

SOUTHCHASE INDUSTRIAL PARK SUBLEASE

Easy Access
to I-85 and
I-385



250 WILSON BRIDGE ROAD
FOUNTAIN INN, SOUTH CAROLINA 29644

BUILDING: ±97,894 SF

PRESENTED BY:

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Wilson Kibler
COMMERCIAL REAL ESTATE



BUILDING SPECS

SUBLEASE RATE: \$4.75/SF, NNN (\$1.54)

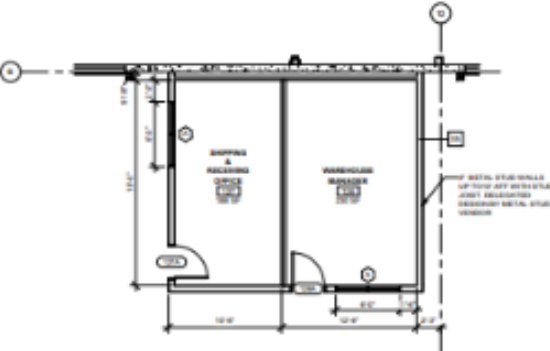
- Available June 1st, 2024 and Expires June 30th, 2025
- ±97,894 Total SF
 - ±89,722 SF Warehouse
 - ±8,172 SF Office
 - ±437 SF Shipping Receiving Office
- 10- Dock Doors (9x10)
- 1-Drive in Door (12x14)
- Clear Height: 30' After Speedbay
- Speedbay 60'
- Column Spacing: 54'x50'
- ESFR Sprinklers
- Floor Thickness: 6"
- 50 Employee Parking Spaces
- 15 Trailer Parking Spaces
- Warehouse Racking can be made available to subtenant or removed, arrangement to be further discussed
- ±1.4 Miles to I-385
- ±13 Miles to I-85



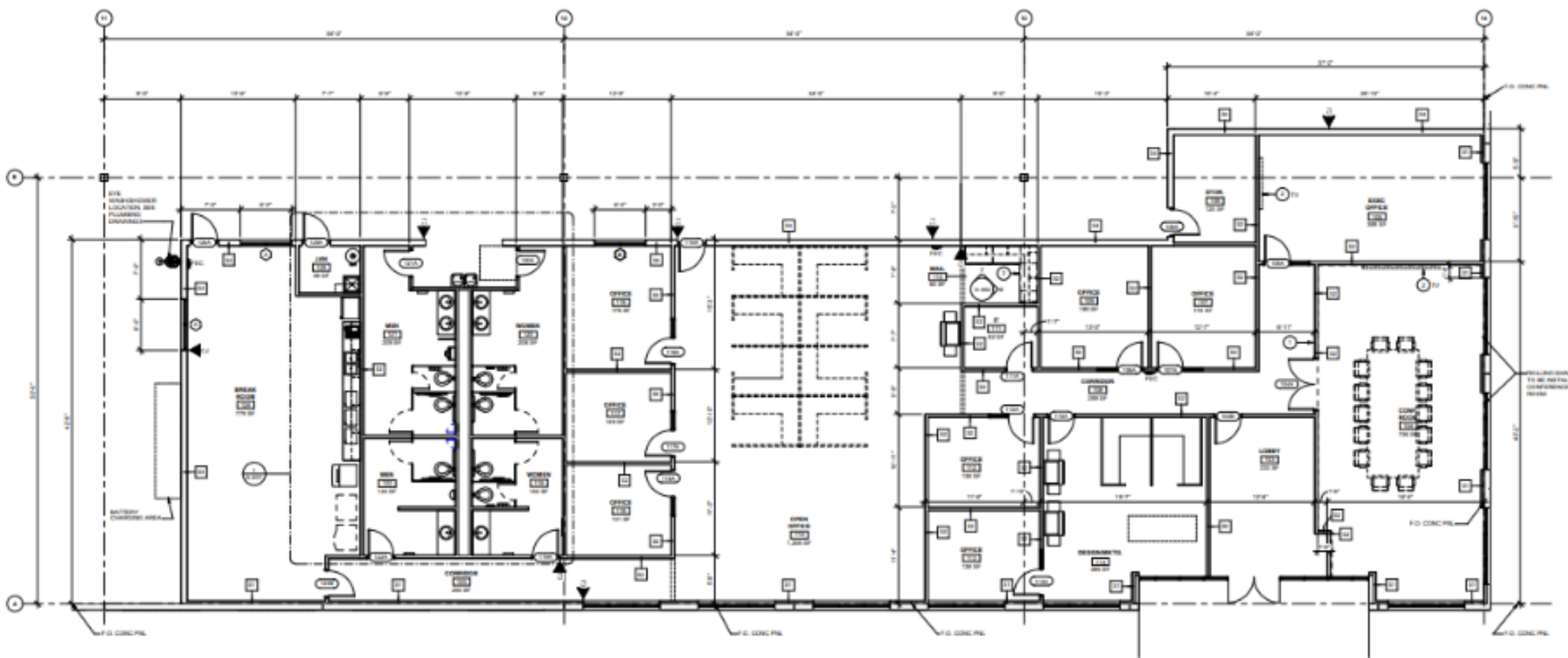
OFFICE FLOOR PLAN

FLOOR PLAN NOTES

- 1 COORDINATE WITH OWNER TO PROVIDE BLOCKING IN WALL FOR DISPLAYS
- 2 PROVIDE BLOCKING FOR TELEVISIONS
- 3 COORDINATE WITH OWNER FOR SPECIFIC CASEWORK REQUIREMENTS



2. CONFERENCE ROOM (SEE 11'-0")

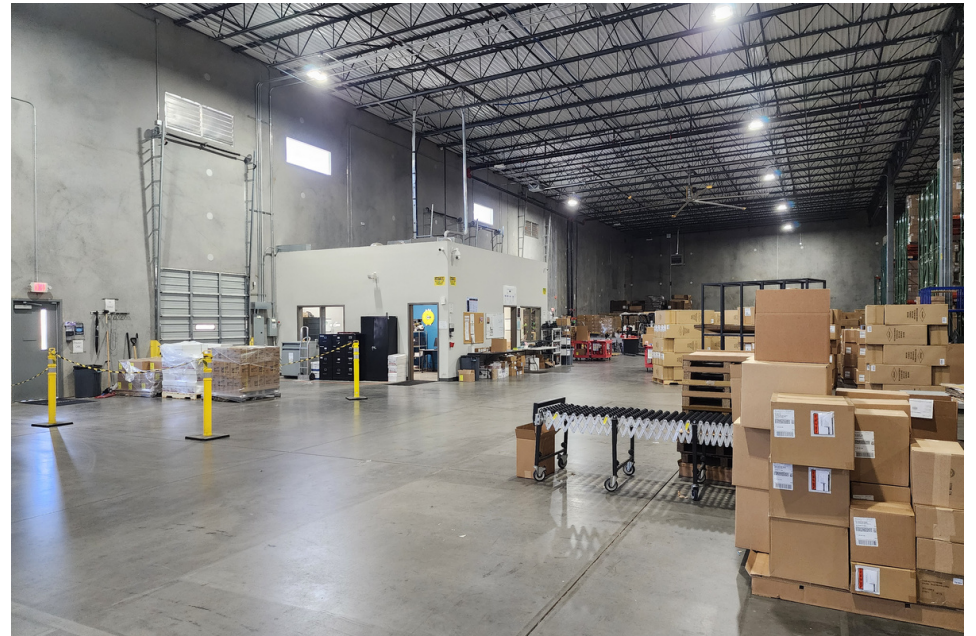


11'-0" (SEE 11'-0")

EXTERIOR PHOTOS



INTERIOR PHOTOS



LOCATION



ACCESS



GREENVILLE COUNTY

LOCATION

Greenville County in South Carolina, located along the I-85 corridor, offers a strategic business location for expansion. It is well-connected to major cities like Atlanta and Charlotte, providing access to 70% of the country within a two-day reach.

BUSINESS CLIMATE

With more than 200 major manufacturers and 20 international companies in the County, Greenville County has a thriving business climate. Aside from being one of the most progressive and beautiful parts of the country, the Upstate provides an exceptional business climate for some of the world's leading companies. With generations of industrial experience and one of the nation's strongest workforces, the Upstate has an unparalleled track record in manufacturing excellence. ***So strong, in fact, that Upstate South Carolina has the highest international investment per capita in the United States.***

INVESTMENT IN SOUTH CAROLINA

In 2020, South Carolina won 126 economic development projects, accounting for \$4 billion in capital investment and 11,147 jobs. The money invested in 2020 was nearly double what the S.C. Department of Commerce posted for 2019. Mark Anthony Brewing Co.'s \$400 million investment in a new production facility in Richland County topped the annual investments.

AIRPORT ACCESS

Greenville-Spartanburg International Airport **(18.8 miles)**

- 50 non-stop daily departures
- 16 major cities and 19 major airports across the US

Greenville Downtown Airport **(18.8 miles)**

PORT & RAIL ACCESS

Inland Port Greer

- 24.4 Miles from Site
- \$64.4 Billion in Economic Impact
- Rail: Norfolk Southern

Port of Charleston

- 200 miles from Site
- 2.55 Million TEUs handled in 2021
- 9.6% Growth from 2020
- Rail: CSX & Norfolk Southern

Port of Savannah

- 242 miles from Site

LABOR MARKET

- Upstate South Carolina has over 1.46 Million residents and an available labor force of over 686,000.
- Named most affordable place to live in 2020 & 2021 .
- 5 year expected growth rate is 25.25%.
- Greenville County is the fastest growing region in the country.

CORPORATE COMMUNITY



Polyester
Film



Rexroth
Bosch Group

