



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

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1 Mile



10 Miles



18 Miles

CONNECTIVITY



ELECTRIC



FOUNTAIN INN
NATURAL GAS

GAS



WATER & SEWER



INTERNET

[Google Map View](#)



Population



Households



Median Income



Businesses

13,663	4,103	3 MILES	\$62,833	378
33,520	12,459	5 MILES	\$69,321	1,095
153,058	56,336	10 MILES	\$76,851	3,225

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.

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:

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Inland Greer Port - 28 Miles

**Greenville, SC
20 Miles**

**Atlanta, GA
160 Miles**

**Charlotte, NC
100 Miles**

**OWINGS
INDUSTRIAL
PARK**

**Columbia, SC
80 Miles**

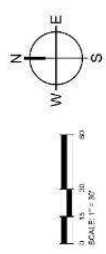


FINISH LEGEND

	HEAVY DUTY ASPHALT PAVEMENT
	EDGE DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE

NOTES:

- ALL ROADWAY DIMENSIONS ARE SHOWN TO FACE OF CURB
- EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.



200' ELECTRIC EASEMENT

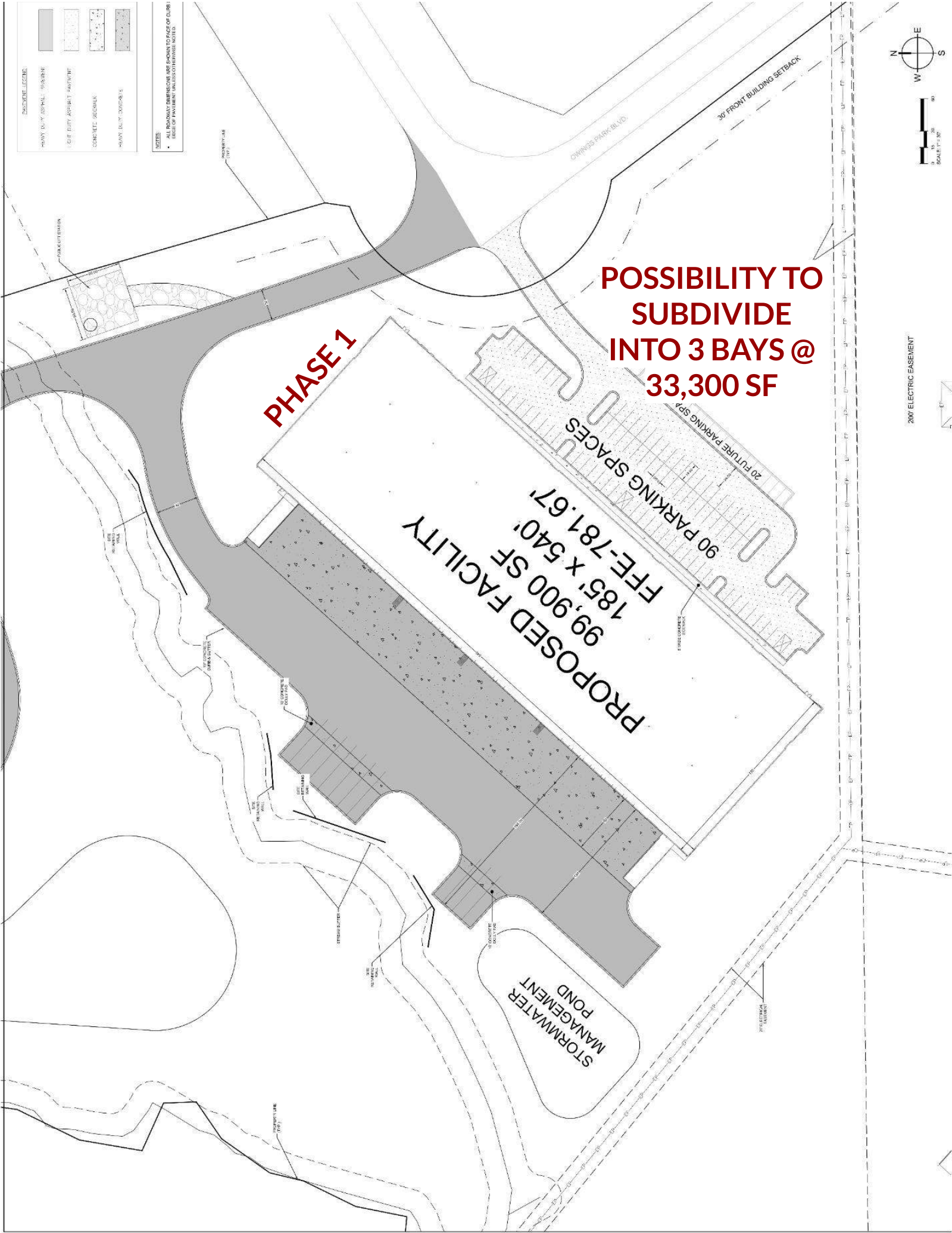
**POSSIBILITY TO
SUBDIVIDE
INTO 3 BAYS @
33,300 SF**

PHASE 1

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

90 PARKING SPACES
 20 FUTURE PARKING SPACES

STORMWATER
MANAGEMENT
POND



SWEIGHT LEGEND	
	HEAVY DUTY ASPHALT PAVEMENT
	LIGHT DUTY ASPHALT PAVEMENT
	CONCRETE
	HEAVY DUTY CONCRETE

NOTES

- ALL ROADWAY DIMENSIONS ARE SHOWN TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

PROPERTY LINE

UP CONCRETE DRAIN GUTTER

124 PARKING SPACES

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

**SUBDIVIDE
3 BAYS @
45,360 SF**

PHASE 2

UP CONCRETE DRAIN GUTTER

36 OFF-DOCK TRAILER SPACES

UP CONCRETE DRAIN GUTTER

**STORMWATER
MANAGEMENT
POND**

