



MDT Spec Building at Mid-Carolina Commerce Park

145 Mid-Carolina Ct.
Prosperity, SC 29127

100,440 SF (expandable to 200,000 SF)



BUILDING SPECIFICATIONS

- **Dimensions:** 310' x 324'
- **Acres:** 17.9
- **Construction:** Insulated Precast Concrete
- **Dock Doors:** Fifteen (15) 9' x 10'
- **Drive-In Doors:** One (1) 12' x 14'
- **Truck Court:** 160' deep
- **Clear Height:** 32' 6" at first column
- **Column Spacing:** 50' x 54' interior bays, 60' x 54' loading bay
- **Office:** To Suit Tenant
- **Floors:** 6" 4000 psi concrete
- **HVAC:** To Suit Tenant
- **Electric / Lighting / Fire Protection:** To Suit Tenant
- **Roof:** White TPO membrane with 20 year warranty
- **Automobile Parking:** To Suit Tenant (165+)

INFRASTRUCTURE + BENEFITS



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

Convenient Travel
via GSP International Airport /
CAE Metropolitan Airport



Industrial Electric Rates
12% Lower than
the National Average

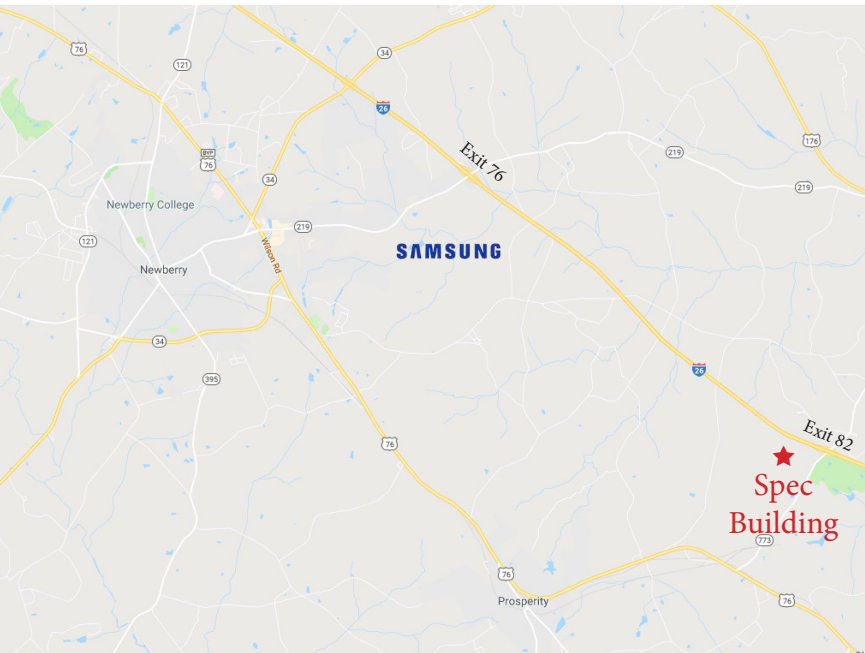
Only 0.25 miles to I-26 (Exit 82)





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The Newberry Spec Building is only 7 miles from the new Samsung Home Appliance Manufacturing facility.



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