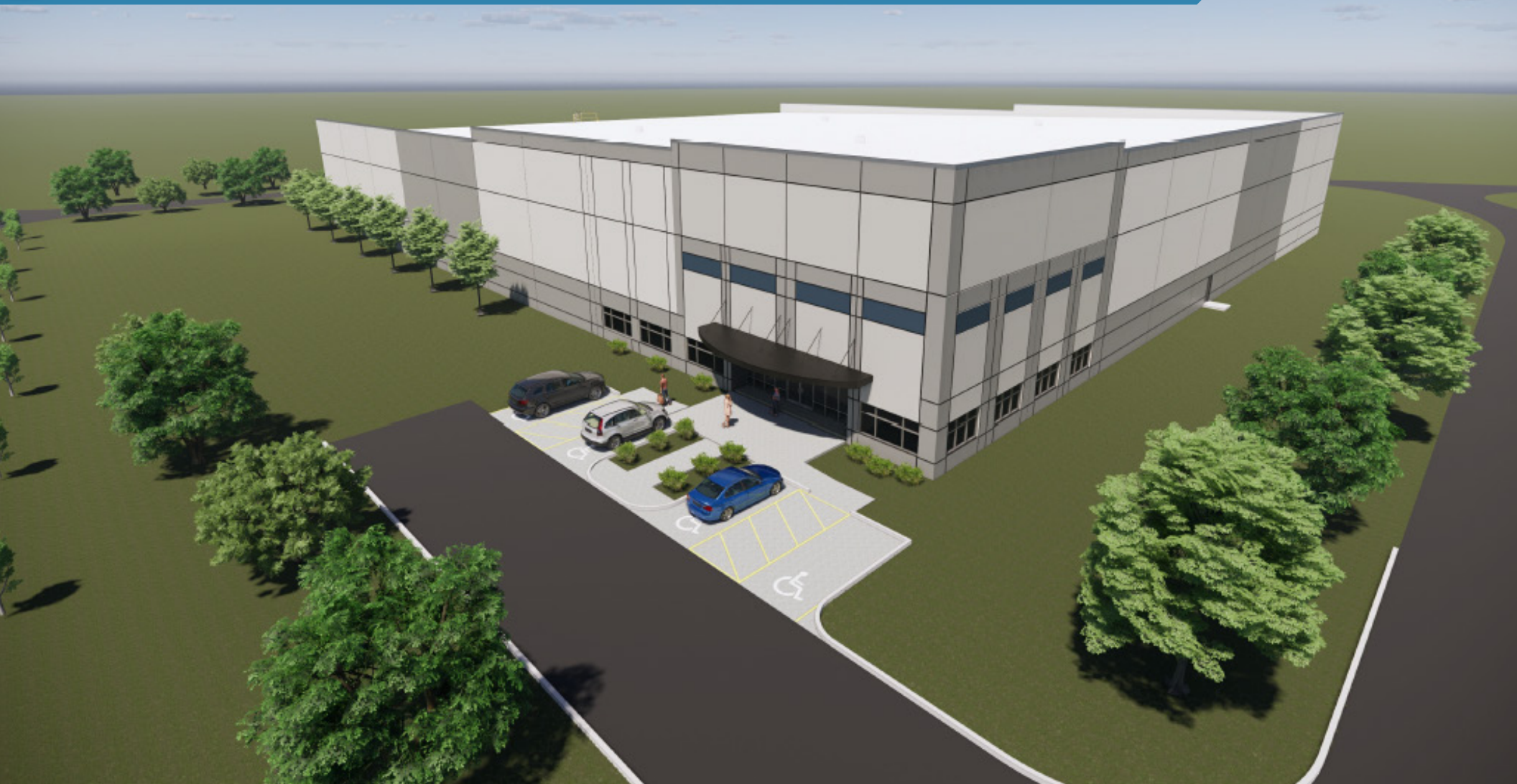


SOUTHCHASE INDUSTRIAL PARK | ±86,700 SF

270 Wilson Bridge Rd | Fountain Inn, SC

AVAILABLE Q2 2027



Hunter Garrett, CCIM, SIOR
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ALL INFORMATION CONTAINED HEREIN IS FROM SOURCES
DEEMED RELIABLE. HOWEVER, NO REPRESENTATION OR
WARRANTY IS MADE TO THE ACCURACY THEREOF.

NAI Earle Furman

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BUILDING DETAILS

OFFICE FLOOR PLAN

±86,700 SF - AVAILABLE Q2 2027

5.10 ACRES

±2,000 SF OFFICE

±32' MINIMUM CLEAR HEIGHT

50' X 48' COLUMN SPACING

1 OVERSIZED (12' X 14') RAMP DOOR

4 (9' X 10') DOCK DOORS

5 (9' X 10') KNOCK-OUT DOORS

ESFR SPRINKLERS

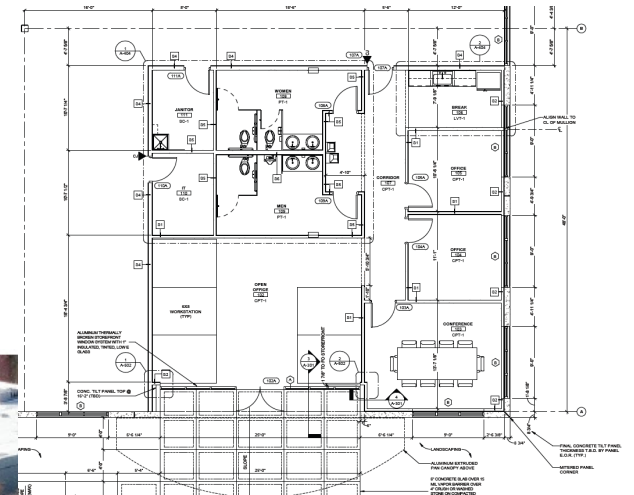
9 DOCK POSITIONS

135' TRUCK COURT (SHARED)

±30 CAR PARKING SPACES

277/480 VOLT, 3-PHASE ELECTRICAL

ALL UTILITIES AVAILABLE



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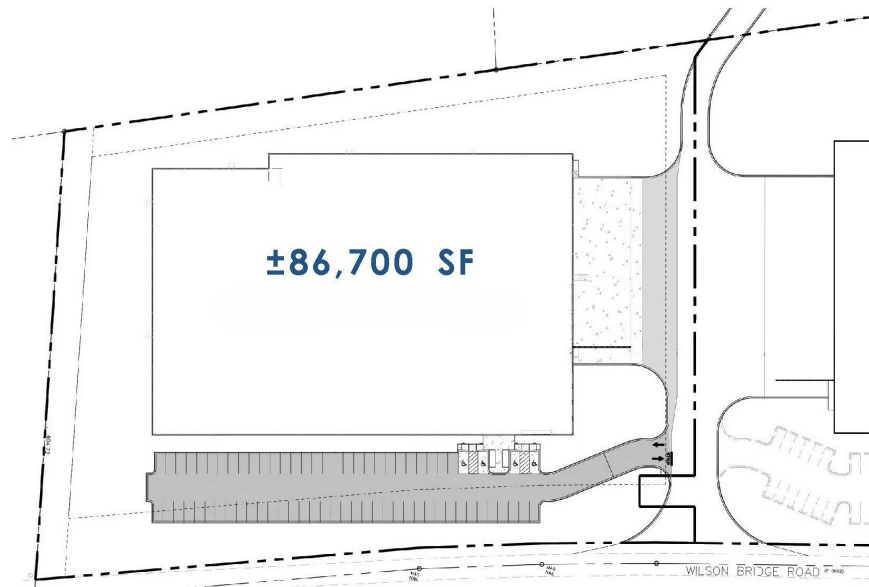
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LOCATION DETAILS

- GREAT LOCATION IN SOUTHCHASE INDUSTRIAL PARK NEAR I-385
- LESS THAN ±0.8 MILES TO I-385 & ±15 MILES TO I-85
- PARK ACCESS FROM HARRISON BRIDGE ROAD (EXIT 26) & FAIRVIEW STREET (EXIT 24)

LEASE RATE: CONTACT BROKER

SALE PRICE: CONTACT BROKER

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