

WOODFIELD INDUSTRIAL PARK

INTERNATIONAL BOULEVARD, FOUNTAIN INN, SC 29644

BUILD-TO-SUIT
OPPORTUNITIES
AVAILABLE



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 **KARIS**  **CBRE**

PROPERTY OVERVIEW

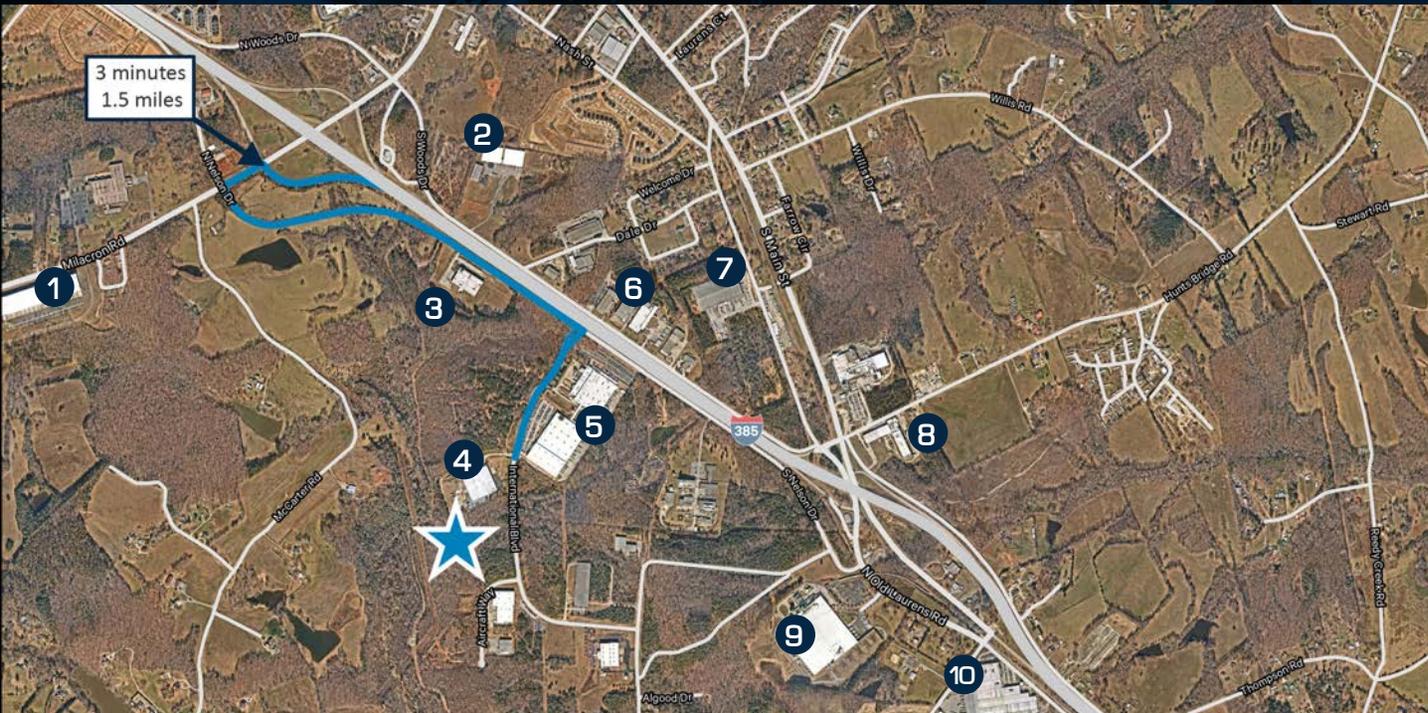
SITE FEATURES

- » Build-to-suit opportunities
- » Site Plan Option 1:
202,800 SF BUILDING 1
362,880 SF BUILDING 2
- » Site Plan Option 2:
437,040 SF BUILDING 1
- » Excellent access to I-385
- » Great location between Atlanta, Charlotte & Charleston

Woodfield Industrial Park sits on approximately 67 acres at International Boulevard and I-385 in Fountain Inn, SC.

The new park bodes excellent interstate access and will accommodate up to ±565,000 SF of Class A Industrial Space.

Located in Laurens County, the project will have access to strong economic incentives and labor pool.



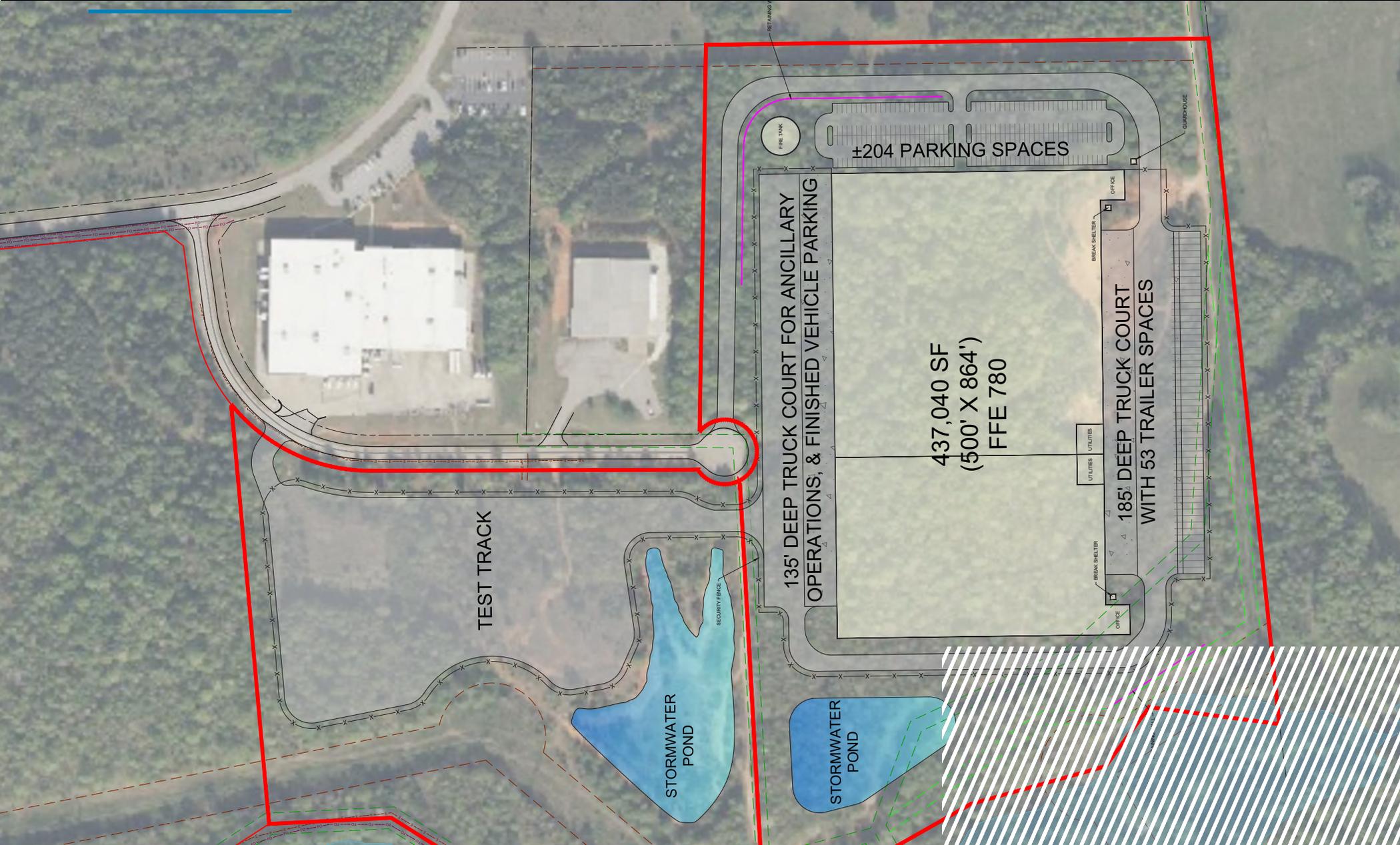
TENANTS IN MARKET

1. Gissing North America
2. PackIQ
3. Emitec
4. CRI Tolling
5. Yanfeng
6. Ameri-Pak
7. Caterpillar
8. Bodycote
9. Teknor Apex
10. D&W Fine Pack

SITE PLAN OPTION 1



SITE PLAN OPTION 2



STRATEGIC LOCATION

LOCATION	DISTANCE
I-385	1.6 Miles
I-185	9.3 Miles
I-85	14.7 Miles
DOWNTOWN GREENVILLE	21.1 Miles
GSP AIRPORT	21.2 Miles
I-26	23.7 Miles
SC INLAND PORT	27.5 Miles
DOWNTOWN SPARTANBURG	30.0 Miles
DOWNTOWN COLUMBIA	83.7 Miles
CLT AIRPORT	103 Miles
ATL AIRPORT	160 Miles
PORT OF CHARLESTON	193 Miles
PORT OF SAVANNAH	237 Miles

UPS Freight

19.7 Miles



19.9 Miles

AVERITT

20.1 Miles



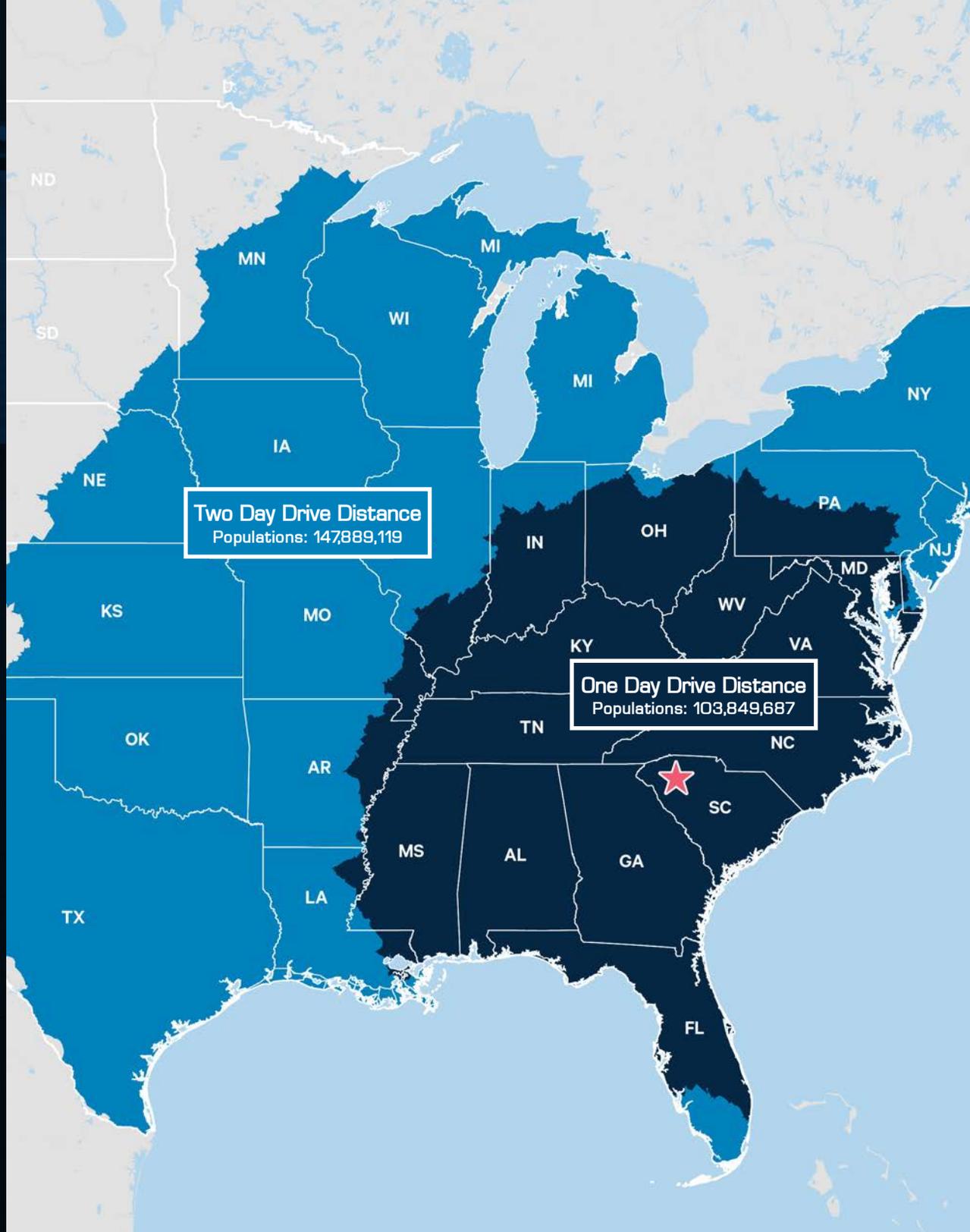
21.2 Miles



28.5 Miles

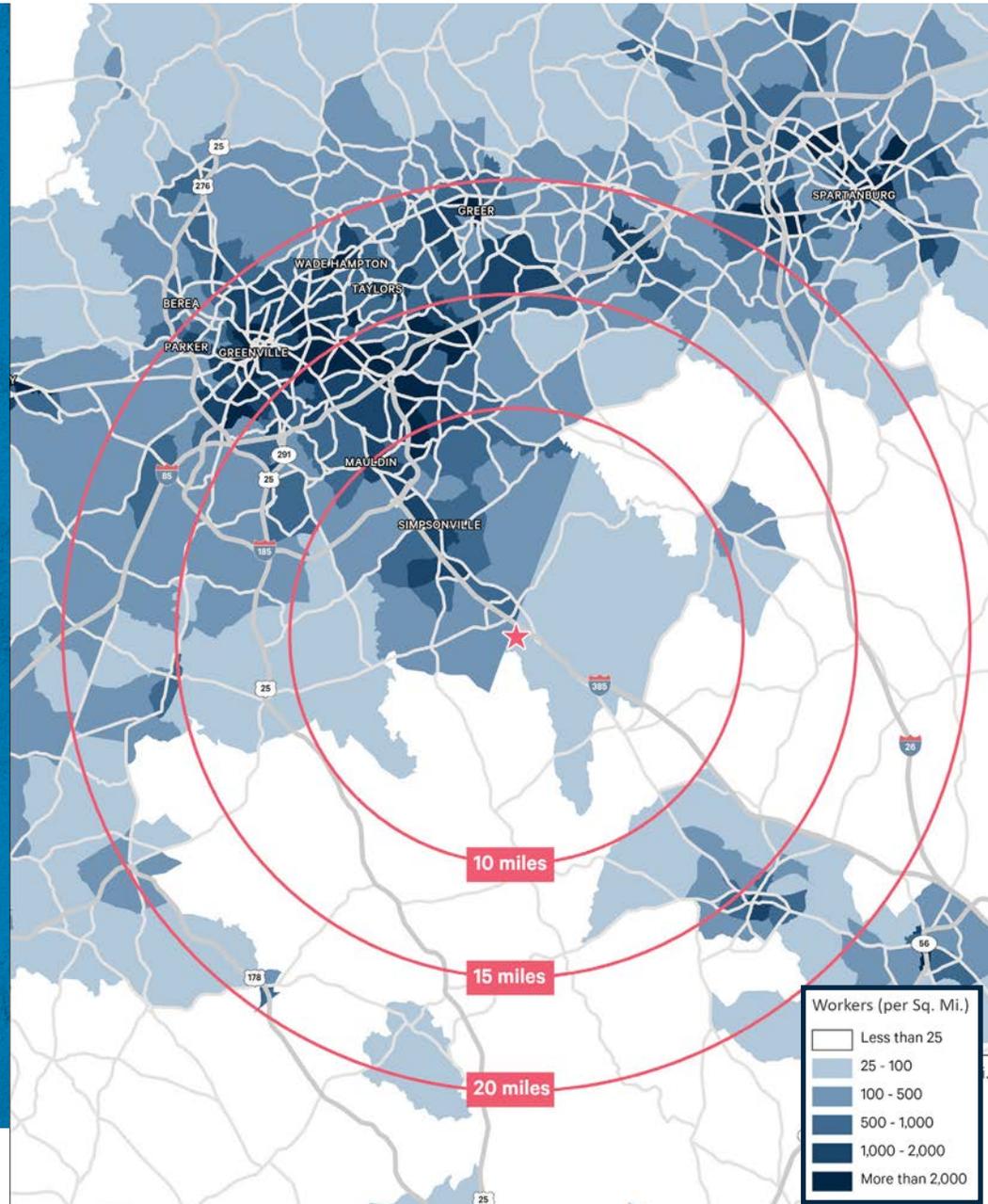


33.6 Miles



DEMOGRAPHICS (2023)

	10 MILES	15 MILES	20 MILES
 POPULATION	150,905	304,361	615,627
 DAYTIME POPULATION	115,270	314,700	663,749
 LABOR FORCE	78,179	155,419	310,252
 BACHELOR'S DEGREE OR HIGHER	25,328	51,155	97,781
 BUSINESSES	2,629	9,618	22,776
 AVERAGE HH INCOME	\$109,214	\$107,799	\$99,160



ABOUT KARIS COLD

Karis Cold is a private-equity-backed real estate company. They focus exclusively on serving the real estate needs of the cold storage industry nationwide. They don't operate cold storage facilities; they build, own, and lease them. They are an opportunistic fund willing to embrace a variety of development and investment approaches. They bring decades of experience in real estate development, logistics & supply chain management, construction proficiency, and refrigeration equipment installation & maintenance.

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