



700 NORTH WOODS

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



±52 AC AVAILABLE FOR
POTENTIAL EXPANSION

I-385

Rexroth
Bosch Group

N WOODS DR

CAROLINA PIEDMONT RAIL

±442,503 SF AVAILABLE
RENOVATIONS UNDERWAY!

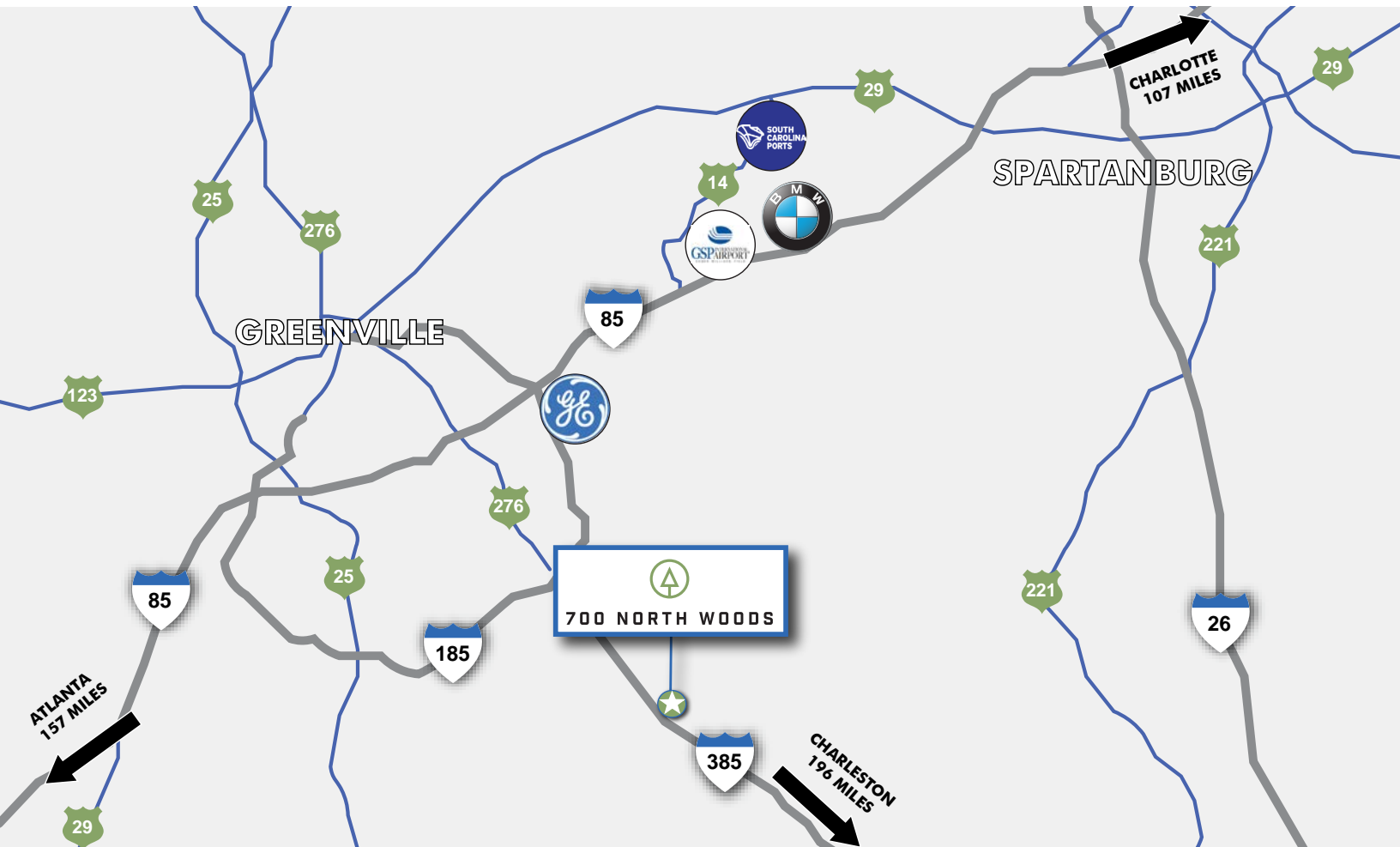


700 NORTH WOODS

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

PROPERTY OVER-

- ±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
- Lighting: LED
- Infrastructure in Place to Support Potential Data Center Use
- Power Capacity: 17,100 Megawatts
- Drive-in Doors: 1
- Dock High Doors: 9
- Clear Height: 19' - 20'
- 100% Wet - Ordinary Hazard Sprinkler System
- 32' x 40' Column Spacing
- Excellent Access to I-385 and Frontage (±1,150')
- Rail Accessible: Carolina Piedmont Railroad
- Ample Amount of Parking
- Trailer Parking Available





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Owner planning extensive renovations to meet current user demand



Upgrades to include LED lighting, truck court and parking surface improvements

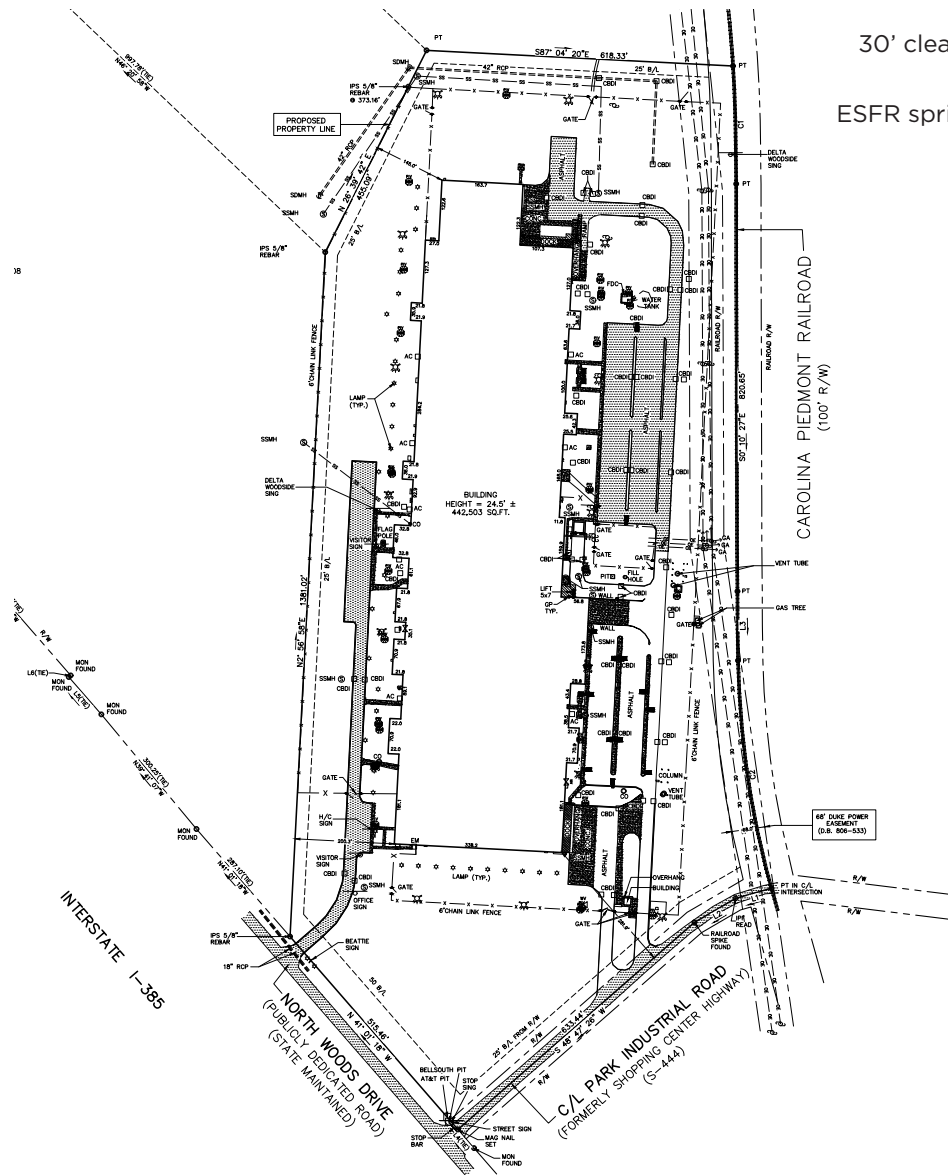


Optional improvements to suit:

Add additional dock doors and drive-in doors

30' clear minimum

ESFR sprinkler system





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I-385: ±0.7 Mile

I-85: ±11 Miles

GSP INTERNATIONAL: ±17 Miles

BMW MANUFACTURING: ±20 Miles

SC INLAND PORT: ±23 Miles

CHARLOTTE, NC: ±107 Miles

ATLANTA, GA: ±157 Miles

PORT OF CHARLESTON: ±196 Miles

UTILITY PROVIDERS

POWER: Duke Energy - 100 kVA
Substation on site

SEWER: Western Carolina Regional

WATER: GWS (8", Gravity)

GAS: Piedmont Natural Gas

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