

VICTORY CROSSING



CLASS A INDUSTRIAL

301,320 SF AVAILABLE



FULLY DESIGNED & READY TO GO SITE
LEASE / PURCHASE / BTS



TREELINE

GAFFNEY, SC 29340

FOUNDRY
COMMERCIAL

SITE PLAN + DETAILS

VICTORY TRAIL RD.

± 301,320 SF

COMMERCE DRIVE

CLOSE ACCESS TO I-85 INTERCHANGE
CHARLOTTE DOUGLAS INTERNATIONAL
AIRPORT 44 MILES, GREENVILLE, SC 53 MILES,
BMW GREER 39 MILES

OPPORTUNITY FOR EITHER BULK
DISTRIBUTION OR MANUFACTURING



Victory Crossing is a 301,320 SF new facility for distribution or manufacturing. Located just off I-85 at Exit 96 in Cherokee County, the location provides a superior location midway between Charlotte NC to the north and Greenville SC to the south along the I-85 mega corridor. The new construction is a Class "A" rear load facility two turns off I-85 offering a modern high tech image, superior 36' clear height for high cube users, and a double deep truck court providing excess trailer storage.

DISTRIBUTION / MANUFACTURING / WAREHOUSE
CLASS A INDUSTRIAL PARK

BUILDING SIZE: ± 301,320 SF

PROPERTY SIZE: ±36.03 ACRES, ZONED INDUSTRIAL

PARKING: 185 SPACES

CONSTRUCTION: CONCRETE TILT WALL

CLEAR HEIGHT: 36' CLEAR

FLOOR THICKNESS: 7" CONCRETE

DOCK HIGH DOORS: UP TO FIFTY-THREE (53)

DRIVE-IN DOORS: TWO (2) 12'X14' DRIVE-IN DOORS AT
OPPOSITE ENDS OF THE BUILDING

DIMENSIONS: 310' DEEP X 972' LONG

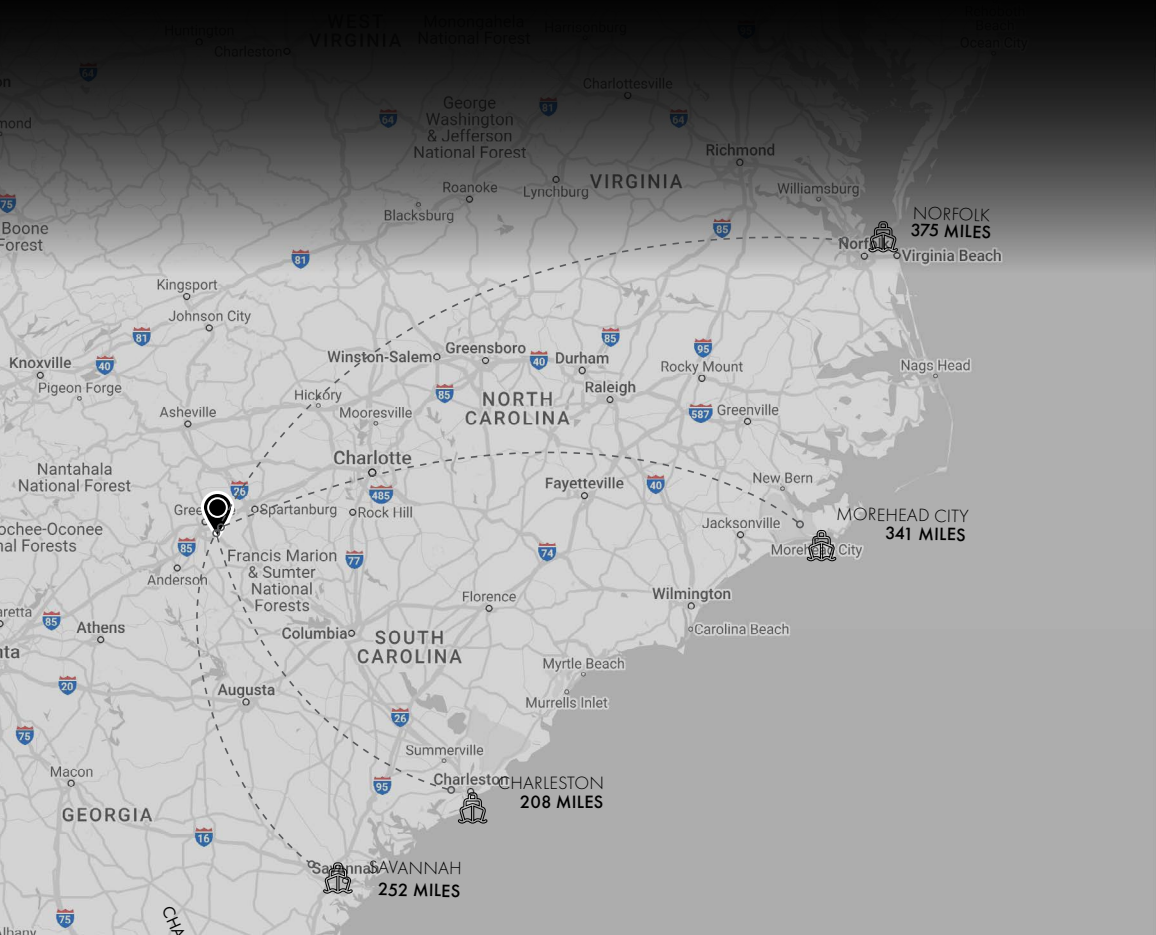
TRUCK COURT: 185' DEEP

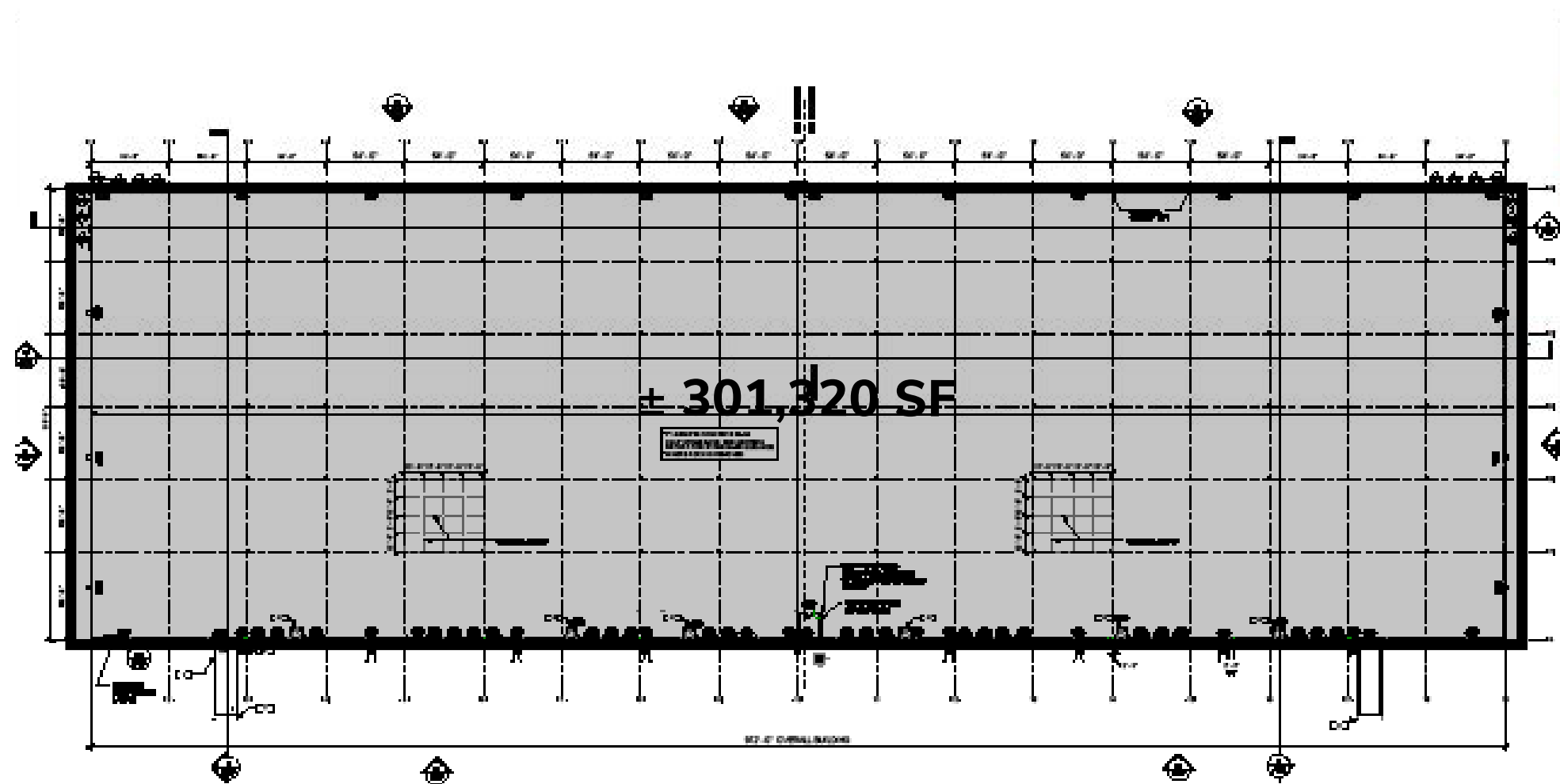
- ✓ ALL DUE DILIGENCE COMPLETED
- ✓ FULLY DESIGNED & ENGINEERED BUILDING PLANS
- ✓ SITE HAS BEEN CLEARED
- ✓ DELIVERY 10 MONTHS FROM COMMITMENT
- ✓ SITE OR COMPLETED BUILDING FOR SALE

OVERVIEW + DEMOS

DEMOGRAPHICS	3 MILE	10 MILES	25 MILES
EST. POPULATION	11,367	56,658	464,428
PROJECTED GROWTH	.5%	.4%	1%
TOTAL EMPLOYEES	5,127	18,447	161,198
AVERAGE HOUSEHOLD INCOME	\$38,667	\$54,077	\$63,340

VPD	
VICTORY TRAIL RD	4,010
I-85	60,234





DEVELOPMENT TEAM

ENGINEERED BY



GENERAL CONTRACTOR



DESIGNED BY





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