



FOX HILL BUSINESS PARK

189 Milacron Drive
City of Fountain Inn
Greenville County, SC

www.foxhillbusinesspark.com

Delivery Q2 2021



AVAILABLE 206,410 SF

Distribution / Manufacturing / Warehouse

Class-A Industrial Park

170 +/- Acres

Concrete Tilt-Up Panels

32' Clear Height

60' Speed Bay

50 Dock Doors

LED Site Lighting

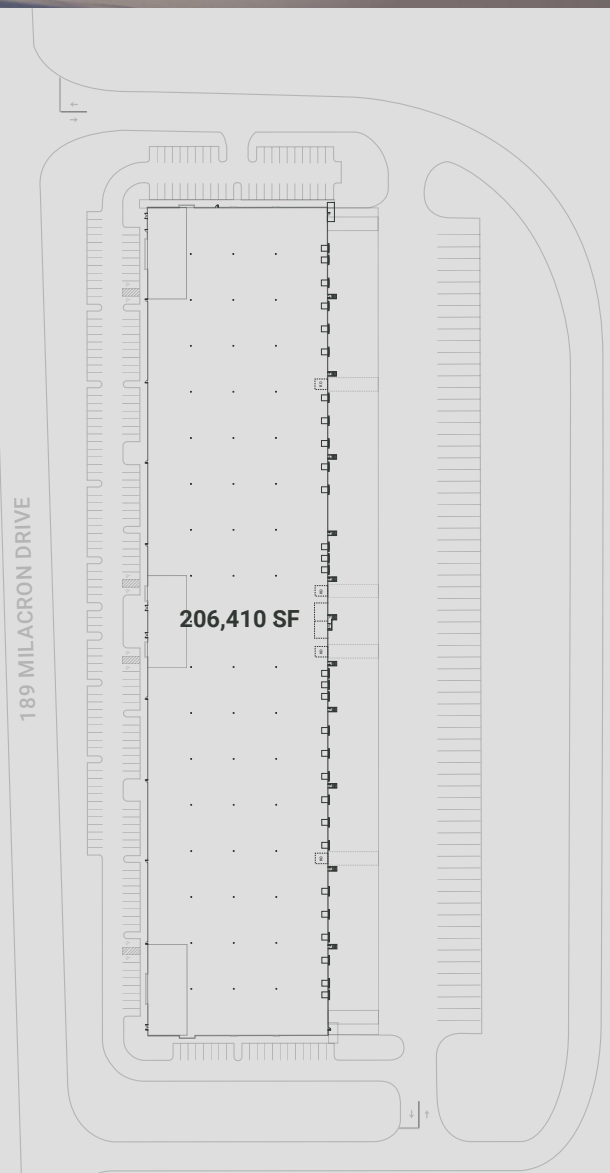
I-1 - Industrial Zoning

ESFR K-25.2 Sprinkler

2000 Amps, 480v, 3 Phase

Direct Access to 385

Owned and operated by





FOX HILL
BUSINESS PARK



CONSTRUCTED TO MEET YOUR NEEDS

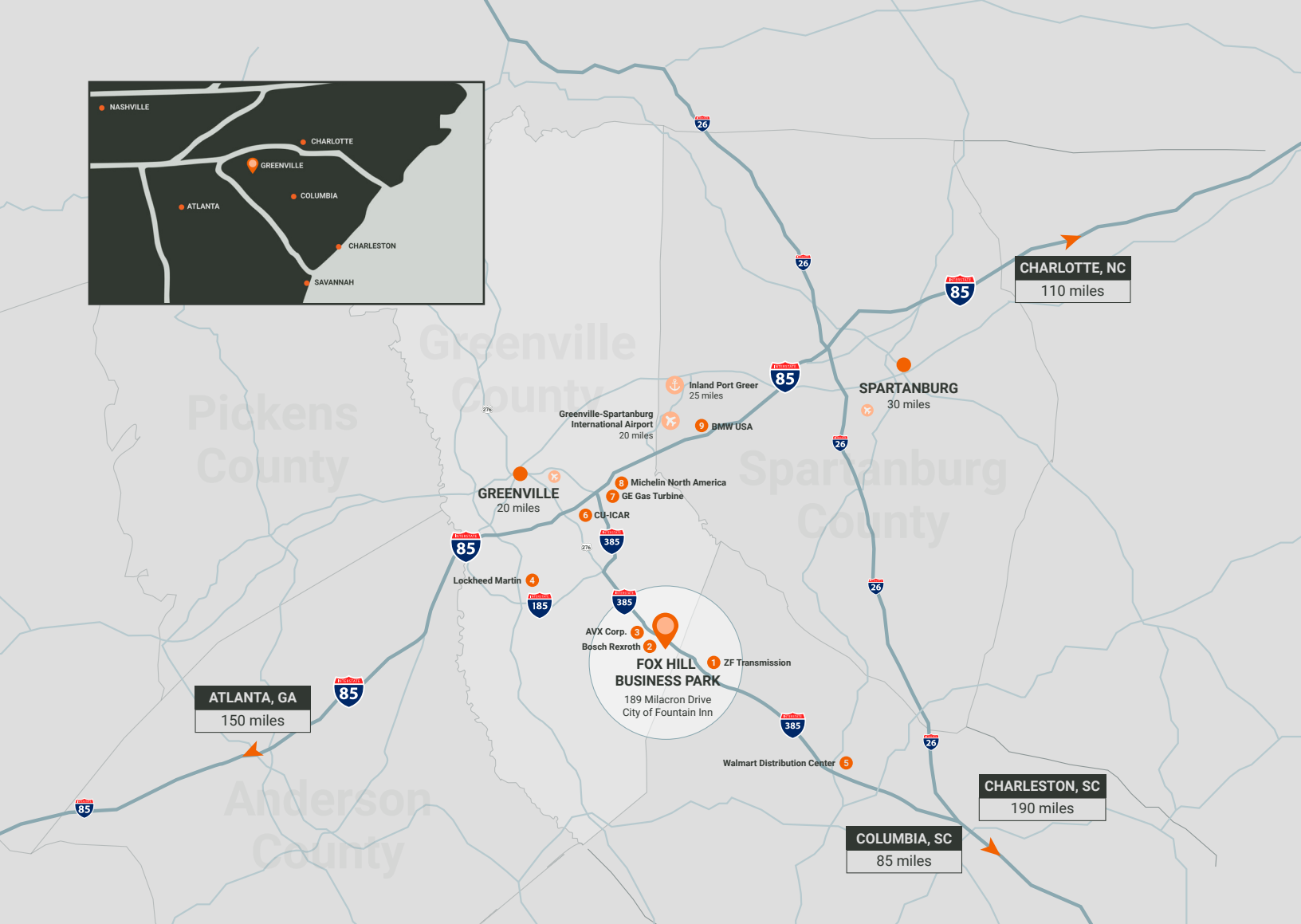
Distribution / Manufacturing / Warehouse

Whether domestic expansion or international landing pad, Fox Hill Business Park offers up to 2.5 million square feet of Class A industrial and distribution excellence in the heart of Greenville County, South Carolina – among America's fastest-growing economic centers.

UTILITY PLAN

Electrical Power	Duke Energy 24kV
Gas	2" 150 PSI Natural Gas
Water	16" Greenville Water Main (2" Domestic, 10" Fire Service)
Sewer	City of Fountain Inn (8" Gravity Line)
CATV / Telecom	AT&T Conduits for telephone and internet (connection by tenant)





GREENVILLE COUNTY, SC

Columbia, SC 85 Miles	Charlotte, NC 110 Miles	Atlanta, GA 150 Miles	Charleston, SC 190 Miles	Savannah, GA 237 Miles
------------------------------------	--------------------------------------	------------------------------------	---------------------------------------	-------------------------------------

Local Industry

1. ZF Transmission	4. Lockheed Martin	7. GE Gas Turbine
2. Bosch Rexroth	5. Walmart Dist.	8. Michelin North America
3. AVX Corporation	6. CU-ICAR	9. BMW USA

Local Ports and Transit

Inland Port Greer 25 miles	Port of Charleston 190 miles	Port of Savannah 223 miles
Greenville-Spartanburg International Airport 20 miles	Greenville Downtown Airport 19 miles	Spartanburg Downtown Airport 30 miles



FOX HILL
BUSINESS PARK

SUDLER
REAL ESTATE SINCE 1907

AVAILABLE

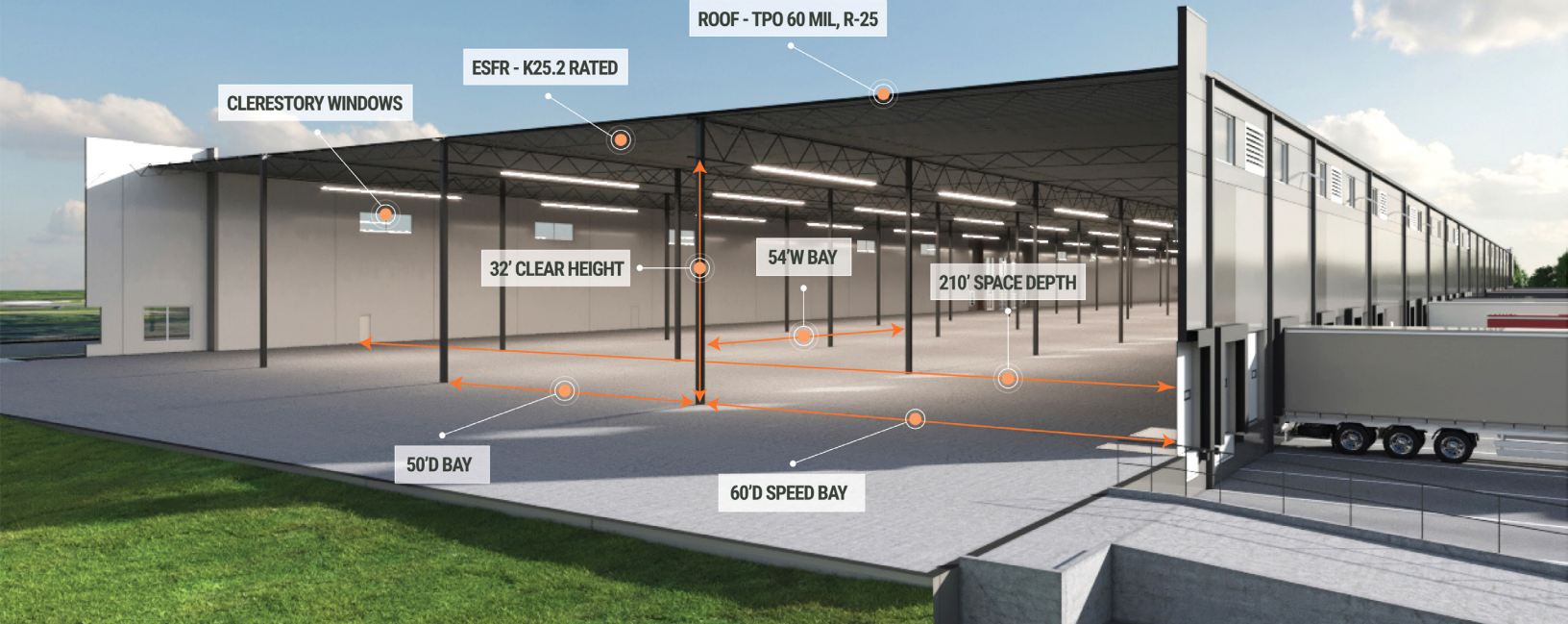
BLDG01

206,410 SF

Distribution / Manufacturing / Warehouse

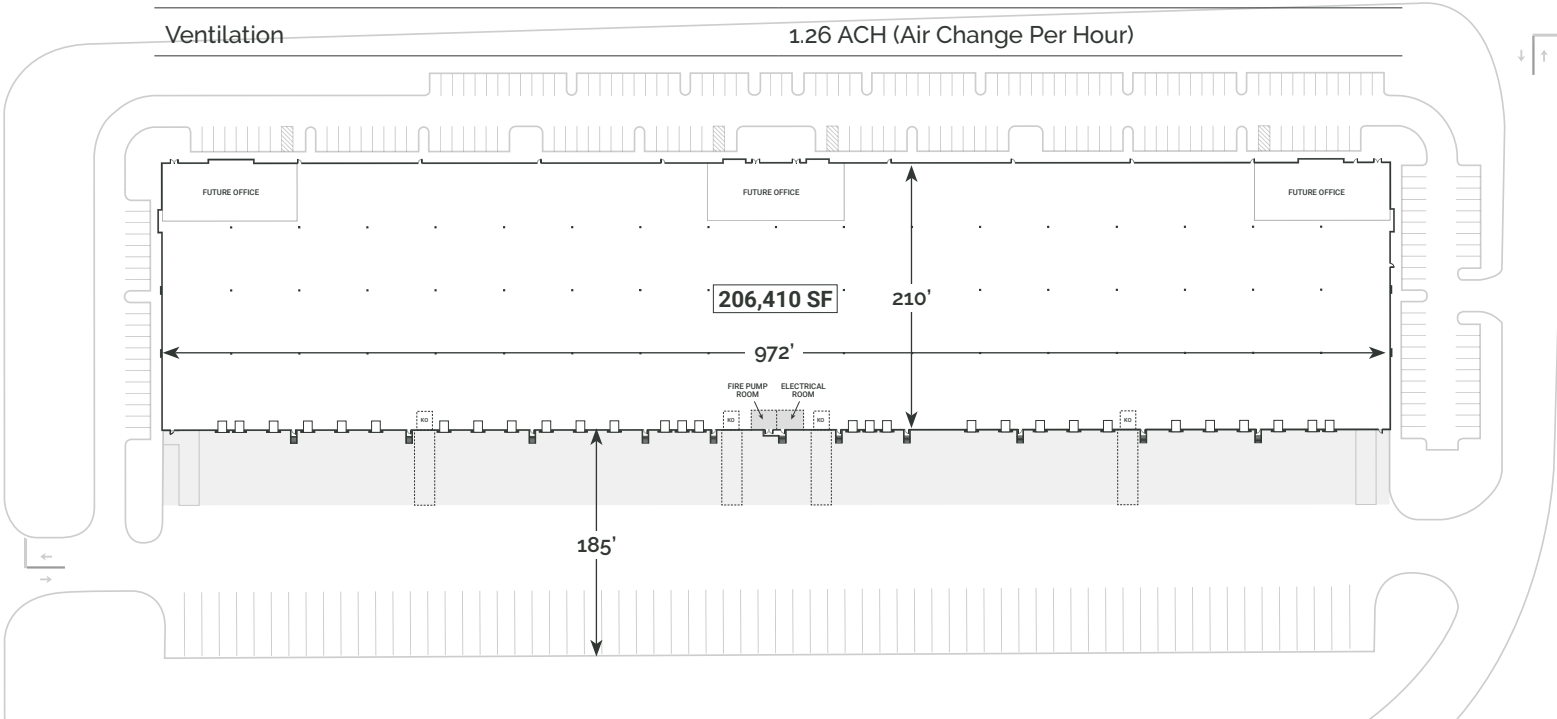
BLDG 01 offers 206,410 sq ft best in class facilities for manufacturing, distribution, or warehousing space that can be custom built and tailored to your specific needs. The Park is served by immediate access to I-385 linked to I-85 with excellent access to the Greenville and Upstate markets.





INTERIOR BUILDING SPECIFICATIONS

Building Length	972'
Building Depth	210'
Bay Size	54' x 50'
Speed Bay	54' x 60'
Clear Height	32'
Floor Slab	7" - 4,000 PSI
Fire Sprinkler	K-25.2 ESFR
Lighting System	LED
Roof TPO, R-25	60 mil
Ventilation	1.26 ACH (Air Change Per Hour)



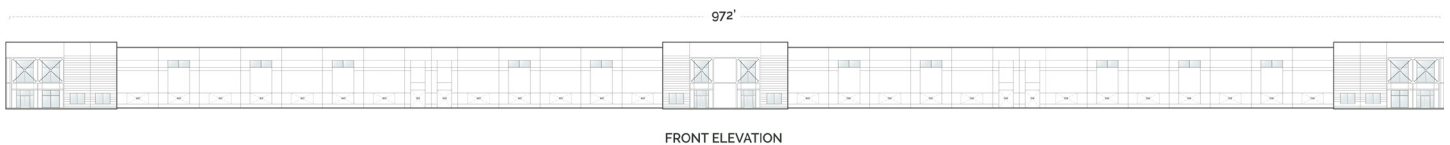
BLDG01

Exterior Specifications



EXTERIOR BUILDING SPECIFICATIONS

Car Parking	198
Trailer Parking Stalls / Storage	78 with 10' concrete dolly pad
Dock Doors	50 (9' X 10') with bumpers and seals (26 doors have 40,000lb mechanical levelers)
Truck Court Depth	185'
Dock Height	48"
Drive-In Doors	2 - 12' X 14' drive-in doors (2 additional KOs)
Clerestory Windows Throughout	5' X 15' Typical
Loading Dock Apron	60' Concrete
Circulation	Counter Clockwise



Contact our agents



101 E Washington St., Suite 400
Greenville SC 29601
864 232 9040

Grice Hunt
Shareholder / Broker
grice@naief.com
864-678-5935

Clay Williams
Senior Associate
clay@naief.com
864-678-5938



245 Green Village Road
PO Box 39
Chatham, NJ 07928-0039

Phone: 973-257-0700

Email: leasing@sudlerco.com