



CONNEXIAL
CENTER

SPECULATIVE BUILDING

101 Connexial Blvd, Gray Court, SC 29645
Located on I-385 between Exit 19/SC-14 and Exit 16/SC-101

150,660 SF (Expandable to 200,000 SF)



BUILDING SPECIFICATIONS

- **Dimensions:** 486' x 310'
- **Acres:** 28 acres
- **Construction:** Insulated Precast Concrete Panels
- **Dock Doors:** (6) 9x10's with knockouts for a total of (29) 9x10's
- **Drive-In Doors:** (1) 12x14
- **Truck Courts:** 150' deep
- **Clear Height:** 32' @ Speed Bay
- **Column Spacing:** 50'x54' Interior Bays with 60'x54' Speed Bay
- **Office:** TBD
- **Floors:** TBD
- **HVAC:** TBD
- **Electric/ Lighting/ Fire Protection:** TBD
- **Roof:** White TPO Roof
- **Automobile Parking:** To Suit Tenant (290 spaces)
- **Trailer Parking:** TBD

DETAILED SITE PLAN

INTERSTATE 85
±12 MILES TO I-85
↑

INTERSTATE 26
±19 MILES TO I-26
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VETERANS MEMORIAL HIGHWAY

SOUTH FRONTAGE ROAD

INTERSTATE 385

CONNEXIAL BOULEVARD

WET DETENTION POND

WETLAND (TYP.)

FIRE ACCESS ROAD

FUTURE CONCRETE RAMP

FUTURE PAVED TRUCK COURT EXPANSION

GRAVEL TRUCK COURT
(FUTURE HEAVY DUTY PAVEMENT)

CONCRETE TRUCK COURT

BUILDING
150,660 SF

FUTURE EXPANSION
50,220 SF

FUTURE PAVED PARKING AREA
282 SPACES

9 SPACES

310'

486'

CONCRETE PLAZA & SIDEWALK

340'

162'

SITE BOUNDARY
28.62 AC

TEMPORARY GRAVEL TURN AROUND

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Gray Court, SC 29645

“ The Connexial Center is a great example of what Team South Carolina does to lay the foundation for future economic growth. This new resource will help us put our best foot forward as we seek to provide prospective industries with a strong inventory of available real estate. ”

SECRETARY OF COMMERCE
BOBBY HITT

LOCATION & MARKET

Strategically located on I-385 between Exit 19/SC-14 and Exit 16/SC-101

Site is in close proximity to ZF Transmissions, Woodfield Industrial Park, and Southchase Industrial Park

450 developable acres

All due diligence has been completed

Water and sewer are on site

Geographic location—close proximity to I-85, I-26, and I-385 industrial corridor

Class A Industrial Park

Within 32 miles of the SC Inland Port Greer

Within 19 miles of the Clemson University International Center for Automotive Research (CU ICAR)

Within 8 miles of the Laurens Center for Advanced Manufacturing

WORKFORCE & TRAINING

Stats based on **45 minutes** of the Connexial Center

2018 Population 1,091,098

Total labor force 533,302

Percent employed in manufacturing 32.4%

Percent employed in distributive occupations 8.5%

Underemployment 15.9%
(79,184)

Projected 5 year population growth 6%

Workers willing to commute more than 30 minutes 62.2%

Labor force participation rate 75.5%



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