## WOODRUFF BUILD TO SUIT SITE



5590 HIGHWAY 101, WOODRUFF, SC (SPARTANBURG COUNTY)



CAPABLE 100,000 - 400,000 SF





LOCATED IN THE MIDDLE OF THE UPSTATE SOUTH CAROLINA MARKET AND SURROUNDED BY ONE OF THE FASTEST GROWING RESIDENTIAL AREAS IN THE STATE



LESS THAN 2 MILES TO BMW'S ELECTRIC VEHICLE PLANT



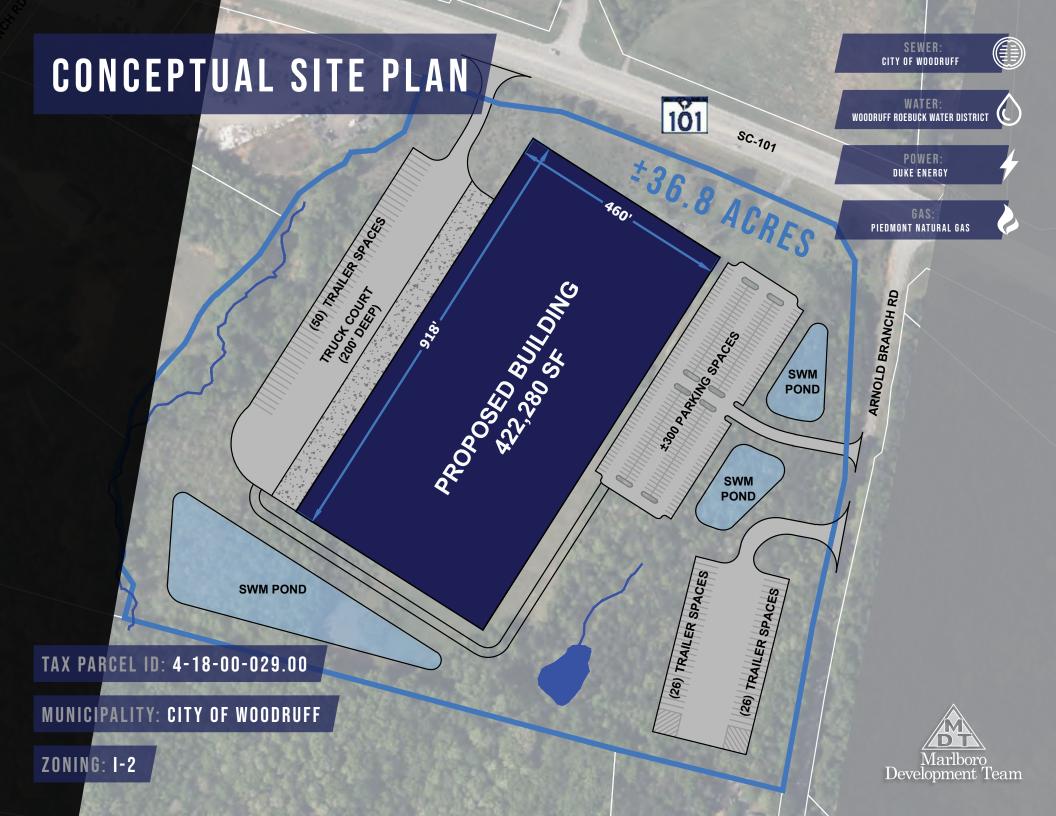
EXCELLENT ACCESS TO 1-85 & 1-26 VIA HWY 101

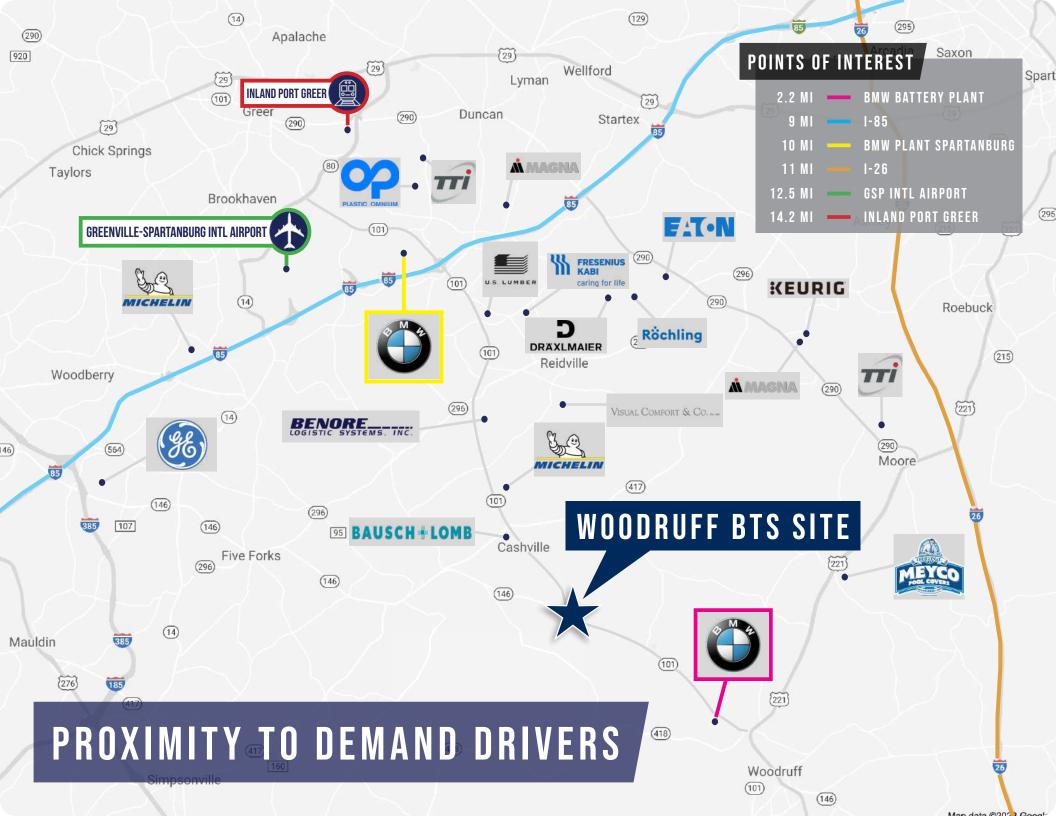
100 - 100 E 16 To 16 To



THE SITE IS OWNED BY A PROVEN SPARTANBURG BASED INDUSTRIAL DEVELOPMENT TEAM WITH INHOUSE CIVIL ENGINEERING, ARCHITECTURE AND CONSTRUCTION MANAGEMENT







## ABOUT THE DEVELOPER

MARLBORO DEVELOPMENT TEAM,
INC. (MDT) IS A SPARTANBURG,
SOUTH CAROLINA BASED REAL
ESTATE DEVELOPER FOCUSED

ON SINGLE TENANT BUILD TO



SUITS, VALUE-ADD ACQUISITIONS, AND STRATEGIC INVESTMENTS
THROUGHOUT THE UNITED STATES. THE SENIOR MANAGEMENT
OF MDT HAS A PROVEN TRACK RECORD OF 100+ YEARS OF
DEVELOPMENT EXPERIENCE WITH SUCCESSFUL DELIVERY OF OVER
13 MILLION SQUARE FEET OF MANUFACTURING, DISTRIBUTION,
LIFE SCIENCES, OFFICE, AND RETAIL PROJECTS. MDT IS A
SUBSIDIARY OF MPD ELECTRIC COOPERATIVE, ONE OF THE
LARGEST ELECTRIC COOPERATIVES IN THE UNITED STATES.



RYAN KOOP, SIOR
Broadstreet Partners
864 200 6527
ryan@broadstreetcre.com

JOHN PARKER
Broadstreet Partners
864 266 3309
john@broadstreetcre.com





LIFE SCIENCE LOGISTICS
NEWBERRY, SC | 100,000 SF







JABIL HEALTHCARE Hendersonville, NC | 168,000 SF



HARBOR FREIGHT DILLON, SC | 253,000 SF