

**LOCATION:** 800 Woodside Avenue  
**COMMUNITY:** Fountain Inn  
**COUNTY:** Greenville  
**STATE:** South Carolina

### Description

**BUILDING AREA:** 10,000 Office Square Feet  
114,974 Mfg / Warehouse Square Feet  

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124,794 Total Square Feet

**SITE:** 24.0 Acres

**YEAR BUILT:** 1984

**CONDITION:** Good

**PREVIOUS USE:**

**CONSTRUCTION:** Floor: Concrete 6"  
Walls: Concrete Panels  
Columns: 40' x 32'  
Roof: Built Up

**CLEAR HEIGHT:** Eaves: 21' 8"  
Center: 23'

**SPRINKLER:** 100% Wet

**HEAT PORTION:** 100%

**AIR CONDITION:** 100%

**LIGHTING:** Metal Halide

**TRUCK DOCKS:** 4      **DRIVE IN DOORS:** 3

### Taxes and Zoning

**TAX DISTRICT:** 699  
**MILLAGE RATE:** 288.00 (2010)  
**FIRE DISTRICT:** Fountain Inn  
**FIRE RATING:** 5  
**ZONING:** I-1, Industrial

### Sales

**SALE PRICE:**  
**LEASE PRICE:** \$3.50/SF NNN  
**AVAILABLE:** Immediately  
**CONTACT:** Doug Webster / Brian Young  
CBRE - The Furman Company  
864-527-6033 / 527-6053



### Utilities

**WATER:** Greenville Water System 8"  
**GAS:** City of Fountain Inn  
**SEWER:** City of Fountain Inn 6"  
**ELECTRICITY:** Duke Energy

### Transportation and Access

**INTERSTATE ACCESS:** I-385 1.0 Miles  
**ALTERNATE HIGHWAY:** I-85 12.0 Miles  
**COMMERCIAL AIRPORT:** GSP International 16.0 Miles  
**CIVIL AIRPORT:** Donaldson Field at SCTAC 16.0 Miles  
**NEAREST PORT:** Charleston 187 Miles  
**RAIL ACCESS:** None

### Comments

Easy access to I-385; Production office with quality control lab and testing facility.

### For Additional Information Contact:

Greenville Area Development Corporation  
jhoward@greenvillecounty.org

Phone: 864-235-2008  
Fax: 864-235-9030



# 800 Woodside Avenue (Vermont American) Building Location Map

