

101

Wilson

Bridge Rd

Fountain Inn

INTERNATIONAL TOOL STEEL



±57,500 SF Industrial Manufacturing Space **FOR LEASE**  
**\$4.00 PSF NNN**

**PRESENTED BY:**

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# PROPERTY HIGHLIGHTS

## OVERVIEW

- ±57,500 Total SF
- ±4.09 Acres
- Frontage on I-385 with excellent access and visibility
- Located south of Southchase Industrial Park in Fountain Inn, SC (Greenville County)
- Close proximity to Laurens County and just one exit from Woodfield Industrial Park
- 12 Miles from I-385 and I-85 Interchange
- 25 Miles from GSP Airport and Inland Port Greer
- Zoning: S-1

## FEATURES

- Solar Panels on roof - account for ±50% of the total Power Bill
- Owner would consider sprinklering the property
- Three (3) Dock High Doors
- One (1) 14' x 20' Drive In Door
- Ceiling Height: 13' 4" to 16' 3" in section one (1) and 18' to 21' 8" in sections two (2) and three (3)
- Metal Construction
- Restrooms located in both warehouse and office
- T5 LED Lighting