

The Cubes at Inland Woods

+/- 430,700 SF Class-A Industrial Facility

1127 Woods Chapel Rd.

Greenville-Spartanburg, SC



THE CUBES

















INLAND WOODS



THE NET LEASE GROUP

The Net Lease Group exclusively offers for sale a +/- 430,700 square foot, newly constructed, freestanding, cross-docked, Class A industrial building in Duncan, South Carolina.

Property Details

 Clear Height 36"	 Truck Court 130' Depth	 Building Dimensions 1180'X365'	 Drive-in Doors 4 (14'x16')
 Dock Doors 119	 Building SF 430,700	 SLAB 7" Slab - 4,000 PSI	 Construction Type Concrete Tilt-Up
 Trailer Parking 127	 Land Size 39.32 Acres	 Lighting LED	 Orientation Cross-docked
 Parking 224	 Industrial Market(s) Greenville-Spartanburg	 Fire Suppression ESFR	 Column Spacing 54' x 49' (61' Speed Bays)

Market Details

Industrial Hub: Greenville-Spartanburg’s robust infrastructure has made it a hub for industrial activity. Upstate South Carolina provides quick access to Interstates 85 and 26, Port of Charleston, and Inland Port Greer, facilitating national logistics activity.

Proximity to Key Markets: Greenville-Spartanburg’s highway network of Interstates 85 and 26 connects to major centers like Atlanta, Charlotte, Raleigh, and Washington, D.C., ensuring broad market accessibility.

Market Rents: Currently, the average asking rental rate is \$6.71/SF, a 4.5% increase year-over-year. This increase is attributed to the numerous newly constructed Class A deliveries with asking rents exceeding \$6.00/SF.

Strong Workforce: With a talent pool of over 120,000 skilled workers, Upstate South Carolina is an attractive location for expanding companies, particularly in manufacturing, with a job concentration over 2x the national average.

Positive Demand Outlook: The presence of Inland Port Greer and BMW’s largest North American factory are strong demand drivers. The influx of automotive companies, expansions by established tenants, and new entrants like Tesla position the region for continuous industrial demand.

Pro-Business Environment: South Carolina’s business-friendly regulations and tax incentives create a favorable environment for local businesses.



175,873	\$50M	970K
Containers were transferred at Inland Port Greer in 2023	Total investments for ongoing Inland Port Greer expansions	Gallons of fuel conserved annually by SC's Inland Port



Inland Port Greer

- » Located between Greenville and Spartanburg, Inland Port Greer is the larger of South Carolina’s two inland ports.
- » It is a vital facility in the State’s port system, enabling efficient goods movement to and from the Port of Charleston via rail.
- » Open 24/7 for container deliveries, offering overnight express service six days a week, enhancing supply chain speed and reliability.
- » Norfolk Southern provides exclusive rail service to Inland Port Greer.



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