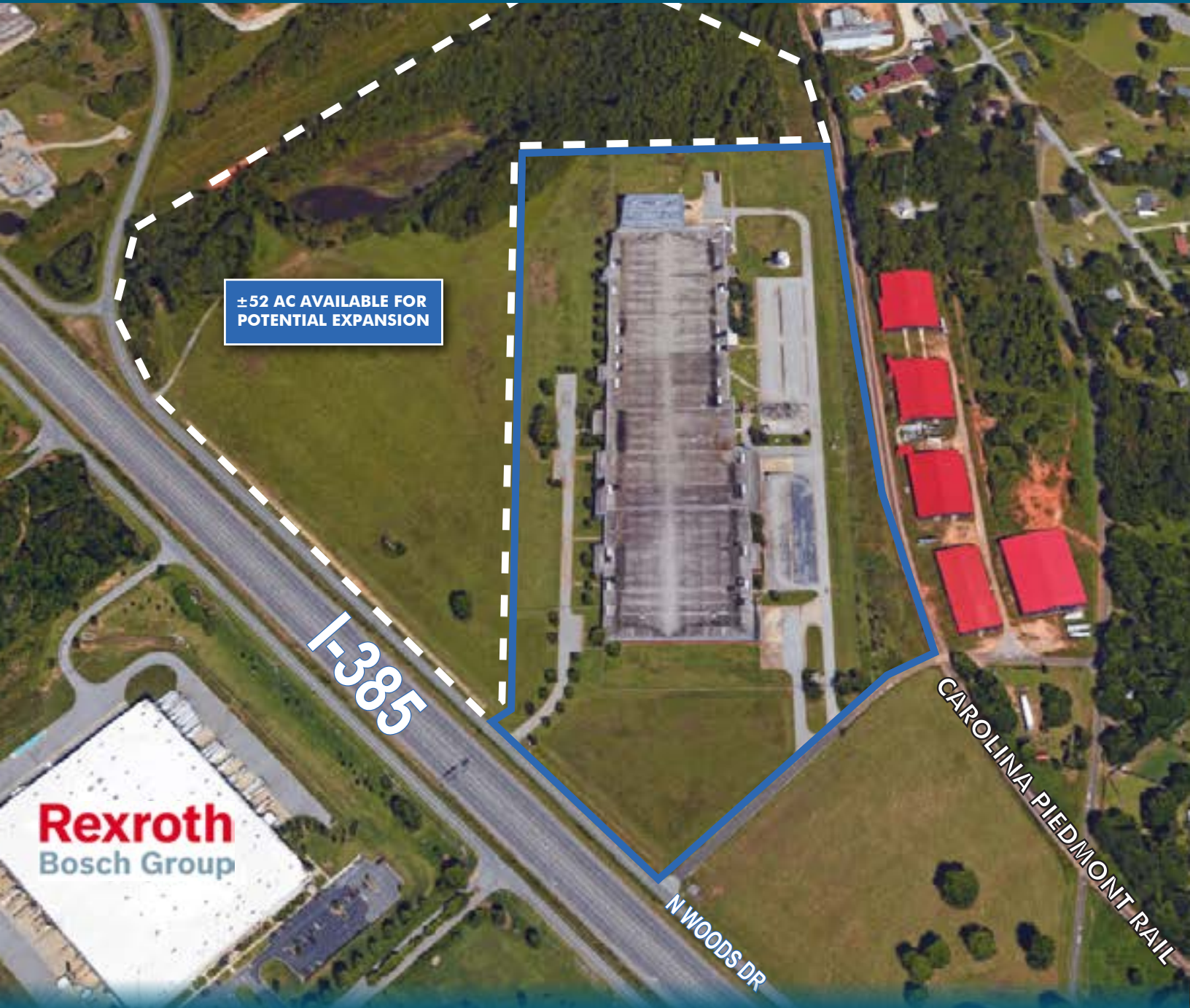




700 NORTH WOODS

Fountain Inn, SC 29644
(Former Delta Woodside Beattie Plant) **SITE #1858**

[Click Here to View Property Video](#)



±52 AC AVAILABLE FOR
POTENTIAL EXPANSION

I-385

Rexroth
Bosch Group

N WOODS DR

CAROLINA PIEDMONT RAIL

±442,503 SF AVAILABLE

Powered Shell Data Center Redevelopment Opportunity



700 NORTH WOODS

700 N Woods Drive Fountain Inn, SC 29644 / Site #1858

PROPERTY SUMMARY

700 N Woods is an outstanding powered shell redevelopment opportunity. The property was a former textile weaving facility built in 1962 and renovated in 1995. It was designed and built with heavily reinforced structure and foundation. It was also designed to minimize the amount of heat the weaving machines put out, similar to a data center. There are multiple, approximately 8' x 8' reinforced concrete tunnels running beneath the floor slab in a majority of the building with approximately 12" x 12" tunnels coming off of them and up to approximately 3" x 12" cut holes in the floor which can benefit data center users for cooling and fiber runs. The improvements are sitting on 37.6 acres with an additional 52 acres of raw land available adjacent to the site for future expansion or Build to Suit. The property owners are working with local and state officials to put together an aggressive incentives package specific to this project to attract data center users. Textile revitalization credits are also available.

PROPERTY OVERVIEW & MAP

- ±442,503 SF Available for Lease
- ±37.60 Acres Total
- ±52 Acres Available for Potential Expansion or Build-to-Suit
- Tax Map ID: 0334000100406
- Zoned Industrial | Greenville County
- Demisable Down to ±25,000 SF
- ±7,000 SF Office Area
- Construction: Masonry
- Lighting: LED
- Drive-in Doors: 1
- Dock High Doors: 9
- Clear Height: 19' - 20'
- ESFR Sprinkler System
- 32' x 40' Column Spacing
- Ample Amount of Parking
- Power Capacity: 17,100 kW (or 17.1 MW)
- Fully Fenced and Secured Site
- Originally Built in 1962 and Extensively Renovated in 1995
 - Highlights Include Significant Floor Improvements: Reinforced Floor Slabs with Kalman Monorock Monolithic Stone-Densified Surface Finish and Absorption Topping





700 NORTH WOODS

700 N Woods Drive Fountain Inn, SC 29644 / Site #1858



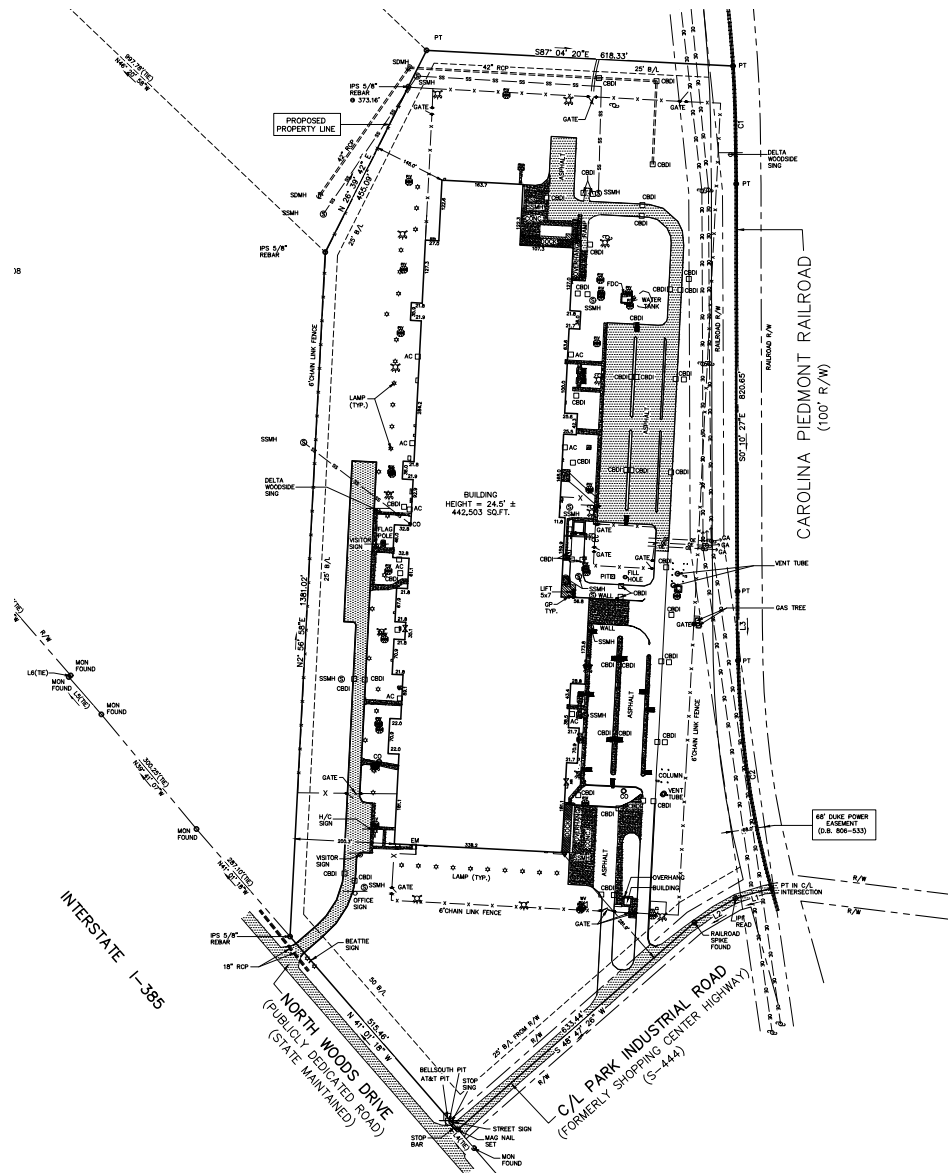
Extremely safe location with low occurrence of man made or natural hazards



Aggressive state and local incentives available. Textile revitalization tax credits also may be available



Excellent access to a number of longhaul and metro Fiber networks





700 NORTH WOODS

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INCENTIVE AND POWER INFORMATION

Incentives: Incentives available to qualifying Data centers: 100% sales tax exemption for equipment purchase and exemption of sales tax on electricity purchase; Local incentives may be available to reduce real and personal property taxes.

Transformers: Duke Energy has 3 single phase transformers in the substation adjacent to the property. Delivery is served from a 100kV Duke line.

Capacity of Transformers: Existing capacity is 15,420 kVA. This could be increased to 18,000 kVA by adding fans.

Substation information: The facility is served from a single substation and does not have a dual feed. A 100 kV feed could be provided to the site at a cost.

Current Capacity of the Substation: 14,649 kW or 14.6 MW

Maximum Capacity of the Substation: 17,100 kW (or 17.1 MW)

Estimated Cost of Electricity (Assuming a 10,000kW load and a 95% load factor): All-in cost on current rates is \$0.0530. Project could qualify for Economic Development Rider which offers discounts to the monthly bill during the first four years of operation. The average cost per kWh during the period would be approximately \$0.464.

Generators: To be added





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FIBER MAP

FiberLocator
700 N Woods Dr

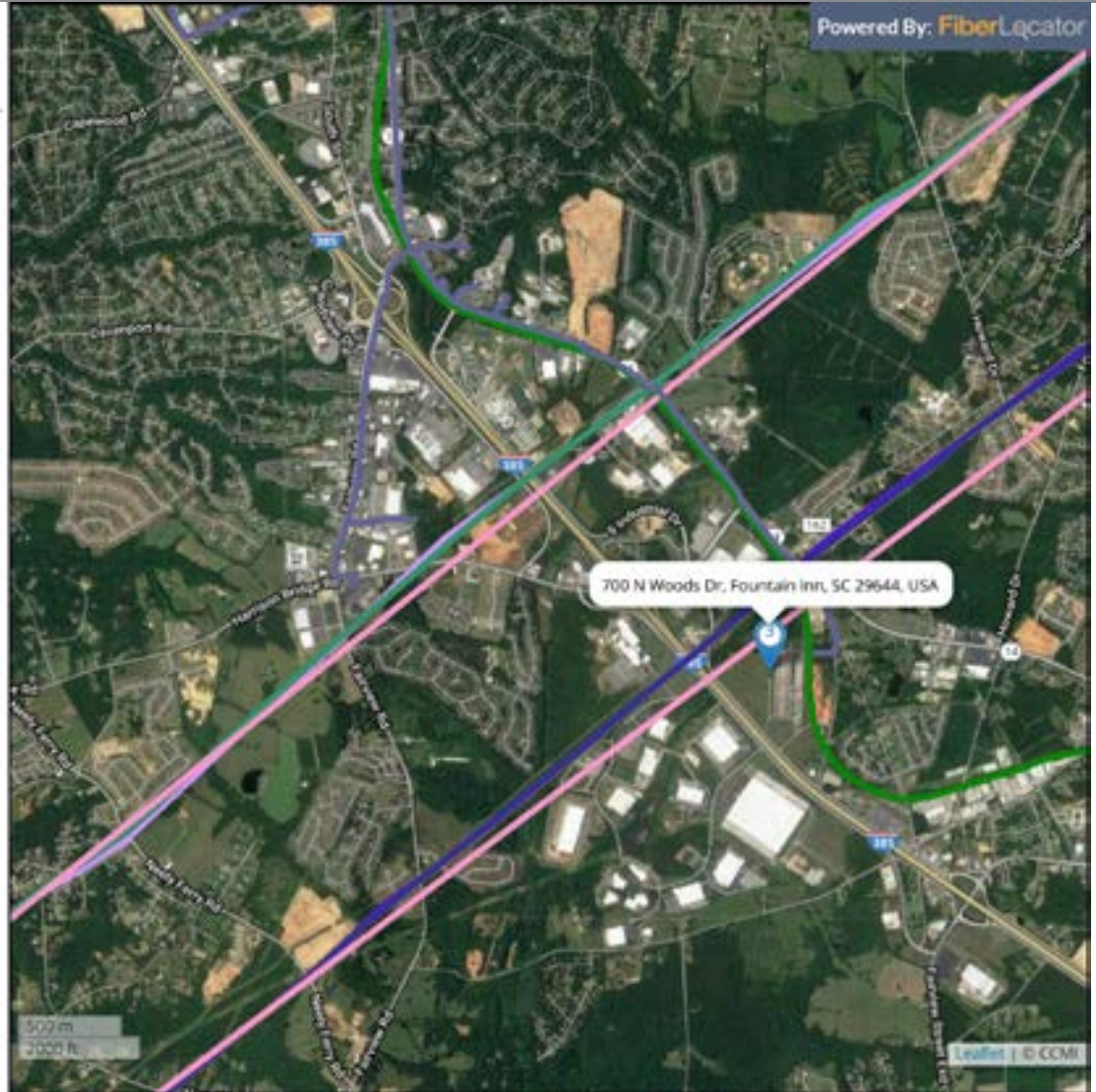
- 700 N Woods Dr, Fountain Inn, SC 29644, USA
- 700 N Woods Dr, Fountain Inn, SC 29644, USA

Metro Networks

- ✓ Lumen
- ✓ Rail America (ROW)
- ✓ Windstream

Long Haul Networks

- ✓ Hudson Fiber LH Leased
- ✓ Level 3 Long Haul
- ✓ Tella Carrier
- ✓ Windstream Long Haul
- ✓ Zayo Long Haul





700 NORTH WOODS

Fountain Inn, SC 29644

(Former Delta Woodside Beattie Plant) **SITE #1858**



I-385: ±0.7 Mile

I-85: ±11 Miles

GSP INTERNATIONAL: ±17 Miles

CHARLOTTE, NC: ±107 Miles

ATLANTA, GA: ±157 Miles

CHARLESTON: ±196 Miles

UTILITY PROVIDERS

POWER: Duke Energy

SEWER: Western Carolina Regional

WATER: GWS (8", Gravity)

GAS: Piedmont Natural Gas

DEMOGRAPHICS

FOUNTAIN INN POPULATION: 8,155

GREENVILLE COUNTY POPULATION:

513,431

UPSTATE POPULATION: 1,482,416

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