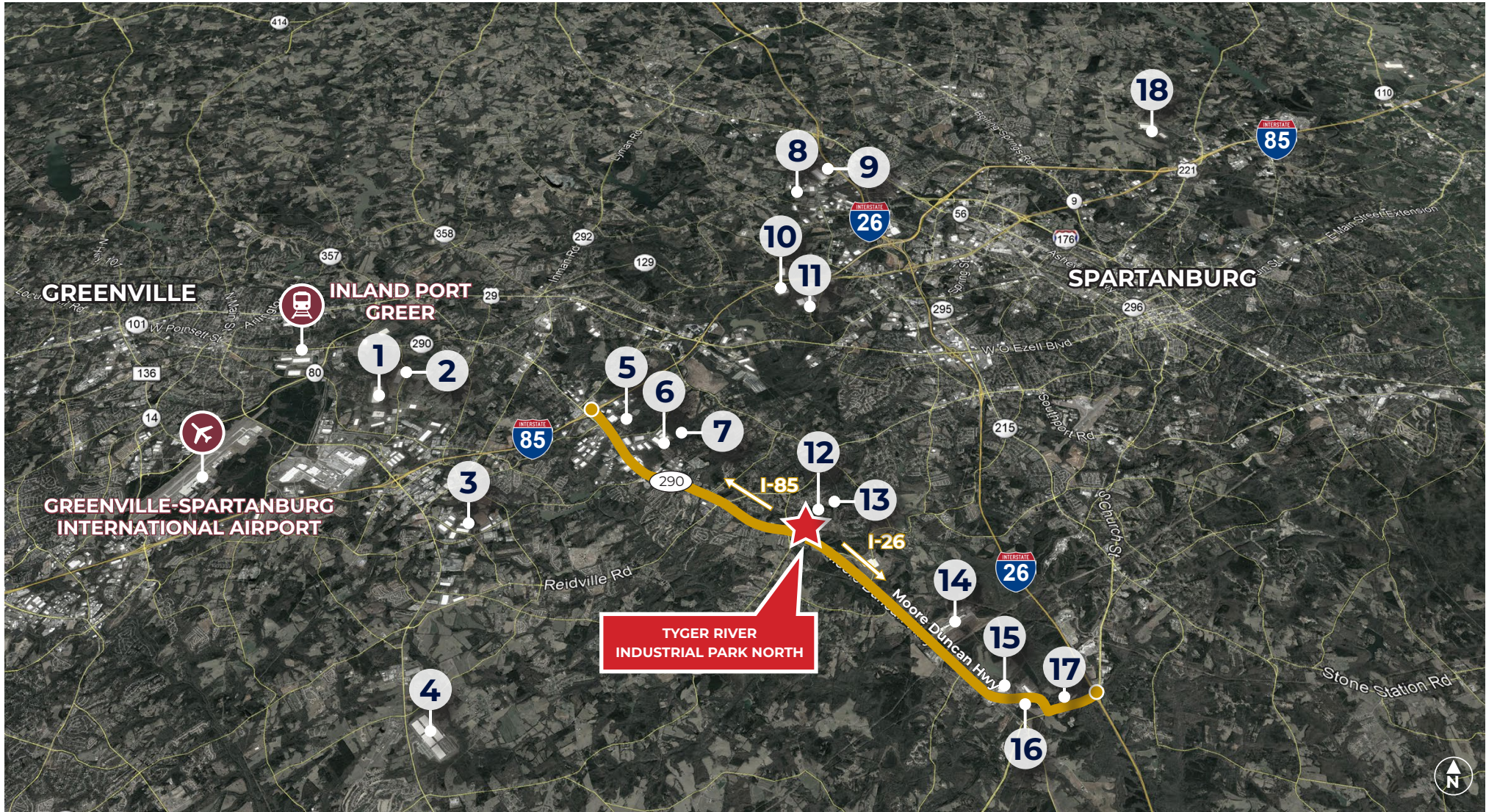
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AREA INFORMATION

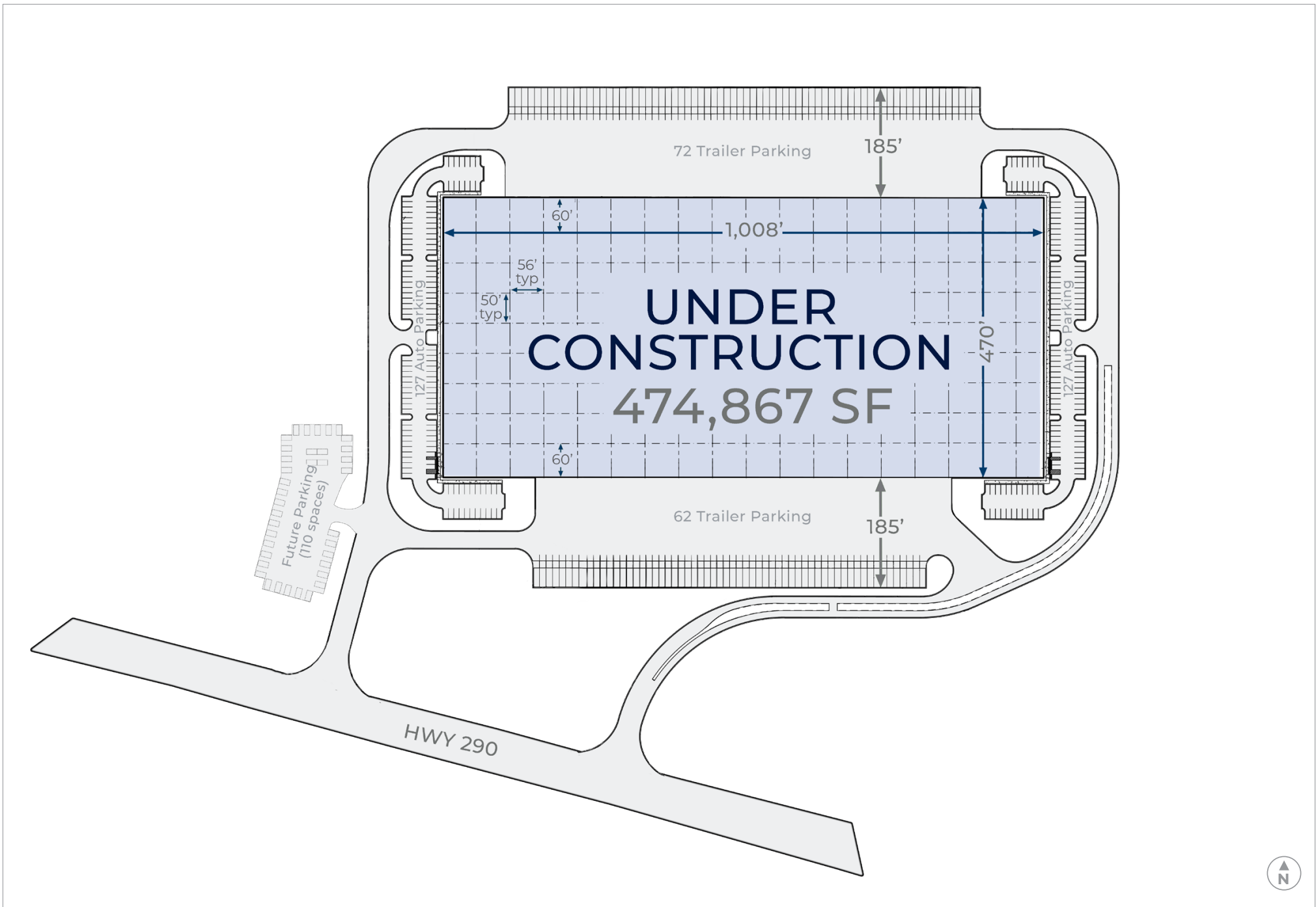


BUSINESSES

- | | | |
|---------------|-------------------|------------------------|
| 1. Lowes | 7. Plastic Omnium | 13. Magna |
| 2. Hoover | 8. Walmart | 14. Toray |
| 3. Pall Corp. | 9. Amazon | 15. MacTrac |
| 4. Michelin | 10. Adidas | 16. Kobelco |
| 5. AFL | 11. Fedex | 17. Sterling Packaging |
| 6. BMW | 12. Keurig | 18. Oshkosh Defense |

DRIVE TIMES

- | | |
|----------------|--|
| I-85 | Greenville-Spartanburg International Airport |
| 5 mi. 12 min. | 12 mi. 23 min. |
| I-26 | Inland Port Greer |
| 5 mi. 12 min. | 12 mi. 23 min. |





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MASTER SITE PLAN

CONTACT

DEVELOPMENT OF



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IN PARTNERSHIP WITH



LEASING



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