



**FOR LEASE**

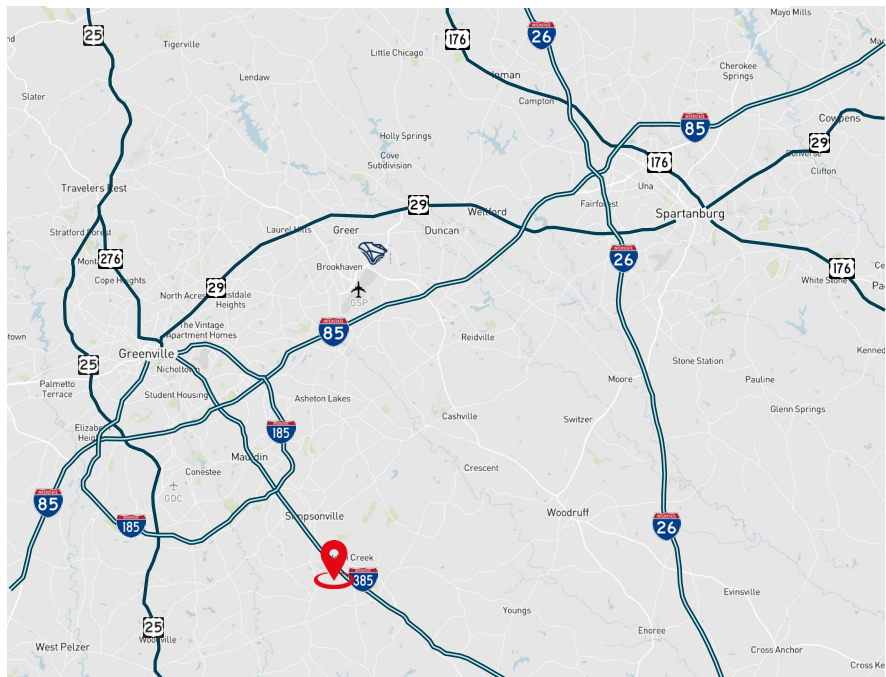
250 WILSON BRIDGE ROAD, SUITE 100  
FOUNTAIN INN, SC

## Southchase Industrial Park

±97,894 s.f. Available

CLASS A, INDUSTRIAL FACILITY  
LOCATED AT WILSON BRIDGE ROAD

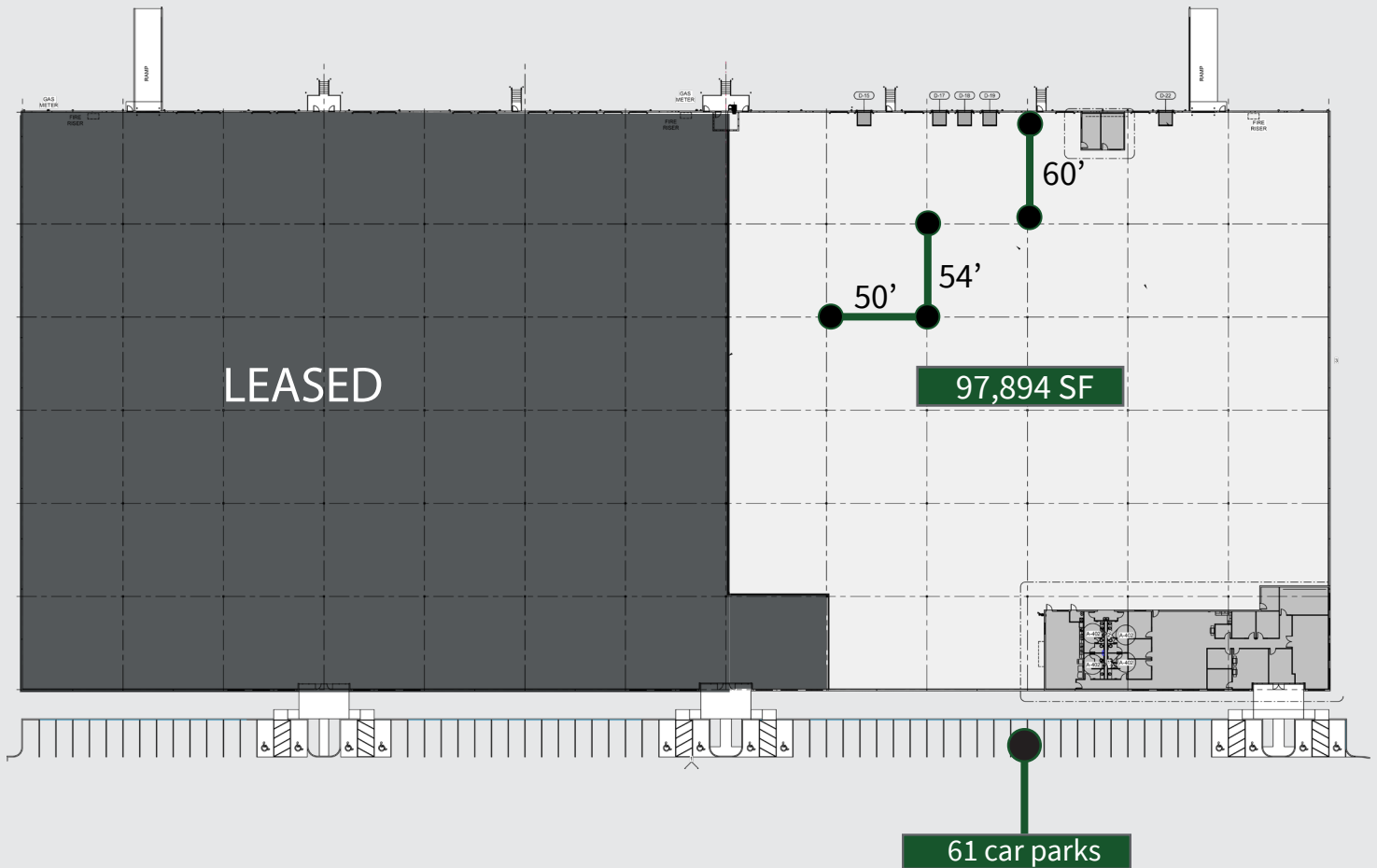
- 30' clear height
- 135' truck court
- 61 car parks (expandable)
- ±3.12 AC outdoor storage
- Location Highlights:
  - ±1.5 miles to I-385
  - ±12.1 miles to I-85
  - ±18 miles to GSP International Airport
  - ±18.5 Greenville CBD
  - ±19.8 BMW Manufacturing facility
  - ±23.2 miles Inland Port Greer
  - ±25.4 miles to I-26



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AVAILABLE SF	±97,894 SF
MAIN OFFICE SF	±7,509 SF
SHIPPING & RECEIVING OFFICE	437 SF
CLEAR HEIGHT	30' after speed bay
SPRINKLER SYSTEM	ESFR
DOCK HIGH DOORS	9 - expandable to 15 (5) 30,000 lbs. mechanical pit levelers
DRIVE IN DOORS	1 (12' x 14')
COLUMN SPACING	50' x 54' (60' speed bay)
BAY SIZE	16,740 SF
FLOORS	6" slab (4,000 PSI)
AUTO PARKING	61 positions - expandable to 167
TRUCK COURT	135'
ELECTRIC	400 amps, 480/277V, 3ph
LIGHTING	LED 25' FC

## TRAILER PARKING / IOS CAPABILITIES

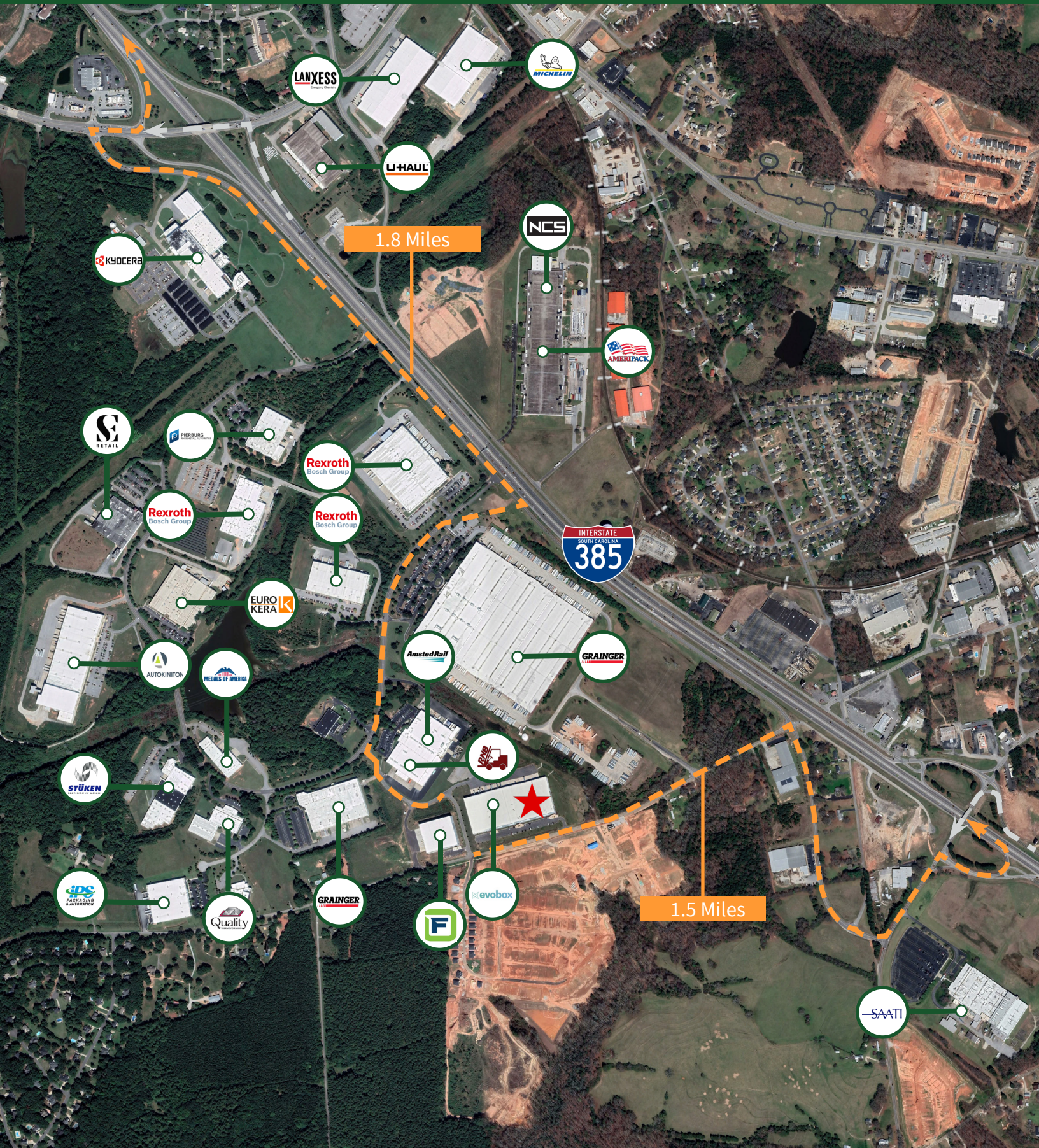


**Future Expansion  
±1.77 AC**

**Existing ±25 Stalls  
±1.35 AC**

# ACCESS & NEARBY TENANTS

mdh



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