

# Midway Green Industrial Spec Building

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

**260 Midway Drive** · Union, South Carolina (USA) · 29379



## EXCELLENT LOCATION

**Centrally located in the Southeast** between Greenville / Spartanburg, SC; Columbia, SC; and Charlotte, NC — with close proximity to the Port of Charleston and Inland Port Greer.

## DEVELOPMENT READY

**Midway Green Industrial Park is a 142-acre**, South Carolina Department of Commerce Certified Industrial Park owned by Pacolet Milliken Enterprises.

## SUSTAINABLE + GREEN UTILITY OPTIONS

- **Perfect for large electrical consumers** concerned with their environmental footprint
- **High reliability + low cost power** provided by Lockhart Power
- **Over 99%** of Lockhart Power owned generation comes from renewable resources
- **Landfill gas** for generation, direct thermal use, low pressure steam + hot water
- **Adjacent wastewater treatment plant** provides treated greywater for process needs

## BUILDING SPECIFICATIONS

- **Building Owner:** Midway Green Development, LLC
- **Location:** Union County, Midway Green Industrial Park
- **Site Size:** 24 Acres / Additional Acreage is Available
- **Building Size:** 100,000 SF
- **Expandable to:** 200,000 SF
- **Dimensions:** 250 x 400 ft (76 x 122 m)
- **Wall Material:** Insulated Concrete
- **Slab Thickness:** 6 in (15.24 cm)
- **Clearance Height:** 32 ft (9.75 m)
- **Column Spacing:** 50 x 50 ft (15.24 m) interior bays
- **Dock Door:** One (1) – 9 x 10 ft (2.74 x 3.04 m)
- **Drive-In Door:** One (1) – 12 x 14 ft (3.65 x 4.26 m) 7 Knock-out Panels for Future Dock Doors
- **Automobile Parking:** To Suit Tenant
- **Trailer Parking:** To Suit Tenant
- **Fire Suppression:** To Suit Tenant
- **Lighting:** To Suit Tenant



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## ACCESSIBILITY

- **Adjacent** to SC Highway 49
- **US Highway 176** (closest four lane): 1.9 miles (3 km)
- **I-26** (closest interstate): 17 miles (27 km)
- **Port of Charleston:** 178 miles
- **Inland Port Greer:** 46 miles
- **Greenville-Spartanburg International Airport (GSP):** 43 miles (69 km)
- **Charlotte Douglas International Airport (CLT):** 61 miles (98 km)
- **Troy Shelton Field (civil airport in Union County):** 3.5 miles (5.6 km)
- **Railway:** Norfolk Southern 0.25 miles (0.4 km)

## UTILITIES

- **Electric:** Provided by Lockhart Power; 34kV line; Available capacity is >30MW; dual capacity; High reliability + low-cost power
- **Natural Gas:** Provided by the City of Union; 4" line at 6,000 MCF/day; 30 PSI
- **Water Service:** Provided by the City of Union; 10" water line; 10 MGD capacity, 4 MGD excess capacity
- **Waste Water Service:** Provided by the City of Union; 8" gravity line; 6 MGD capacity, 4 MGD excess capacity, Adjacent wastewater treatment plant provides treated greywater for process needs
- **Telecommunications:** AT+T line on-site; Copper + fiber optic cable accessible; Charter Communications serviceable

## DUE DILIGENCE

- **Site Due Diligence:** All complete and available for Geotechnical assessment, Wetlands delineation, endangered species report, and archeological/historical report

## PRICING + AVAILABILITY

- **Available Now**
- **Additional Acreage:** Available in 142-acre Industrial Park
- **For Sale:** Contact Andrena Powell-Baker, information below