



STRATEGIC CAPITAL
P A R T N E R S

FOR IMMEDIATE RELEASE

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FORWARD SALE SPEAKS TO MARKET STRENGTH AND DEVELOPER'S REPUTATION

Strategic Capital Partners Sells Port 290 Industrial Park to Boston-based REIT

INDIANAPOLIS, Indiana (June 16, 2022) -- Indianapolis-based [Strategic Capital Partners, LLC](#) ("SCP") is pleased to announce the forward sale of Port 290 in the Greenville-Spartanburg (Upstate) South Carolina market, to [STAG Industrial, Inc.](#) (NYSE: STAG) a real estate investment trust focused on the acquisition and operation of industrial properties throughout the United States.

Located in Greer, S.C., [Port 290](#) industrial park sits halfway between Greenville and Spartanburg. The 91-acre site lies north of Interstate 85, directly off Highway 290 and adjacent to rail-served Inland Port Greer. This development will deliver approximately 717,000 square feet of Class A industrial space in two buildings offering cross-docked and rear-load options. (Buildings A and B are located at 1817 and 1809 E. Poinsett Street Extension.) Construction is underway and SCP anticipates project completion in May 2023.

SCP's CEO Richard Horn said, "Port 290's proximity to the airport, the port, Highway 290 and I-85 make it a strategic location. Future tenants and their employees will enjoy a short four-mile drive to I-85 and only seven minutes to the Greenville-Spartanburg International Airport."

In addition, the Port 290 location is only four miles from BMW Group Plant Spartanburg. According to its website, BMW Manufacturing employs 11,000 people at the seven million square-foot campus where they produce more than 1500 cars daily, making it a significant economic engine in the Upstate South Carolina region.

The Port 290 development team includes local and national firms. [Design & Construction Insight, LLC \(DCI\)](#) serves as construction manager. Charlotte-based Paul Woody serves as project architect, [Carroll Daniel Construction's](#) Greenville office is the general contractor and another Greenville firm, [SeamonWhiteside](#) serves as project engineer.

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About Stag Industrial, Inc.

STAG Industrial, Inc. is a real estate investment trust focused on the acquisition, ownership, and operation of industrial properties throughout the United States. As of December 31, 2021, the Company's portfolio consists of 544 buildings in 40 states with approximately 108.6 million rentable square feet. For additional information, please visit the Company's website at www.stagindustrial.com.

About Strategic Capital Partners, LLC

Strategic Capital Partners, LLC (SCP), headquartered in Indianapolis, Indiana, is a commercial real estate firm that develops, owns, operates and invests in properties strategically located in the top tier submarkets of Charlotte, Cincinnati, Indianapolis, Nashville, Northern Virginia and Raleigh/Durham. SCP is the general partner in more than 10 million square feet of properties valued at \$1.05 billion. While property types vary, SCP's primary focus is industrial development. The SCP team is rich with industry experience in private equity, development, acquisitions, banking, property management and brokerage. For more information, please visit www.strategiccapitalpartners.com.

Attachments with SCP Permission to Publish:

- *Headshot - Strategic Capital Partners CEO Richard Horn*
- *Port 290 - Aerial Details*
- *Port 290 - Aerial Rendering – Highway View*
- *Port 290 - Aerial Rendering*
- *Port 290 - Building A Rendering*
- *Port 290 - Building B Rendering*
- *Port 290 - Site Plan*