

**FOX  
HILL**  
BUSINESS  
PARK



**Available Q3 2023**

**251,100 Sq Ft**  
**BLDG 03**

170 Patriot Hill Drive  
Fountain Inn Greenville County, SC

- Direct access to I-385
- Class-A Industrial Park
- Concrete Tilt-Up Panels
- 36' Clear Height
- 60' Speed Bay
- 40 Dock Doors
- LED Site Lighting
- I-1 - Industrial Zoning
- ESFR K-25.2 Sprinkler

Owned and operated by



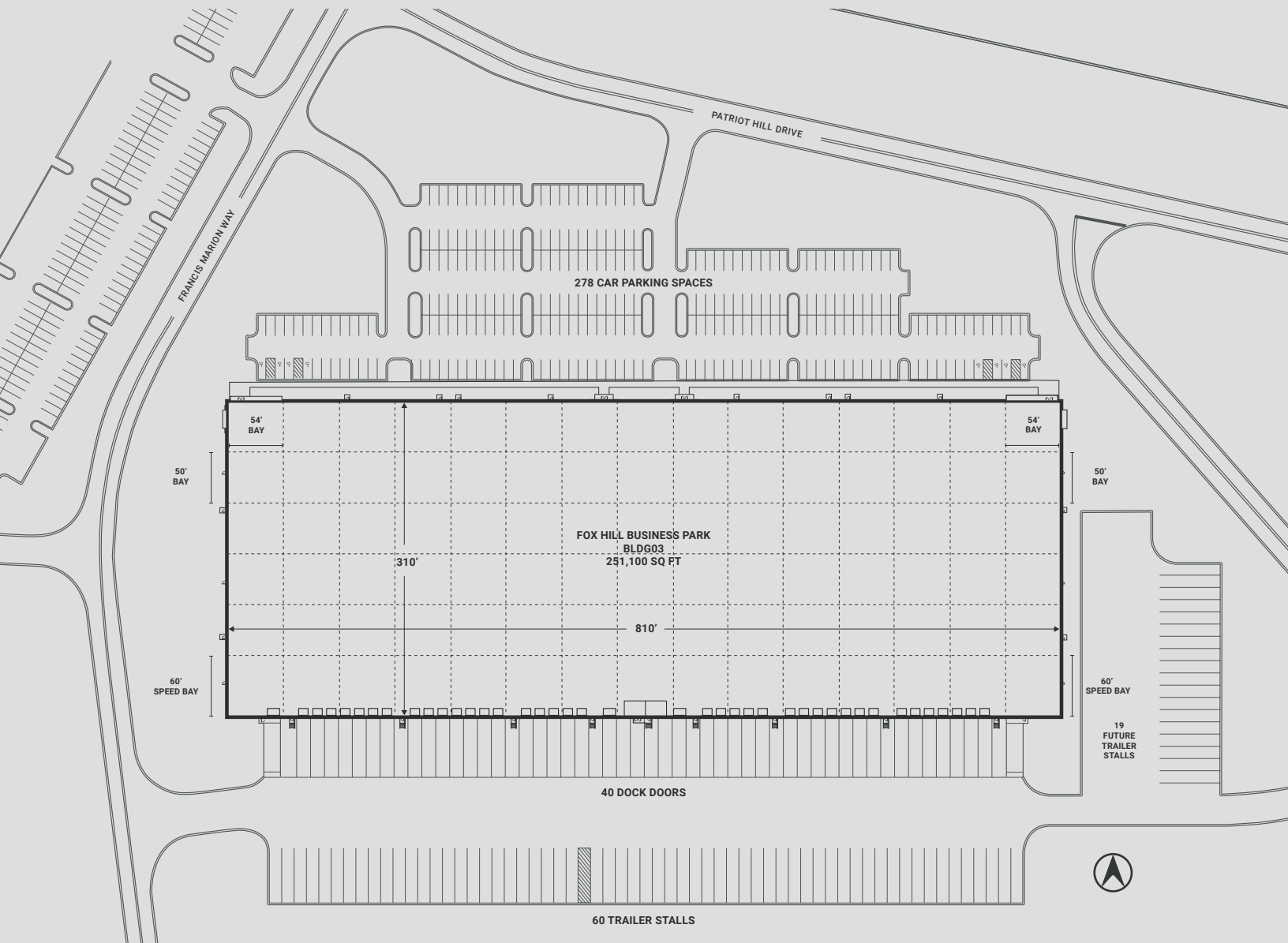


Available Q3 2023

# BLDG 03 251,100 SF

Distribution / Manufacturing / Warehouse

BLDG 03 has 251,100 sq ft of Class A facilities for manufacturing, distribution, or warehousing space that can be built to suit your specific needs. The Park is served by immediate access to I-385 linked to I-85 with excellent access to the greater Upstate market, major metro markets of Charlotte and Atlanta as well as the Port of Charleston.





## Exterior Specifications

# A NEW STANDARD IN CONSTRUCTION

Fox Hill Business Park is the new standard in industrial and distribution excellence in the heart of Greenville County, South Carolina. Our Class A facilities reach a new level of quality and efficiency and are designed and constructed to meet your specific needs.

### EXTERIOR BUILDING SPECIFICATIONS

Car Parking	278 Spaces
Trailer Parking Stalls / Storage	60 Spaces with 10' concrete dolly pad
Future Trailer Parking Stalls / Storage	19 Spaces
Dock Doors	40
Truck Court Depth	185'
Dock Height	48"
Drive-In Doors	2 – 12' X 14' drive-in doors (2 additional KOs)
Clerestory Windows Throughout	3'-0" X 12'-0"
Loading Dock Apron	60' Concrete
Circulation	Counter Clockwise





## Interior Specifications

# DESIGNED TO ACCOMMODATE

Whether domestic expansion or international landing pad, Fox Hill Business Park's BLDG 03 offers 251,100 sq ft of Class A industrial and distribution excellence in the heart of Greenville County, South Carolina – among America's fastest-growing economic centers.

### INTERIOR BUILDING SPECIFICATIONS

Building Length	810'
Building Depth	310'
Bay Size	54' x 50'
Speed Bay	54' x 60'
Clear Height	36' to low point of steel
Floor Slab	7" - 4,000 PSI
Fire Sprinkler	K-25.2 ESFR
Lighting System	LED
Roof TPO, R-25	60 mil with 20-year NDL Warranty
Ventilation	1.26 ACH (Air Change Per Hour)





Utility Plan

# SERVICES THAT MEET YOUR BUSINESS'S NEEDS

Fox Hill is the ideal location for businesses seeking to cut operating costs and reach strategic markets. Greenville County, SC offers an abundance of affordable and reliable energy to meet your manufacturing, distribution and warehousing needs.

## UTILITY PLAN

Electrical Power	Duke Energy 24kV
Gas	2" 150 PSI Natural Gas
Water	16" Greenville Water Main (2" Domestic, 10" Fire Service)
Sewer	City of Fountain Inn (8" Gravity Line)
CATV / Telecom	AT&T Conduits for telephone and internet (connection by tenant) Charter Spectrum is also available

**Utility Plan**

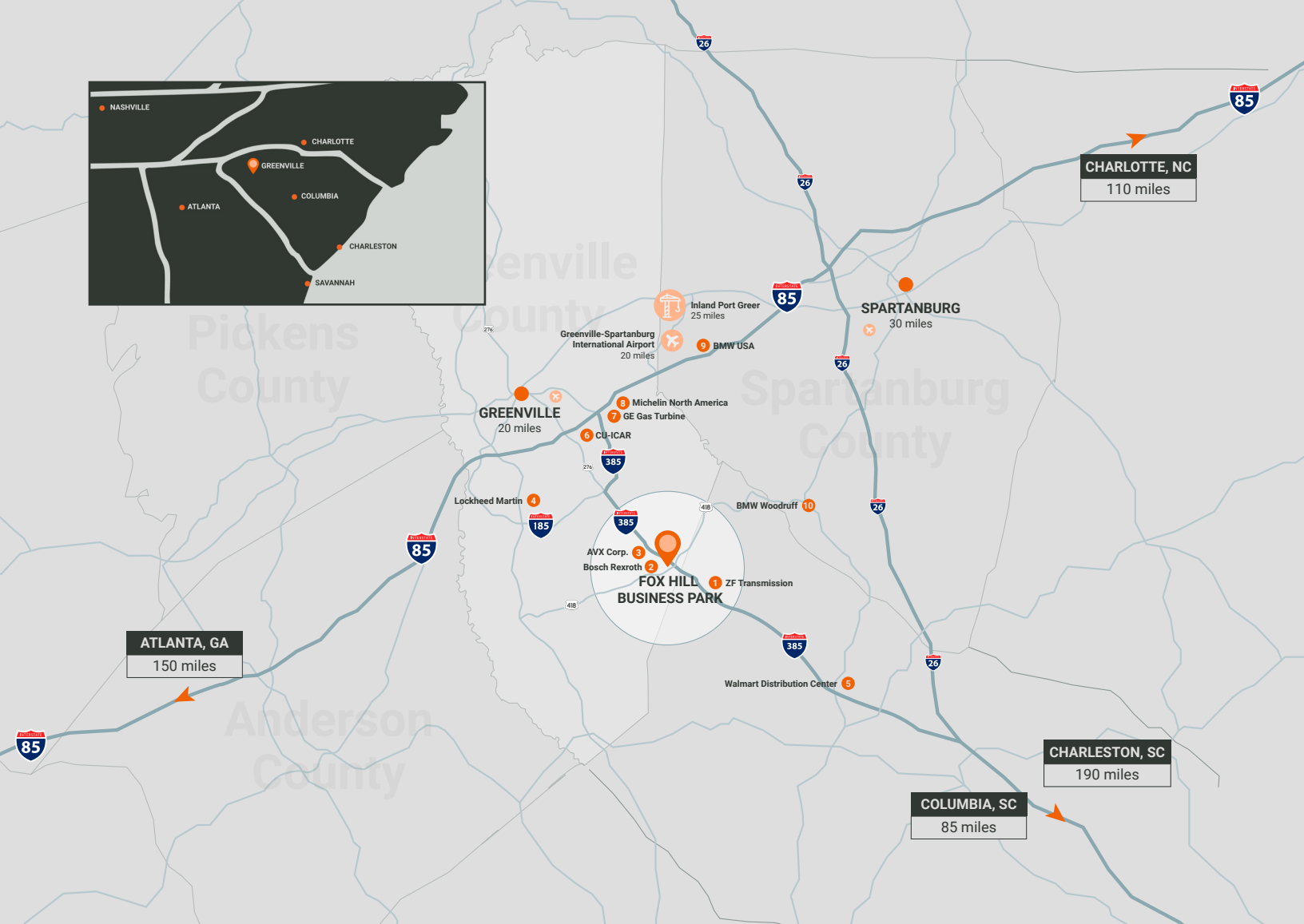
- CATV / Telcom
- Powerline
- Gasline
- 8" Sewer
- 16" Water Line



**BLDG 01**  
206,410 SF

**BLDG 03**  
251,100 SF

**BLDG 02**  
306,692 SF



# GREENVILLE COUNTY, SC

Columbia, SC

**85**  
Miles

Charlotte, NC

**110**  
Miles

Atlanta, GA

**150**  
Miles

Charleston, SC

**190**  
Miles

Savannah, GA

**237**  
Miles

## Local Industry

1. ZF Transmission

4. Lockheed Martin

7. GE Gas Turbine

2. Bosch Rexroth

5. Walmart Dist.

8. Michelin North America

3. AVX Corporation

6. CU-ICAR

9. 10. BMW USA

## Local Ports and Transit

Inland Port Greer 25 miles

Port of Charleston 190 miles

Port of Savannah 223 miles

Greenville-Spartanburg International Airport 20 miles

Greenville Downtown Airport 19 miles

Spartanburg Downtown Airport 30 miles

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