

BUILD-TO-SUIT OPPORTUNITY

WOODRUFF, SOUTH CAROLINA



5590 HIGHWAY 101, WOODRUFF, SC



36 ACRES (CAPABLE OF 100,000 - 400,000 SF)
W/ LAYDOWN YARD

INFRASTRUCTURE + BENEFITS



12.5 miles to Greenville - Spartanburg International Airport



14.2 miles to Inland Port in Greer, SC



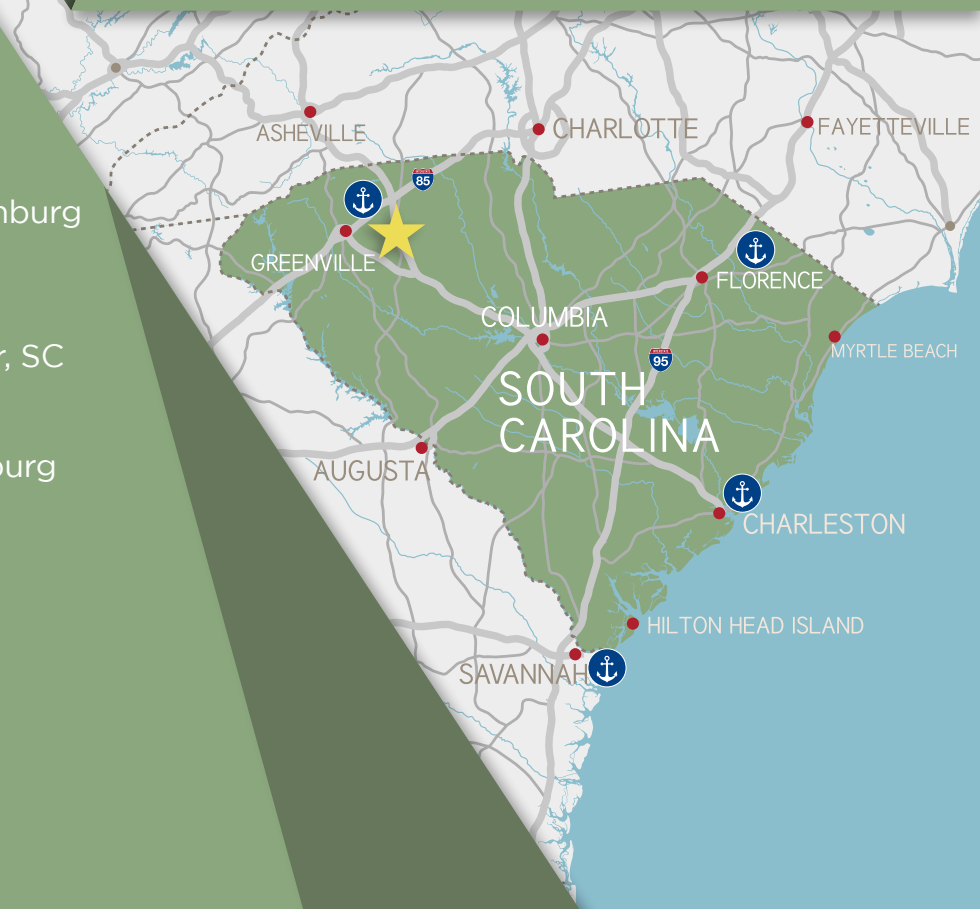
10 miles to BMW Plant Spartanburg
2 miles to new BMW EV Plant



9 miles to Interstate 85



11 miles to Interstate 26



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CONCEPTUAL SITE PLAN

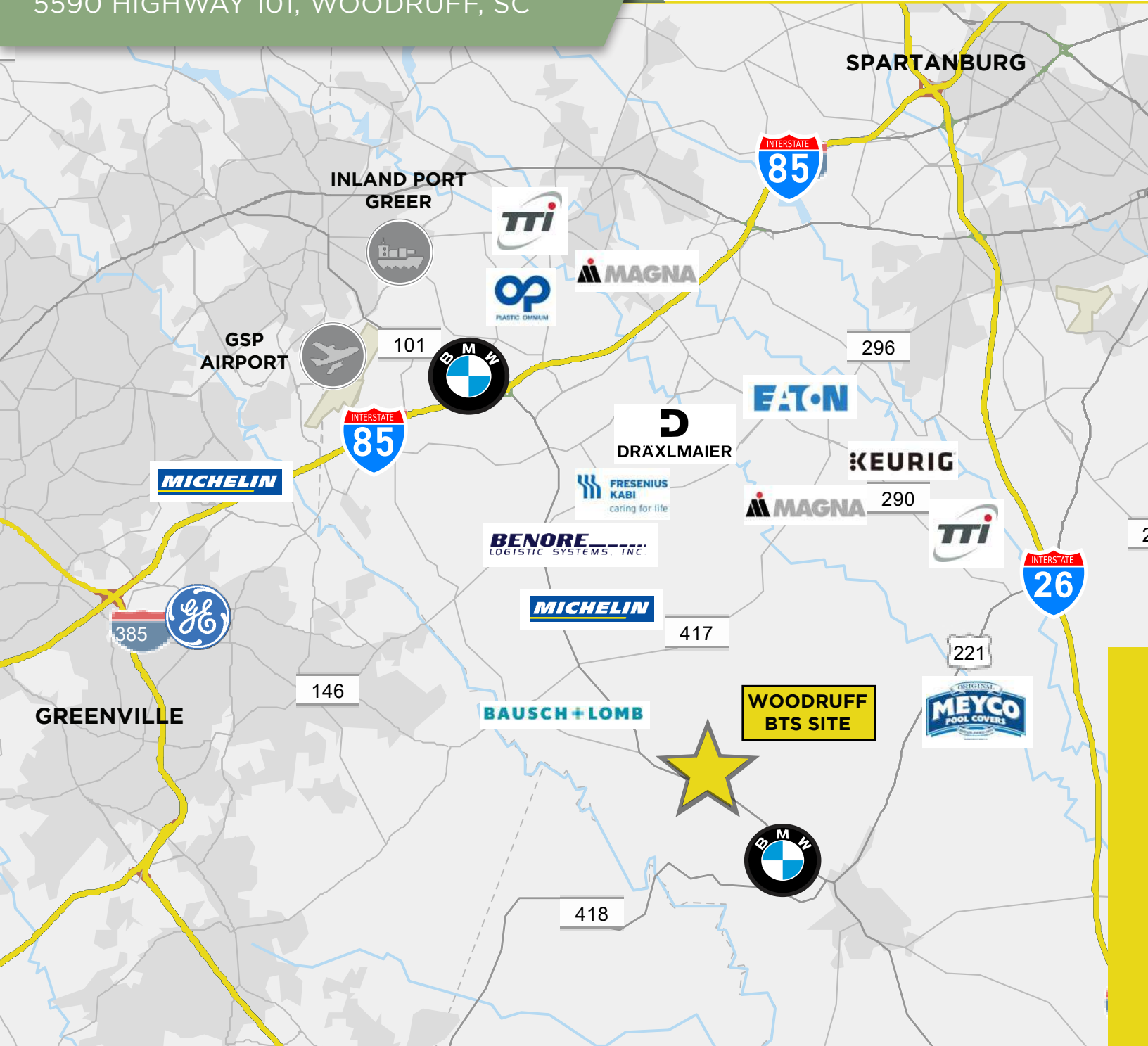
TAX PARCEL ID:	4-18-00-029.00
ACRES:	36.8
ZONING:	I-2
SEWER:	CITY OF WOODRUFF
WATER:	WOODRUFF ROEBUCK WATER
ELECTRIC:	DUKE ENERGY
GAS:	PIEDMONT NATURAL GAS

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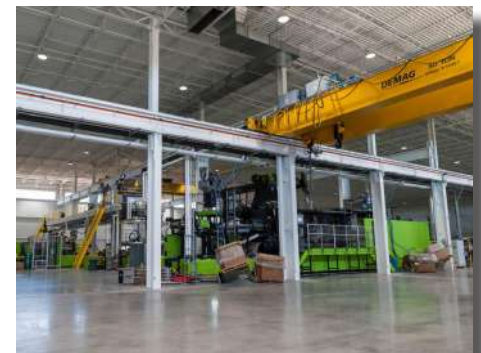
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Marlboro Development Team, Inc. (MDT) is a South Carolina based real estate developer focused on single tenant build-to-suits, value-add acquisitions, and strategic investments throughout the United States. MDT is the for-profit subsidiary of MPD Electric Cooperative (MPD), an 83-year old electric utility. MPD is the fifth largest electric cooperative in the United States with revenues exceeding \$300 Million annually with four offices in South Carolina and 117 employees. 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 across a broad spectrum of projects including retail, industrial, commercial and office.

Our strengths lie in the simplicity of our approach through transparency and creativity in deal structure, streamlined decision making, deep comprehension of the construction administration, efficient delivery of development solutions, and our commitment to developing a true partnership with our clients.

MDT adheres to the following with all development projects:

- Foster long-term relationships with clients centered on trust
- Conduct business with a sense of urgency while never sacrificing quality
- Respect the economic development impact each project brings to the community
- Communicate effectively and succinctly to clients and partners
- Operate with transparency and honesty
- Develop cost-competitive and functional projects for clients, utilizing our extensive experience
- Exceed expectations on every project, regardless of the challenge



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