

# MDT SPEC BUILDING AT MID-CAROLINA COMMERCE PARK



145 MID-CAROLINA CT., PROSPERITY, SC 29127



100,440 SF (EXPANDABLE TO 200,000 SF)

## INFRASTRUCTURE + BENEFITS



Convenient Travel via GSP International Airport/CAE Metropolitan Airport



74 miles to Greer Inland Port  
130 miles to Port of Charleston



Industrial Electric Rates 12% Lower than the National Average



Only 0.25 miles to I-26 (Exit 82)

 **NEWBERRY ELECTRIC**  
COOPERATIVE, INC.  
Your Touchstone Energy® Partner 

 **Newberry County**  
Economic Development  
SOUTH CAROLINA

**DELIVERY: Q4 / 2019**

# MDT SPEC BUILDING AT MID-CAROLINA COMMERCE PARK



**SITE PLAN:** 145 MID-CAROLINA COURT  
PROSPERITY, SC 29127



## BUILDING SPECIFICATIONS

<b>DIMENSIONS:</b>	310' X 324'
<b>ACRES:</b>	17.9
<b>CONSTRUCTION:</b>	INSULATED PRECAST CONCRETE
<b>DOCK DOORS:</b>	FIFTEEN (15) 9' X 10'
<b>DRIVE-IN DOORS:</b>	ONE (1) 12' X 14'
<b>TRUCK COURT:</b>	160' DEEP
<b>CLEAR HEIGHT:</b>	32' 6" AT FIRST COLUMN
<b>COLUMN SPACING:</b>	50' X 54' INTERIOR BAYS, 60' X 54' LOADING BAY

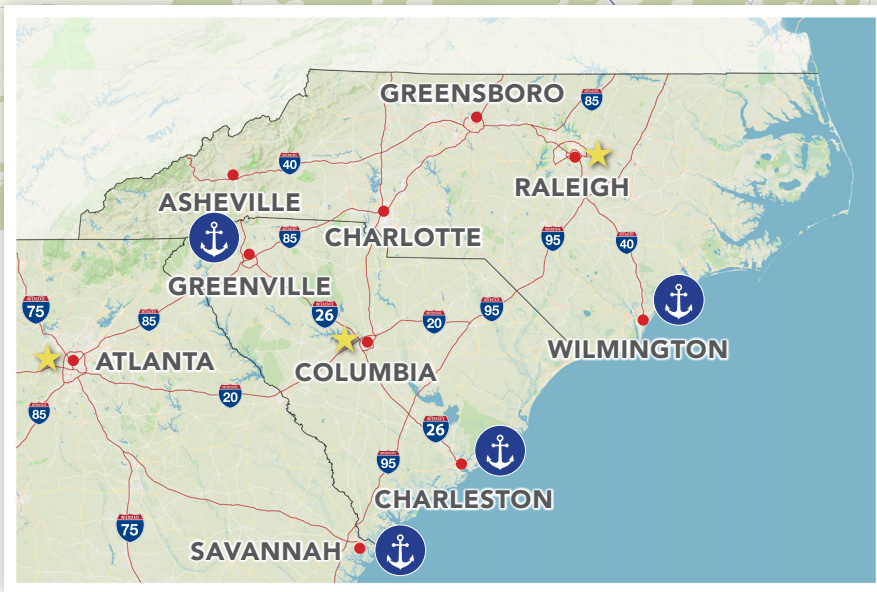
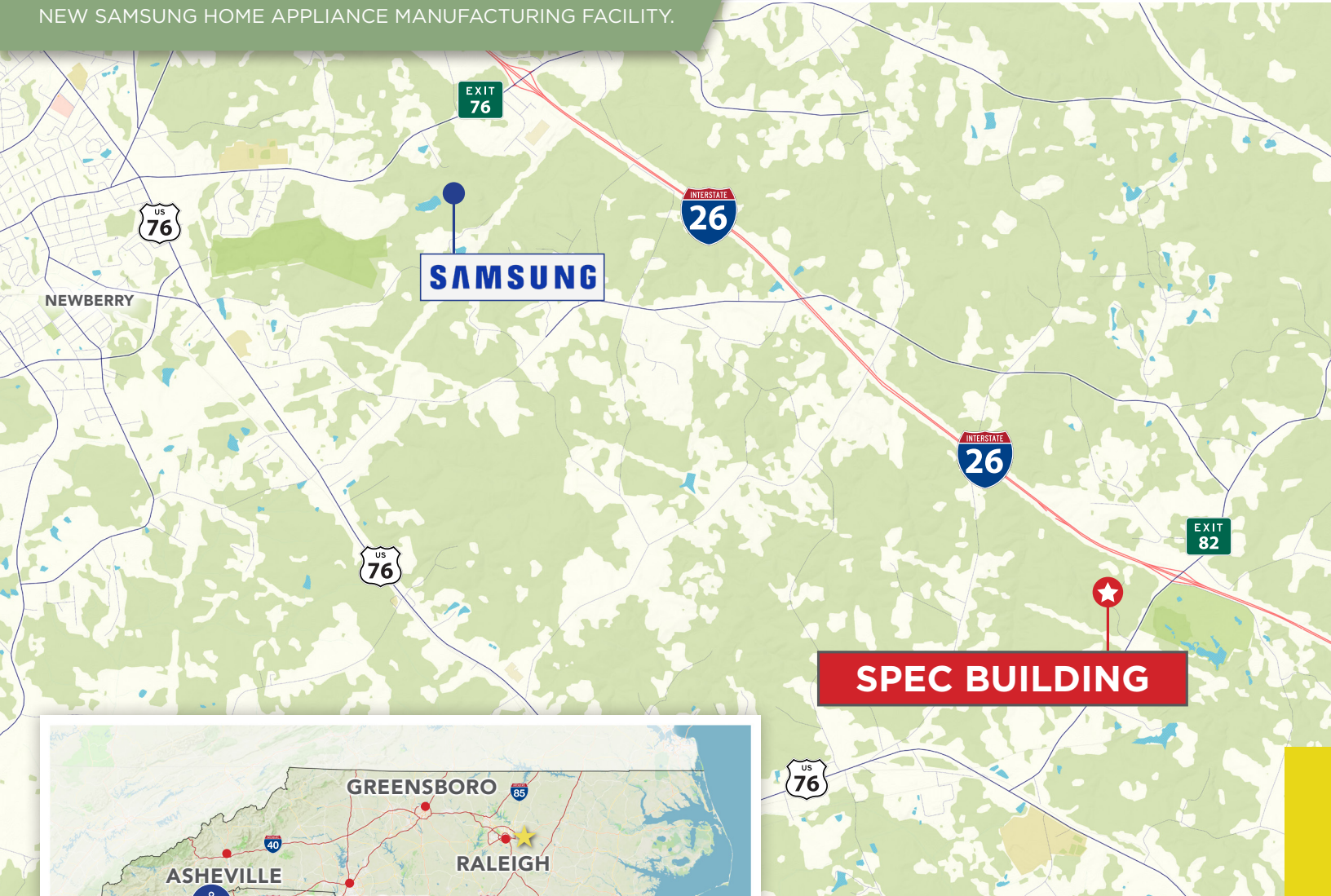
<b>OFFICE:</b>	TO SUIT TENANT
<b>FLOORS:</b>	6" 4000 PSI CONCRETE
<b>HVAC:</b>	TO SUIT TENANT
<b>ROOF:</b>	WHITE TPO MEMBRANE WITH 20 YR. WARRANTY
<b>ELECTRIC/LIGHTING:</b>	TO SUIT TENANT
<b>FIRE PROTECTION:</b>	TO SUIT TENANT
<b>AUTO PARKING:</b>	TO SUIT TENANT (165+)



# MDT SPEC BUILDING AT MID-CAROLINA COMMERCE PARK



THE NEWBERRY SPEC BUILDING IS ONLY 7 MILES FROM THE NEW SAMSUNG HOME APPLIANCE MANUFACTURING FACILITY.



- MAJOR CITIES
- ★ STATE CAPITOLS
- ⚓ PORTS