

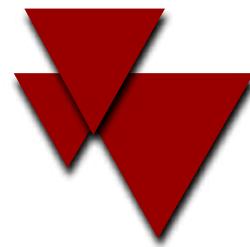


BULK DISTRIBUTION

LIGHT INDUSTRIAL

MANUFACTURING

PHASE 1 - 99,900 SF | PHASE 2 - 136,080 SF | **NOW PRELEASING**



The Mill, a two phased masterplan development totaling roughly **235,000** Sq ft of industrial, manufacturing and warehouse delivering by **Q1 2026**.



MILL

OWINGS INDUSTRIAL PARK
LAURENS COUNTY, SC 29645



Manufacturing Oriented Masterplan | 33 Acre site

90 + 124 Car Parking | 12 + 36 Truck Parking

32' Clear Height | Speed Bay at Dock

Distribution, Warehouse, Heavy Manufacturing

Industry Standard Specifications

Brand New Class A Tilt Up Construction

Huge Tax Incentives | Extremely Low CAM



HARDY WORLD LLC

61 State Route 2040
Bentleyville, PA, 15314

hardyworldllc.com | info@hardyworld.biz | 724.201.6600



CONNECTIVITY



1 Mile



10 Miles



18 Miles



Population

13,663	4,103
33,520	12,459
153,058	56,336

3 MILES
5 MILES
10 MILES



Households



Median Income

\$62,833	378
\$69,321	1,095
\$76,851	3,225



Businesses

BUILDING SPECS

Dimensions	540' x 185'	648' x 210'
Lighting	Full LED Lighting	Full LED Lighting
Fire Protection	ESFR	ESFR
Electric	3000 Amps 3 Phase	3000 Amps 3 Phase
Drive -ins	2 + 2 Future	2 + 2 Future
Docks	10	14
Truck Court	130' + 50' trailer parking	130' + 50' trailer parking
Roof	60 mil TPO	60 mil TPO
Column Spacing	54' x 60'	54' x 60'

Part of the Greenville, SC MSA, The Mill is located in Laurens County's Owings Industrial Park. With huge demand generators and neighbors like ZF Transmission, Sunny Days and three additional upcoming developments, The Mill stands out as the only available space in this rich, well connected and robust development park.

[Google Map View](#)

Well connected - Owings Industrial Park

Growing Laurens County, SC

Rapidly growing - Greenville, SC MSA

High population growth | +5% in last 5 years

Unemployment rate - less than 2.5%



Hardy World LLC with its modest portfolio, specializes in various real estate asset classes. With industrial and flex spaces in various booming markets, we are pleased to offer **The Mill**, in the Greenville, SC Market. Through Hardy World's expertise, it's our promise to develop the best in-class spaces.

The Excitement is Building!

Contact Hardy World today:

Logan Williams
724.984.5267

Logan.Williams@hardyworld.biz

Anthony Bomar
412.719.2646

Anthony.Bomar@hardyworld.biz

Cheri Bomar
724.201.6600

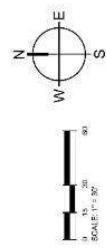
Cheri.Bomar@hardyworld.biz

HARDY
WORLD
LLC









200' ELECTRIC EASEMENT

**POSSIBILITY TO
SUBDIVIDE
INTO 3 BAYS @
33,300 SF**

PHASE 1

PROPOSED FACILITY
185' x 540' FFE-781.67
99,900 SF

90 PARKING SPACES
20 FUTURE PARKING SPACES

STORMWATER
MANAGEMENT
POND

DESCRIPTION	SIZE
HEAVY DUTY CONCRETE	100' x 100'
CONCRETE SIDEWALK	100' x 100'
HEAVY DUTY CONCRETE	100' x 100'
HEAVY DUTY CONCRETE	100' x 100'

NOTES:
• ALL PROVIDED DIMENSIONS ARE SHOWN TO FACE OF 0.00S
• BOUNDARY LINE OF PROPERTY OWNED BY HARRISON DALE

OWINGS PARK BLVD.

30' FRONT BUILDING SETBACK

PROPERTY LINE
CONCRETE SIDEWALK

PROPERTY LINE

CONCRETE
WALL

PROPERTY LINE

CONCRETE

**PROPOSED
FACILITY
136,080 SF
210' x 648'
FFE-793'**

SUBDIVIDE 3 BAYS @ 45,360 SF

124 PARKING SPACES

PHASE 2

36 OFF-DOCK TRAILER SPACES

STORMWATER
MANAGEMENT
BOND

111

111

1

100

111

卷之三

1

200

100

40

100

110

1

144

102

111

10

卷之三

100 CONFESSIONS
— DAVIS & CUTTER



